

Submission of details to comply with condition 4 of listed building consent 250288

Site Address:

- 37 Market Place, Wokingham, RG40 1AT
- Bush Walk

Listed Building Consent 250288:

- Proposed shop front and window repairs and/or replacements
- Date of Decision - 23 April 2025
- Applicant – Wokingham Borough Council

Condition 4 - Joinery Details (Windows/Exterior Doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof- light(s), until such time as full details have been submitted to and approved in writing by the local planning authority. Details are to include:

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing (putty or with beading).
- External finishes to be stated.

Installation of the new window(s)/external door(s)/roof-light(s) is to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Summary of works:

- Whilst allowed for under the Listed Building Consent, no works are proposed at present to the historic windows facing Market Place. Details of such works will need to be submitted and agreed separately under conditions 3 and 4 of the Listed Building Consent if/when they are proposed.
- Plans and elevations submitted to clarify exactly what is proposed, and fabrication drawings and sections for the timber and aluminium windows within Bush Walk.
- The aluminium windows will be powder coated RAL7005 – to match the other aluminium windows in Peach Place.

- All existing and new timber windows will have a painted finish. The shopfront frames will be painted white internally and grey externally to match the grey units at Peach Place – RAL7005 – unless WBC's Heritage Officer has preference for an alternative colour.
- It is proposed that all new shopfronts will be double glazed, with the exception of the doors which will have a laminated glass panel to minimise the overall thickness of the doors.

Details submitted to comply with the condition:

- Updated Drawings Showing Scope and Window References
- Bush Walk 613.6-00 (D09)
- Bush Walk 613.7-00 (W07)
- Bush Walk 613.8-00 (W06)
- Bush Walk 613.9-00 (W08-D02-W09)
- 2025-0017-001 – Aluminium
- 2025-0017-002 – Aluminium
- Bush Walk 613.1-00 (W30-W31)
- Bush Walk 613.2-00 (D07)
- Bush Walk 613.3-A (W35-W41-W42-W43)
- Bush Walk 613.4-A (W36-W37-D08-W38-W39)
- 2025-0017-001 – Aluminium
- 2025-0017-002 – Aluminium
- Bush Walk 613.5-A (Details)