

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 March 2026

Application Number: 243249

Location: 4 Farley Court, Church Road, Farley Hill, Wokingham, RG7 1TT

Proposal: Application for Listed Building consent for the proposed replacement of 5 no. sash windows on the front elevation at first floor level.

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 labbled/numbered Design and Access Statement & Francis Construction Cover Letter received by the local planning authority on 29/12/24, Photo- Front Elevation received by the local planning authority on 30/01/25, Details of the glazing bars received by the local planning authority on 03/07/25, Window Plans received by the local planning authority on 05/03/26 and email from applicant confirming unit of measure on the drawings and the erroneous substitution of the decimal point by a comma received by the local planning authority on 02/02/26. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. The materials to be used in the replacement windows hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

Amended plans being submitted by the applicant to overcome concerns relating to impact upon listed building.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 24 March 2026

REMEMBER - The earliest date for a decision on this application is: **29 March 2026**