



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Miss

First name

Johanna

Surname

James

Company Name

Address

Address line 1

River Cottage Church Street

Address line 2

Address line 3

Town/City

Wargrave

County

Wokingham

Country

Postcode

RG10 8EP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

RG9 2AD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building.

Reference number

251049 & 251050

Date of decision (date must be pre-application submission)

12/09/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Variation of Condition 2 (Approved details) and variation of condition 8 (Extraction vents, gas flues, external pipework or ducting)

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Following further detailed investigations of the existing structures, including garden walls, party walls, and roof abutment details, undertaken during the detailed design stage, a number of minor adjustments have been required to better suit the existing site conditions. The majority of the proposed amendments either reflect adjustments to details to accommodate previously unknown conditions, or simply illustrate these newly identified existing conditions. These changes are shown on the plans and elevations and are primarily located in and around boundary walls. In addition, a structural design has now been completed, which has resulted in the introduction of new posts/columns. These allow the rear single-storey extension to be constructed with minimal impact on the existing boundary walls. These elements are clearly indicated and annotated on the submitted drawings.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Variation of Condition 2 (Approved details) and variation of condition 8 (Extraction vents, gas flues, external pipework or ducting) in respect to the following submitted drawings:

PA 001 Transmittal Sheet

PA 013 Proposed Site Plan

PA 014 Proposed Ground Floor Plan

PA 015 Proposed First Floor Plan

PA 016 Proposed Roof Plan

PA 018 Proposed Elevations

PA 019 Proposed Elevation

These are to be replaced with amended drawings under new revision numbers.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

243178

Date (must be pre-application submission)

19/02/2025

Details of the pre-application advice received

In summary, the project accords with national and local policy and therefore is likely to be acceptable subject to a detailed assessment of the proposals impact on heritage assets.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Simon

Surname

Mack

Declaration Date

18/02/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Simon Mack

Date

18/02/2026