

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 27 April 2026  
**Application Number:** 260464  
**Location:** 2 Deanery Cottages, High Street, Sonning, RG4 6UP  
**Proposal:** Application for Listed Building consent for the proposed replacement of a pair of front entrance gates.  
**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 (DN 8 A) & (DN 16), received by the local planning authority on 24/02/2026. 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 - The gates and associated gate posts hereby approved shall be made from oak.**

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

### **4. Prior to the installation of the gates and gate posts, full details of the proposed method of fixing the gate post(s) to the listed building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.**

*Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

## **Informatives**

1. 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.

2. The applicant is advised that, in addition to the requirement for listed building consent due to the the listed status of the

property, planning permission is also likely to be required for the proposed gates.

Recommendation and conditions/reasons agreed:

*HMM*

Date: 10 April 2026

**REMEMBER** - The earliest date for a decision on this application is: **2 April 2026**