

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252607
Site Address:	The Elms, 26 Broad Street, Wokingham
Expiry Date:	13 January 2026
Advert Publication Date:	18 November 2025
Site Notice Date:	21 November 2025
Site Visit Date:	21 November 2025
Proposal: Application for Listed Building Consent for the retrospective insertion of 1no. vent.	

PLANNING CONSTRAINTS/STATUS

- Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
112484	Application for listed building consent for the proposed change of use from (A2) professional use to (C3) residential use, to include the creation of 7 luxury flats. (amendment to previous planning consent LB /2011/1416).	Approved 22/05/2012
121979	Application for submission of details to comply with the following conditions for planning consents LB/2011/2612: Condition 3. - Schedule of repairs; Condition 3. - Subdividing studwork; Condition 3 - Services; Condition 3.IV - Floors and ceilings; Condition V - Doors; Condition - Smoke damage repairs; Condition - Roof lights; Condition – Windows and F/2011/2597: Condition 3 - Bicycle storage; Condition 4 - Bin storage; Condition 5 - Front gates; Condition 6 - Landscaping; Condition 7 - Archaeological work; Condition 8 - Contaminated land; Condition 9 – Noise.	Replied 15/02/2013

110021	Proposed change of use from (A2) Professional to (C3) Residential which will include 9 self contained apartments, to include 2 new velux windows within rear roof and existing rear dormer windows replaced with French doors.	Approved 06/09/2011
111069	Proposed change of use from (A2) professional use to (C3) residential use, to include the creation of 7 luxury apartments. (amendment to previous planning consent F/2011/1414).	Approved 22/05/2012
111321	Listed Building Application for proposed change of use from (A2) professional use to (C3) residential use which will include 9 self contained apartments, to include 2 new velux windows within rear roof and existing rear dormer windows replaced with French doors.	Approved 06/09/2011

CONSULTATION RESPONSES

WBC Conservation	No objection.
------------------	---------------

REPRESENTATIONS

None.

APPRAISAL

Site Description:

The application site is part of the Wokingham Town Centre Conservation Area. The residential flat is contained within a building named 'The Elms' which is Grade II* Listed. The building was officially recognised by Historic England in November 1951.

Originally one large townhouse, the building has since been converted into residential apartments following a period as offices. Historic England reference particular architectural features of interest, these include the flanking chimneys, moulded and bracketed wooden cornice, sash windows and the 7-bay symmetrical front.

The proposal complies in terms of:

Impact on heritage asset:



Policy TB24 of the MDD Local Plan states that the Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- *Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.*
- *Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management, and historic*

significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.

Also, TB24 states that ‘proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme’.

This Listed Building Consent application seeks retrospective approval for the installation of a Positive Ventilation Unit (PVU) for the purposes of resolving damp issues within one of the bedrooms. The unit would be fitted internally with one extractor vent installed to the external façade of the western side elevation of the building.

The council’s Built Heritage officer has reviewed the application and raises no objection to the proposal. They commented:

“The location of the vent, on the less visible and lesser significant side elevation of the Elms, follows a pre-application enquiry (252174) having been made that had proposed positioning a vent on the rear elevation to the Elms.

With no vents and flues to this formal and importantly significant rear elevation of the grade II listed building meant a vent to the rear elevation was something that would not be supported by the Built Heritage Officer.*

The location of the vent to the side elevation of the Elms being advised, in the pre-application response, as an acceptable location from a heritage stance would not visually or physically harm the designated heritage asset.

Given the location of the vent and the other details submitted, the Built Heritage Officer raises no objection in this case”.

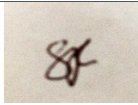
In conclusion, it is considered that the proposal would not result in significant harm to the listed building or setting of the local conservation area. Therefore, the proposal would not conflict with Policy TB24 of the MDD Local Plan or the NPPF and is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve

Date:	9 January 2026
Earliest date for decision:	18 December 2025
Recommendation agreed by: (Authorised Officer)	
Date:	12.1.26