

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



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 27 March 2026

**Application Number:** 252253

**Location:** L'ortolan Restaurant, Church Lane, Shinfield, Wokingham, RG2 9BY

**Proposal:** Listed Building Consent for the proposed erection of a rooftop extension with terrace decking and a single storey rear extension to the existing main building, alterations to the fenestration and internal layout, the erection of a detached 1.5 storey garage with incidental first-floor accommodation, a single storey storage outbuilding, pergola and entrance gater together with landscaping and parking alterations, following the demolition of the existing single storey rear extension.

**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:

- P18, P19, P20, P21, P22, P26, P27, P28, CL/01, CL/02 and CL/04 received by the local planning authority on 8 December 2025;

- P10 revB, P11 revB and P12 revA received on 4 February 2026; and

- P13 revC, P14 revB, P15 revC, P16 revC and P17 revA received on 2 March 2026.

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. External materials - Before the development hereby permitted is commenced, samples and details for all external materials and finishes to be used in the construction of the development shall have first been submitted to and approved in writing by the local planning authority. The details shall include the bricks, mortar mix

(along with pointing finish to brickwork) and roof covering. Development shall not be carried out other than in accordance with the so- approved details.

*Reason: To ensure that the external appearance of the development is satisfactory.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policies TB24 and TB26.*

4. Roof gable end brick work - Notwithstanding the approved details, no works to construct the brick gable ends of the new roof structure shall take place until details of their construction have been submitted to and approved in writing by the local planning authority. The brick gable ends shall thereafter be constructed strictly in accordance with the approved details.

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

5. Chimney stack works - Notwithstanding the approved details, no works to alter or extend the existing chimney stacks shall take place until further details have been submitted to and approved in writing by the local planning authority. The details shall include scaled drawings, at an appropriate scale, showing the design of the top of the chimney stack and details of any chimney pots, where proposed. The works shall thereafter be carried out strictly in accordance with the approved details.

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

6. Masonry walling works - Notwithstanding the approved details, no alteration of an existing opening or formation of a new opening hereby approved shall take place until further details have been submitted to and approved in writing by the local planning authority. The details shall include a methodology for the proposed works and scaled drawings, at an appropriate scale, showing the form and height of the openings in context with the adjacent walling, floor and ceiling. The works shall thereafter be carried out strictly in accordance with the approved details.

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

7. Windows, roof lantern, roof-lights & exterior door details - Notwithstanding the approved details, no new and/or replacement windows or exterior doors shall be installed until detailed drawings and specifications have been submitted to and approved in writing by the local planning authority. The details shall include:

- Scaled drawings, at either 1:10 or 1:20 scale, of the windows and exterior doors, shown in plan and in vertical and horizontal cross sections;
- Moulding details for frames and glazing bars, shown at 1:1 or 1:2 scale, as appropriate;
- Annotated proposed elevations and/or floor plans, cross referenced to each window and exterior door; and
- Details of materials and finishes to the window and exterior door frames.

The new and/or replacement windows and exterior doors shall thereafter be installed strictly in accordance with the approved details.

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

8. Rainwater goods - Notwithstanding the approved details, no new and/or replacement rainwater goods shall be installed until further details have been submitted to and approved in writing by the local planning authority. The details shall include the location, form, materials and finish of the rainwater goods. The new and/or replacement rainwater goods shall thereafter be installed strictly in accordance with the approved details.

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

9. Re-pointing - No re-pointing of the external brickwork shall be carried out until [and other than for] a discreet sample area showing the proposed mortar composition and colour and method of pointing has been prepared on-site and approved in writing by the local planning authority. The works shall thereafter be undertaken strictly in accordance with the approved details.

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

10. Wall mounted extraction vents, gas flues, external pipework and/or ducting - Unless shown on the approved drawings, there are to be no gas flues, extraction vents, pipework, and services ducting installed on the external wall elevations without the prior written approval of the local planning authority.

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

11. Ceilings - Unless shown on the approved drawings, no existing ceiling is to be removed and/or replaced without the prior written approval of the local planning authority.

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

12. Making good surfaces - All works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to undertaking the works.

*Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16*

*(Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

13. External brickwork - Any areas of external brickwork required to be re-instated in accordance with the approved plans shall match the existing brickwork in brick colour and size, mortar colour, and pointing and bonding detail.

*Reason: In order to safeguard the special architectural or historic interest of the building. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- a full pre-application process was undertaken by the applicant; - addressing concerns relating to impact on the designated heritage asset.

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.

2. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh listed building consent application if the changes differ materially from the approved details.

4. For further guidance or advice on the above details required to be submitted for approval, please contact the Borough's Conservation Officer on 0118 9746000 ([development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)).

Recommendation and conditions/reasons agreed:



Date: 24/03/26

**REMEMBER** - The earliest date for a decision on this application is: **18 February 2026**