

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242350
Site Address:	East Court, Jubilee Road, Wokingham, RG40 3SD
Expiry Date:	20 December 2024
Advert Publication Date:	17 September 2024
Site Notice Date:	17 September 2024
Site Visit Date:	18 May 2024
Proposal: Application for Listed Building consent for the proposed structural repairs and re-roofing.	

PLANNING CONSTRAINTS/STATUS

- 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)

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

None

APPRAISAL

East Court is a residential dwelling in the village of Finchampstead. The property is a grade II listed building.

The store building at the north-west end of the site, subject to this listed building consent application, is a single storey red brick building with a clay tile pitched and hipped roof. The store building appears to have been built in two phases during the later 19th century.

This application seeks permission for a set of works to repair the building. These include:

- Strip existing timber battens and clay tiles.
- Remove existing black plastic gutters and downpipes.
- Dismount the existing garage doors and set aside for re-fixing once the works are completed.
- The existing roof structure is to be temporarily supported whilst the existing timber post and timber lintel over the garage doors are removed.
- New solid timber post and solid timber lintel to be installed, with the existing rafters jacked up locally to realign the roof structure.
- Roof slopes to be recovered with new timber battens and clay tiles to match existing.
- New black plastic gutters and rain pipes to be fitted in place of old.

The Heritage Officer consulted on this application issued the following comments:

'The application seeks to repair and rectify ongoing structural issues to a storage outbuilding at East Court. By virtue of age, ancillary nature, and ownership, the storage barn is identified as a curtilage listed building.'

The proposed repair is welcomed, as it is evident the issues have been ongoing for many years and without invention may result in further decay to the building. Having reviewed the application, no concerns are raised, as the methodology and proposals are considered appropriate given the requirement.

The application proposes the replacement of the plain tiles in a like-for-like manner. Such materials will need to be controlled by condition as to ensure the replacement tile (and associated detailing, such as bonnet hip tiles) are appropriate for the building and related setting.

As such, no objection is raised to the application.'

Summary

Whilst the proposals would lead to the loss of historic fabric, this loss would not be considered to harm the overall significance of East Court as a designated heritage asset. Therefore, the proposal complies with Core Strategy Policy TB24 of the MDD Local Plan and with guidance on heritage assets contained within the NPPF. As such, the application is recommended for approval subject to conditions.

Other Matters

The proposed works include major changes to the roof of the existing outbuilding. Given its age and location, it was considered prudent for a bat survey report to be conducted on the subject building, which was submitted by the agent on 10 December 2024. This recommended that the property should be registered in its entirety with the Bat Earned Recognition scheme, which has been secured via condition.

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: 17 December 2024

Earliest date for decision: 8 October 2024

**Recommendation agreed by:
(Authorised Officer)**



Date: 17 December 2024