

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252533
Site Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG
Expiry Date:	19 June 2026
Advert Publication Date:	22 October 2025
Site Notice Date:	22 October 2025
Site Visit Date:	4 November 2025
Proposal: Application for Listed Building consent for the proposed structural remedial works to stairwell.	

PLANNING CONSTRAINTS/STATUS

- Grade II* 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
153230	Application for advertisement consent for nonilluminated signage and flag posts. (Retrospective)	Approved 20/04/2017
202577	Application for Listed Building consent for the proposed removal of an internal wall on the second floor to open up the original corridor and archway, and internal alterations.	Approved 24/11/2020
212872	Application for the Listed Building consent for the proposed of the removal of internal walls and removal of toilets, building of new internal walls, plus existing plumbing to be extended out of the building and a new soil pipe to extend through existing external brick wall plus replacement casement windows and additional high level internal windows.	Approved 15/10/2021
221843	Full application for the proposed erection of a sports hall and new pool building following	Approved

	demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.	15/11/2023
222319	Application for listed building consent for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.	Approved 13/04/2023
230915	Full application for the proposed erection of a maintenance shed following the demolition of 2 no. existing storage structures.	Approved 31/10/2023
241017	Full application for the proposed climbing frame.	Approved 27/06/2024
241018	Listed Building consent for the proposed climbing frame.	Approved 27/06/2024
241459	Application for submission of details to comply with the following condition of planning consent 230915 dated 31/10/2023. Condition 7 relates to submission of an Arboricultural Method Statement (relating to demolition).	Approved 06/08/2024
242158	Application to vary condition 11 and 12 of planning consent 221843 for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park. Condition 11 refers to sustainable design and construction, condition 12 refers to sustainability and climate change and the variation is to remove conditions 11 and 12.	Approved 06/01/2025
243228	Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.	Approved 03/07/2025

CONSULTATION RESPONSES

WBC Built Heritage Officer	No objections subject to conditions
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REPRESENTATIONS

Historic England – No comment

APPRAISAL

Site Description:

Reddam House is a Grade II* Listed school building located centrally within the wider school grounds. The entire school estate lies within the wider Bearwood College National Historic Park and Garden, which is also Grade II* Listed.

Proposal Description:

This application seeks approval for proposed structural remedial works to one of the building's stairwells, specifically addressing an issue of cracking running through the landing at the top of the first-floor flight of stairs of the secondary flight of stairs at Reddam House.

The proposal complies in terms of:

Impact on heritage asset:

✓

The proposed method involves stitching back together the crack running through the cantilevered landing slab using specialised resins, and the application of a series of metal 'Dog Cramps' applied along the run of the cracking to the underside of the landing slab which, following being fixed into place, are to be hidden from view through an application of render along the line of the fixings.

This revised approach fully addresses the concerns there had been with respect to the originally intended proposal for the introduction of a pair of metal brackets to be installed to the underside of the cantilevered first floor landing of the rear secondary flight of stairs to address the issue of the cracking running through the landing slab. That approach had been considered to be visually detrimental to the appearance and form of the staircase and would have resulted in physical harm to the ornate architrave mouldings.

As such, from a heritage stance, the amended proposals to repair and strengthen the cracking that has occurred at the first-floor landing of the rear flight of stairs at Reddam House is one that is supported; when completed, the strengthening/stitching works will not be visible and will not result in any harm to the historic ornate architrave moulding.

Subject to conditions, the Built Heritage Officer has no objections to the proposals. Therefore, this application 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:	Approval
Date:	15 June 2026
Earliest date for decision:	12 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	16 June 2026