

From: Roderick McDonald <roderick.mcdonald.wbc@outlook.com>
Sent: 01 July 2026 10:08:01 UTC+01:00
To: "Claire Moore" <Claire.Moore@wokingham.gov.uk>; "Built Heritage" <Built.Heritage@wokingham.gov.uk>
Subject: RE: 261133 The Courtyard
Attachments: 261133 - The Courtyard, Town Hall, Market Place, Wokingham, RG40 1AD.docx

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Hi Claire,

Thanks for the emails – please find attached Built Heritage comments attached. It is strong no I'm afraid and so would advise refusal if not withdrawn.

I have made reference to the internal works, which I appreciate don't require planning permission, but included them for completeness. I don't have access to the documents on the invalid LBC, but I would presume they don't require contain any additional details.

If you could let me know when the LBC is valid and I'll forward separate comments.

All the best,
Rod

From: Claire Moore <Claire.Moore@wokingham.gov.uk>
Sent: 01 July 2026 10:02
To: Built Heritage <Built.Heritage@wokingham.gov.uk>
Cc: roderick.mcdonald.wbc <roderick.mcdonald.wbc@outlook.com>
Subject: RE: 261133 The Courtyard

Hi Keith,

Thanks for your email.

I have contacted the Validation team and requested that the Heritage Statement for 261133 is uploaded for 261134.

I have also advised that if internal works are required to carry out the changes, these should be shown on a plan.

Kind regards,

Claire

Claire Moore

Planning Officer (Specialist) (Development Management) Place & Growth Wokingham
Borough Council

Email: claire.moore@wokingham.gov.uk

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From: Built Heritage <Built.Heritage@wokingham.gov.uk>

Sent: 30 June 2026 15:14

To: Claire Moore <Claire.Moore@wokingham.gov.uk>

Cc: roderick.mcdonald.wbc <roderick.mcdonald.wbc@outlook.com>

Subject: RE: 261133 The Courtyard

Claire,

Roderick has the planning application to comment on and is awaiting the LBC application to be made valid presently. Whilst it is understood the courtyard roof is a 1970s era addition over a former open courtyard and as such holds no particular historic significance and as such it would seem the replacement on that modern roof should it is thought not pose a problem, however the intended hand/safety rails, would appear to be intended to be fixed to the historic fabric of the building and would be visible from the ground as such has implication too with respect to the appearance of the building

I note the planning application determination date is by at the latest 28th July as such I would strongly urge holding off determining that application until you have the Built Heritage and Historic England response for the LBC application.
prior to that for the LBC application – as the Town Hall holds grade II* listed building status requiring Historic England be consulted on application for works to the building.

As for the presently invalid LBC application (261134) whilst I note a letter was initially sent to the applicant on 13th May, stating the requirement still for a heritage statement and a scaled location plan, the latter I note from NEC docs was provided was subsequently uploaded on 15th May. I do however note that a revised heritage statement dated 26th May from the applicant was uploaded on 1st June, onto NEC docs, for the planning application and in the introduction of

the statement it clearly states it is provided for both the PP and LBC applications. I've not previously been asked about this heritage statement, am somewhat surprised given as the location plan has been provided that with this heritage statement the LBC application has not been made valid yet.

Whilst the 261133 planning application works are described as follow;

'Full application for the installation of two roof-mounted air source heat pump condenser units and associated plant, together with the erection of a roof-level fall-prevention guardrail at The Courtyard, Town Hall, Market Place, Wokingham '

I do however note the cover letter refers to the 'installation of 2 x 14kW ceiling-cassette type heat-pump air conditioning systems on the roof and associated works to provide adequate heating and cooling to the customer area at The Courtyard" which would seemingly in stating 'associated works to provide adequate heating and cooling to the customer area at The Courtyard' does seem to imply it is not simply a case of swapping over the existing AC units for the ASHP units but suggests internal works to the building too. Whilst such details would not necessarily be required for the PP, these details/plan will it however required for the LBC should there in fact be internal works intended for the air conditioning systems. The intended internal works I note are referred to on page two of the heritage statement dated 26th May.

WR

Keith

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From: Claire Moore <Claire.Moore@wokingham.gov.uk>

Sent: 30 June 2026 13:04

To: Built Heritage <Built.Heritage@wokingham.gov.uk>

Cc: roderick.mcdonald.wbc <roderick.mcdonald.wbc@outlook.com>

Subject: 261133 The Courtyard

Hi both,

Today is the final day for the consultation period for this application.

There is also a LBC 261134, for the same development. The LBC is still invalid.

Please can you let me know when I will likely have comments?

Kind regards,

Claire

Claire Moore

Planning Officer (Specialist) (Development Management) Place & Growth Wokingham
Borough Council

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