

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251490
Site Address:	East Court, Jubilee Road, Wokingham, RG40 3SD
Expiry Date:	20 August 2025
Advert Publication Date:	25 June 2025
Site Notice Date:	25 June 2025
Site Visit Date:	17 September 2024
Proposal: Application for Listed Building consent for the proposed removal of the roof structure of an existing detached outbuilding and replacement with a new roof structure.	

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
242350	Application for Listed Building consent for the proposed structural repairs and re-roofing.	Approved: December 2024

CONSULTATION RESPONSES

WBC Conservation	No objection
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REPRESENTATIONS

Finchampstead Parish Council	No comments
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APPRAISAL

East Court is a residential dwelling in the village of Finchampstead. The property is a grade II listed building.

The store building at the north-west end of the site, subject to this listed building consent application, is a single storey red brick building with a clay tile pitched and hipped roof. It appears to have been built in two phases during the late 19th century.

Permission was previously granted through application 242350, for structural repairs to the existing building and its roof, however, following a structural engineer's inspection, it was unveiled that repair was not possible, and instead the whole roof needed replacing, hence this current submission.

The Heritage Officer consulted on this application issued the following comments:

"Whilst the need to replace the timbers form the roof structure is somewhat regrettable in the loss of original historic fabric of this outbuilding, the distortion of the front wall plate, areas of wood rot, and clear evidence of extensive and said to be on going beetle larvae damage to seemingly all the roof timbers, would seem to be for the purposes here in dealing with a structure that is itself is not listed but is held to be of curtilage listed value.

Ideally from a heritage stance a true replica timber roof structure would wish to be sought and would definitely expect to be the case required had the outbuilding itself been a listed building. The applicant instead intends to use a steel to provide ridge beam support to the new timber trusses, with the timber rafter joists being stepped onto the steel beam and keeping the overall roof height the same as existing. Additionally, the intention is for the front wall plate to be a steel rather than in timber but is however to be given a timber eaves facing. Additionally new along new support posts are proposed.

The use of steels and additional posts are acknowledged to provide a long-term solution to the issues of distortion in the main ridge beam and that of the front wall plate.

The new roof is to have the red Tudor Roof Tile, which have recently been approved for other works at East Court.

The replacement of the roof structure is also providing an opportunity to modify the south-eastern part of the roof that presently sets directly onto the adjoining brick garden walling that has overtime lead to water damage to the roof timbers and the brickwork.

As such from a heritage stance there is not an objection to the proposed replacement roof and small alteration to part of the roof and garden wall to address existing poor, existing rainwater runoff from the roof onto the wall, as outwardly the outbuilding would appear little changed, as would its contribution makes to East Court overall."

Summary

Whilst the proposals would lead to the loss of historic fabric, this loss would not be considered to harm the overall significance of East Court as a designated heritage asset. Therefore, the proposal complies with Core Strategy Policy TB24 of the MDD Local Plan and with guidance on heritage assets contained within the NPPF. As such, the application is recommended for approval subject to conditions.

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:	14 August 2025
Earliest date for decision:	24 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14 August 2025