

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

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| Application Number: | 250479 |
| Site Address: | Glebelands, Woolf Drive, Wokingham, RG40 1DU |
| Expiry Date: | 26 September 2025 |
| Advert Publication Date: | 10 March 2025 |
| Site Notice Date: | 14/03/2025 |
| Site Visit Date: | 24/03/2025 |
| Proposal: Application for Listed Building consent for the proposed installation of a new passenger lift, partial demolition of the existing Link Wing and construction of new ground and lower ground floor link accommodation, plus internal and external alterations including repairs, installation of roof level PV panels and changes to fenestration. | |

PLANNING CONSTRAINTS/STATUS

- Grade II Listed building - Glebelands
- Glebelands Stables and Cottage, both individually listed Grade II.

PLANNING POLICY

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| 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 |
|-----------------|---|----------------------|
| 250478 | Full application for the proposed installation of a new passenger lift, partial demolition of the existing Link Wing and construction of new ground and lower ground floor link accommodation, plus external alterations including repairs, installation of roof level PV panels and changes to fenestration. | Awaiting decision. |
| 250426 | Application for Listed Building consent for the proposed demolition of existing conservatory. | Approved, 15/04/2025 |
| 182697 | Listed Building consent for replacement of casement windows in Cottage and reinstatement of Conservatory framing/glazing (Incorporate double glazed units). | Approved 12/12/18 |

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| 130640 | Application for Listed Building Consent for the proposed erection of a extension to house a new lift shaft and associated lobbies to the 1957 wing of the Care Home. | Approved 18/12/2013 |
| 121060 | Listed building application for the proposed erection of 3 storey extension to provide new lift shaft and associated lobbies to the 1957 wing | Approved 20/09/2012 |
| 052273 | Proposed erection of 3 storey block comprising 27 extra care flats with connecting corridor to Glebelands House (phase 1), extension to main building and internal alterations to form of 41 en-suite bedrooms with supporting facilities (phase 2), plus the erection of 41 retirement flats (phase 3). | Approved 20/09/2005 |
| 052630 | Listed building application for the adaptation of existing house into en-suite bedrooms plus demolition of existing single storey extension and erection of new two storey extension to provide en-suite bedrooms (41 in total) and support facilities. (Amendment to consent LB/2003/9897) | Approved, 14/12/2005 |
| 031859 | Proposed adaptation of listed building to provide 35 en suite bedrooms and support facilities. Demolition of curtilage buildings and addition of 27 flats with link to listed building. | Approved, 18/02/2004 |
| 031858 | Proposed erection of 3 storey building comprising 27 one & two bedroom flats with connecting corridor to Glebelands House and 2/3 storey building comprising 41 flats for continued use of site as a care home with associated vehicular and pedestrian access, parking and servicing areas with landscaping. Demolition of The Garden Cottage, part of Stable Court and 1 - 10 Memorial Bungalows. | Approved, 18/02/2004 |

CONSULTATION RESPONSES

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| WBC Built Heritage | No objections, subject to conditions. |
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REPRESENTATIONS

The Wokingham Town Council P&T Committee supports this application.

APPRAISAL

Site Description and Proposed development:

Glebelands House is a substantial, three storey historic building located within its own landscaped grounds closely related to Wokingham Town Centre. It currently

accommodates a residential care home owned and operated by Greensleeves Homes Trust.

The application proposes the demolition of a modern link building which connects the 1950s wing of Glebelands to the Broccoli Cloister and subsequent replacement as facilitate additional bedrooms for the care home. Also proposed as part of the application is the creation of a lift tower, the installation of PV solar panels to the flat roof of the 1950s wing and additional related changes, such as windows and doors.

It should be noted that amended plans were received during the course of the application, reducing the scale of the link wing extension and incorporating other design-related changes. The proposals now provide a net increase of 7 additional bedrooms, rather than the 8 originally proposed. The application will be assessed in accordance with these amended details.

