

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 July 2025

Application Number: 251045

Location: Pandora At Castlemans, Bath Road, Hare Hatch, Wokingham, RG10 9UT

Proposal: Application for Listed Building consent for the proposed installation of an EV charging point.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 'Proposed Partial Floor Plan', 'Side Elevation - Proposed' and 'Charging Point Specifications' received by the local planning authority on 06/5/25 and 07/05/25. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations,

including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 23.06.2025

REMEMBER - The earliest date for a decision on this application is: **6 June 2025**