

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 August 2025

Application Number: 251490

Location: East Court, Jubilee Road, Wokingham, RG40 3SD

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.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered (2203 D 111 A) (2203 D 110 B) (2203 D 115) (SA-275 -SK-002 P05) (2203 D 116) received by the local planning authority on 23/06/2025, 25/06/2025, 28/07/2025 & 01/08/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. All works associated with the development shall be carried out in accordance with these approved details: WML-CL47 Bat Mitigation Class Licence', issued by Natural England.

Reason: To ensure that bats, a protected and priority species, are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

HMM

Recommendation and conditions/reasons agreed:

Date: 14 August 2025

REMEMBER - The earliest date for a decision on this application is: **24 July 2025**