

# **LISTED BUILDING CONSENT** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 26 June 2025

**Application Number:** 250535

**Location:** Highway Cottage, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1BA

**Proposal:** Application for Listed Building consent for the proposed window replacements.

**Recommendation:** Refused

## **Reasons**

1. By virtue of loss of original windows on this listed building and replacement with inappropriate double glazed units, the proposal would result in less than substantial harm to the significance of this identified heritage asset, and no robust justification for the removal of the original windows has been submitted to support this application. As such, the proposed development would be contrary to the Section 16 of the NPPF (2023), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Policy CP3 of the Core Strategy (2010) and Policy TB24 of the MDD Local Plan (2014).

## **Informatives**

1. This decision is in respect of the drawings and annotated plans labelled PD/423/61 Site Plan and Site Plan May 1957 received by the Local Planning Authority on 19th March 2025.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 25/06/25

**REMEMBER** - The earliest date for a decision on this application is: **16 May 2025**