The proposal complies in terms of:

Impact on heritage asset:



Impact on Built Heritage assets:

Glebelands is a grade II listed, former country house designed in a free-Tudor style completed in 1897, the building was subsequently altered and extended in the 20th century, notably by Harry Weedon in the 1950s with a large wing to the north, having been converted for use as a rest and convalescent home in the 1930s. The latter part of the 20th century saw further development with residential buildings of Acorn Drive built within the parkland, Academy House constructed immediately off the main drive and the Broccoli Cloister built and linked to the main house (via the 1950s element) to the north. In addition to the main listed building, the former stables and cottage as well as the lodge are all separately listed as Grade II. Despite all the 20th and 21st century development, Glebelands can still be read and appreciated as a large late Victorian country house set within a verdant and open setting.

The 20th century alterations undertaken by Harry Weedon and Partners form part of the listed building and must be treated as such. The 1950s wing et al. were not specifically excluded at the time of listing (1984) and thus including under the statutory protection.

The Council's Built Heritage Officer has reviewed the application, and their comments are summarised below:

Link Extension

The proposed link building would be of modest scale and would clearly read as a 'link', remaining subservient to the main building, Glebelands, as well as the 1950s wing and the Broccoli Cloister, which would continue to be perceived as a separate structure. The elevational treatment, comprising vertical timber cladding and a mansard roof, reflects the character of the host building and complements its context. The fenestration's size, style, and rhythm are well considered, with the mansard roof form providing the required accommodation while ensuring an appropriate design

response in the historic setting. Specific architectural details, materials, and finishes can be secured by condition, should permission be granted, to safeguard the special architectural or historic interest of the building.

This element of the proposal would not harm the significance of the designated heritage asset or its special architectural and historic interest.

Lift Tower extension

The need for an additional and larger lift at Glebelands is fully understood and indeed the creation of such will further allow for the viability of the building which in turn allows for the continued maintenance. It is also noted the principle of an additional lift has previously been accepted under planning application 121060 but not implemented.

The proposed lift tower is of a scale and design that would sit comfortably against the varied massing and roofscape of the host building. It would not be readily visible within the wider grounds, except through a narrow vista between existing buildings at the far north-western end of the garden. Specific architectural details, materials, and finishes can be secured by condition, should permission be granted, to safeguard the special architectural or historic interest of the building.

This element of the proposal would not harm the significance of the designated heritage asset or its special architectural and historic interest.

Solar PV Panels

A series of solar panels are proposed to be installed on racking systems on the flat roof of the 1950s wing. While solar panels are not features of architectural or historic merit and would not contribute positively to the special interest of the designated heritage asset, their impact in this instance would be limited. The proposed siting, combined with partial screening by the existing parapet wall, would ensure that only minimal views are achievable from ground level. Furthermore, their placement on a later 1950s addition, rather than the historic core of the building, ensures that the integrity and legibility of the principal listed structure is preserved.

On balance, the proposed solar panels are therefore considered acceptable and would not cause harm to the special architectural or historic interest of the listed building or its setting.

Overall, no objection is raised to the application from a heritage perspective, subject to conditions securing details of materials and finishes, windows and doors, attachment methods, and mechanical and electrical services, in order to safeguard the special architectural and historic interest of the building.

Ecology:

Bats

The site is located in habitat which matches where bat roosts have previously been found in the borough.

The supporting Preliminary Roost Assessment (John Wenman Ecological Consultancy LLP, February 2025, ref: R2837_PRA_a) concluded that the development proposals will avoid directly impacting the older sections of the main house and associated buildings at the care home which offer more suitable features for bats. The section of roof to be impacted by the proposals possess no potential roosting opportunities for bats and therefore the removal of roof coverings, and soffits, is considered unlikely to contravene the legislation protecting bats and their roosts.


As such, the proposals are unlikely to adversely affect roosting bats or other protected species.

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

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| Conditions agreed: | Yes |
| Recommendation: | Approval |
| Date: | 16 August 2025 |
| Earliest date for decision: | 26 June 2025 |

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| Recommendation agreed by: (Authorised Officer) |  |
| Date: | 22.09.25 |