



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 Approval of Details Reserved by Condition

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

River Cottage

Address Line 1

Church Street

Address Line 2

Address Line 3

Wokingham

Town/city

Wargrave

Postcode

RG10 8EP

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

V. 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

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Mack

Company Name

Simon Mack Architecture

Address

Address line 1

1, Broadgates, 47 Market Pl

Address line 2

Address line 3

Town/City

Henley-on-Thames

County

Country

United Kingdom

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

Application for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building. The permission granted applies to both householder and listed building applications.

Reference number

251049 (Householder) & 251050 (Listed Building)

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)

Conditions:
3
5
7
8

Has the development already started?

Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Planning Conditions Cover Letter containing annotated drawings, photos and relevant details. In addition to this, two drawings as per below:
PC 01 Windows Details PC 02 Roof Lights

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.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

16/01/2026