

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250792
Site Address:	11 Headley Road, Woodley, Wokingham, RG5 4JB
Expiry Date:	20 June 2025
Advert Publication Date:	1 April 2025
Site Notice Date:	2 April 2025
Site Visit Date:	19 April 2025
Proposal: Application for Listed Building consent for the proposed windows and front porch replacement.	

PLANNING CONSTRAINTS/STATUS

- The application site is a Grade II Listed Building located within Woodley.

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)

PLANNING HISTORY

Application No.	Description	Decision & Date
36697	Change of use from residential (C3) to offices (Class B1(A))	Approved 20/12/1991
36698	Change of use from residential (C3) to offices (B1A) single storey extension to provide additional offices	Approved 20/12/1991
41348	Single storey rear extension to provide toilet facilities (Retrospective)	Approved 18/08/1993
41349	Change of use from office (B1A) to (D1) physiotherapy practice, single storey rear extension to provide toilet facilities (Retrospective)	Approved 18/08/1993
42254	Provision of non illuminated pole-mounted sign	Approved 15/03/1994

CONSULTATION RESPONSES

WBC Built Heritage

No objection subject to conditions

REPRESENTATIONS

None received

APPRAISAL

Site Description:

The application site features a two-storey Grade II Listed Building which is currently being used as a physiotherapy clinic. The building appears residential in nature as this was the original use of the building prior to being converted (see relevant planning history above). The site is located just to the north-west of Woodley town centre in a mixed-use area of Woodley.

The proposal complies in terms of:

Impact on heritage asset:



Description of Development:

This application seeks consent for the replacement of four windows on the front elevation. Additionally, this application seeks consent for the replacement of the porch from the wall plate down.

Following receipt of the initial set of comments from the Council's Built Heritage Officer, the replacement of 'Window E' (a 5th window) has been omitted from the application.

Impact on the Building as a Grade II Listed Building:

The Council's Built Heritage Officer was consulted on this application, and they carried out a visit to the site on 19/04/2025. From their visit it was clear that the windows and porch were in poor condition, but they were not considered 'beyond repair'. They have also identified that the windows are not the originals, and are likely mid-20th Century in date, and therefore they are only of a moderate significance. The Built Heritage Officer is therefore satisfied that the principle of loss and replica replacement is acceptable.

The Built Heritage Officer recommended a condition that required further details to be submitted that would include annotated elevations, sections and plans to illustrate the nature of materials, finishes, framing elements, glazing, glazing bars, and methods of openings. These were to be at a scale of 1:10, with details at 1:5 and 1:1 where appropriate. The applicant instead of having this attached as a condition decided to provide the information up-front, and these details drawings were submitted to the local planning authority on 22/05/2025. The Built Heritage Officer has subsequently reviewed this information, and they have confirmed that all of the details are acceptable and that the need for this condition falls away.

Thus, it has been demonstrated that the impact on the Grade II Listed Building is acceptable.

Conclusion:

In summary, the proposed replacement of the windows and porch would conserve the historic character and integrity of the listed building and its setting. The proposal would therefore comply with Section 16 of the National Planning Policy Framework, Policy CP3 of the Core Strategy, Policy TB24 of the Managing Development Delivery Local Plan and the National Design Guide. Therefore, the proposal is recommended for approval.

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:	Not required
Recommendation:	Approve
Date:	18 June 2025
Earliest date for decision:	3 May 2025

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



Date: 18/06/25