

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252253
Site Address:	L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY
Expiry Date:	20 March 2026
Advert Publication Date:	30 September 2025
Site Notice Date:	3 October 2025
Site Visit Date:	3 October 2025
Proposal: Listed Building Consent for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gater together with landscaping and parking alterations, following the demolition of the existing single storey rear extension.	

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

PLANNING HISTORY

Application No.	Description	Decision & Date
241536 (Not implemented)	Application for a Lawful Development Certificate for the proposed change of use to an office (Use Class E (g)(i).	Approved – 23/07/2024
233180 & 233181 (LBC)	Proposed change of use of existing buildings to 1no. residential dwelling and annexe (Use Class C3) with erection of a single storey rear extension and roof terrace following demolition of the existing single storey rear extension and changes to fenestration, plus erection of 1no. outbuilding following demolition of 2no. existing outbuildings and associated landscaping.	Conditionally Approved – 15/05/2024
233190 & 233191 (LBC)	Proposed change of use of existing buildings to 1no. residential dwelling and annexe (Use Class	Conditionally Approved –

	C3) and changes to internal layout and external appearance of the annexe.	26/04/2024
232856 & 232857 (LBC)	Proposed change of use of existing buildings to 1no. residential dwelling with associated annexe and outbuilding (Use Class C3).	Conditionally Approved – 05/02/2024
170753	Listed building consent for the proposed installation of new internal Air Conditioning Unit and associated external pipework.	Approved – 22/05/2017
163305	Application for Listed Building consent for the installation of 2no condenser units and 1no AHU (Air Handling Unit) (retrospective).	Approved – 19/01/2017
162599 & 162600 (LBC) (Not implemented)	Proposed erection of a detached development kitchen and store plus timber over-cladding of the proposed building and existing office building.	Approved – 29/11/2016
LB/2013/2254	Application for retrospective Listed Building Consent for the erection of a single storey side extension to create an additional office area.	Approved – 05/02/2015
F/2010/1868	Proposed erection of single storey side extension to create additional office area.	Approved – 13/10/2010
LB/2004/3196	Listed building application for the proposed refurbishment of existing bathrooms and conversion of offices to dining rooms.	Approved – 16/12/2004
LB/2001/3753	Proposed alterations to listed building.	Approved – 25/05/2001
36670 & 36671 (LBC)	Proposed conservatory.	Approved – 21/11/1990
09248	Change of use to partial restaurant and living accommodation.	Approved – 23/11/1978

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

No third party representations received

APPRAISAL

Site Description: The site comprises a mid-19th Century Grade II listed building located adjacent to the western edge of the settlement of Shinfield. The property was originally built as a vicarage for the nearby church (St Mary's), it was then occupied as a private residence until it's conversion into a restaurant in 1978. The restaurant remained in operation until the premises closed in 2024, the site's ownership has since changed hands.

The site benefits from 3no. detached outbuildings, including a large 'annexe'

previously used as office space for the restaurant, to the rear of the main building, with private amenity space to the front and western side and a large car park area to the eastern side of the main building. The main building has been altered and enlarged over time during its use as a restaurant.

Following recent residential developments, the overall character of Shinfield is largely suburban. However, Church Lane retains a more rural 'village' feel due to the church and a number of attractive historic buildings being present, as well as its transition from the main settlement to the open countryside to the west. The site is bordered by a recent residential development (Garret Drive) to the north, which sits on higher ground, and public open space to the immediate west.

The proposal complies in terms of:

Impact on heritage asset:



The application proposes a series of alterations and additions to the main dwelling comprising:

- The addition of a new storey facilitated by the raising and modification of the existing flat roof involving the erection of 2no. gable form additions with a crown roofed link, plus the insertion of rooflights. The main ridge height would increase from approximately 8.2m to 11.3m.
- The erection of a single storey rear extension following the demolition of the existing single storey rear addition.
- The installation of PV (solar) panels on the flat roofed element and rooflights on the side facing roof planes of the proposed roof extension.
- The reinstatement of historic chimney detailing and extension of the existing chimney at the rear.
- The removal of existing external plant, including plant affixed to the main roof.
- Alterations to the internal layout and fenestration.

The design principles informing the proposed rooftop extension are informed by the building's history. The original building comprised gables and second floor accommodation, but these features were lost to a fire in the early 20th century with the current flat roof and parapet constructed instead of replacing the original features. A Heritage Statement corroborating this story has been submitted in support of the application.

The application also proposes the erection of a detached garage with first floor incidental habitable accommodation above, a detached storage outbuilding, a pergola, entrance gate and landscaping changes following the demolition of 2no. existing outbuildings and an existing single storey rear addition. Following discussions with the applicant, proposed alterations to the existing annex building and the landscape concept plan have been withdrawn from the application.

This application follows a series of applications (3no. full planning applications with associated Listed Building Consent applications, see planning history summary above) determined by the Council in early 2024. The single storey rear extension and part of the fenestration changes and internal alterations to the main dwelling benefit from extant listed building consent ref 233181. Changes to these elements which are

proposed under this scheme are indicated on the submitted plans.

Appraisal:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting. Section 16 of the NPPF requires consideration of the harm to the significance of a designated heritage asset.

Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings by supporting development proposals that will conserve the local character, setting, management and historic significance of designated heritage assets. Paragraph 208 of the NPPF states that LPAs should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

The main building is Grade II Listed. This application has been subject to significant discussions between the applicant and Officers, with amendments submitted to address concerns raised in respect of the construction of the rooftop extension and other alterations to the listed building. Following final clarification from the applicant the Council's Built Heritage Officer has raised no objection to the application.

The design of the rooftop extension would not unduly impact the significance of this property as a designated heritage asset. Detailed drawings showing the construction of the extension confirm that it would be set back from the parapet. The parapet is an important feature which positively contributes to the character and appearance of the building now. The Built Heritage Officer is satisfied that the proposed method of construction will not result in its full or partial loss.

A structural survey submitted in support of the application confirms the feasibility of carrying out the extension without the need to make major structural changes to the building. The Officer is therefore satisfied that the listed building is physically capable of being extended upwards. The proposed restoration of the chimney stack at the rear is welcomed along with the gable form of the extension which would positively contribute to recreating the overall original appearance of the historic parsonage. Subject to further details on specific elements of the proposed works being agreed with the Council via condition the Officer is satisfied that there would be no harm to the historic fabric of the building or its significance.

The Built Heritage Officer is also satisfied that the proposed outbuildings, entrance gate and pergola would have no harmful impact on the setting of the listed building.

Overall, subject to conditions, no harm to the conservation and setting of the listed building and area of special character has been identified and elements would enhance the significance of the listed building. The proposal therefore complies with the NPPF and MDD Local Plan policy TB24.

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:	Yes
Recommendation:	Approve
Date:	23 March 2026
Earliest date for decision:	18 February 2026

Recommendation agreed by: (Authorised Officer)	
Date:	24/03/26