

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 July 2025

Application Number: 251022

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

Proposal: Application for Listed Building consent for the proposed repair works to the main roof. (part-retrospective)

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 as follows:

- Location Plan dated 29 April 2025 and Castlemans Cottage Roof Repairs 25/0784/OTHBN received by the local planning authority on 29 April 2025
- Collared Truss Works 225131-NMP-XX-XX-SK-S-4004 Rev P01, Ridge Board Works 225131-NMP-XX-XX-SK-S-4002 Rev P01, Tied Truss Works 225131-NMP-XX-XX-SK-S-4003 Rev P01 and Wall Plate Works 225131-NMP-XX-XX-SK-S-4001 Rev P01 received by the local planning authority on 23 May 2025.

The development shall be carried out in accordance with the approved details (with the exception of references to breathable membrane which is not permitted) 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. Any works affecting the roof and loft shall only be undertaken under the supervision of an appropriately qualified Ecologist Bat Licence Holder with experience of supervising roofing works where there is a risk of bats being present. Works are to be to follow a method statement that must include the avoidance and compensation measures provide in Preliminary Roost Assessment (Nature Bureau, Ref Eco25-19 Rev 002, 404/05/2025) sections 4.2.2 to 4.2.5 and prior to recommencement of works have been agreed in writing between the ecologist and the contractor. The Method Statement must detail all techniques, including the careful removal of tiles by hand, and the procedure to follow should bats or signs of bats be found and details of

construction and timbers and membranes which will be used. Within the one month of substantial completion, a closing-out report shall be submitted to the local planning authority for an approval in writing. The closing-out report shall demonstrate that the agreed ecological mitigation and enhancement measures have been implemented to the satisfaction of the Applicant's Ecologist and shall detail if any bats or signs of bats were found.

Reason: To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

4. If any pre-commencement check undertaken pursuant to Condition 3 indicate that works would result in ecological impacts not previously addressed, then the Method Statement agreed pursuant to Condition 3 shall be revised and incorporate new or amended avoidance and mitigation measures and a timetable for their implementation. The updated Method Statement shall be submitted to and approved in writing by the local planning authority prior to the re-commencement of works. The works shall be carried out in accordance with the updated Method Statement.

Reason: To ensure that protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Informatives

1. This permission does not convey or imply any approval or consent for protected species required under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.



Recommendation and conditions/reasons agreed:

Date: 17.07.25

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