

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242567
Site Address:	Albany House, 14 Shute End, Wokingham
Expiry Date:	3 December 2024
Advert Publication Date:	10 October 2024
Site Notice Date:	10 October 2024
Site Visit Date:	10 October 2024
Proposal: Application for Listed Building consent for the proposed partial demolition of the existing rear boundary wall and erection of a replacement rear boundary wall. (part-retrospective)	

PLANNING CONSTRAINTS/STATUS

- Listed building

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
N/A	N/A	N/A

CONSULTATION RESPONSES

WBC Built Heritage Officer	No objection in principle subject to conditions. The full response from the Built Heritage Officer is copied in below: <i>A curtilage listed brick boundary wall situated to the rear of the listed buildings of Albany House and neighbouring Hulbert Gate has prior to the recent removal of a couple of trees growing directly adjacent the walling had had a dangerous lean to it caused by the tree growth. With the removal of the trees a section of the brick boundary wall has had to be dismantled, with the apparent need to take down a further section of the walling to that already taken down, to a point approximately in line with the rear corner of 9 Hulbert Gate's southern end wall. This</i>
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	<i>further section of walling to also be dismantled and rebuilt using the salvaged bricks also has a notable lean into the car park of Albany House.</i> <i>On the basis of the defined section of the brick walling is dismantled by hand with the bricks cleaned and set aside safely, to be then used to reconstruct the walling back the form and height, in the same brick-bond, coping details and shallow pier buttress forms.</i>
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REPRESENTATIONS

The Wokingham Town Council P&T Committee	The committee support the application.
The Wokingham Society	The Wokingham Society is pleased to support this application for the repair of the listed building brick boundary wall using traditional building principles of repair and re-use materials where possible.

APPRAISAL

Site Description:

Albany House, 14 Shute End is a grade II listed building, and the rear brick boundary wall has curtilage listed status to Albany House. The site also lies within the Wokingham Town Centre Conservation Area.

Proposal:

This application seeks listed building consent to reconstruct the damaged brick wall which is sited at the rear of Albany House. The bricks will be dismantled using hand tools only and the wall will be rebuilt in its current form and height using the original bricks bedded in a lime mortar. If any additional bricks are required, they would match in size, form and colour with the existing.

Appraisal:

As indicated above, the WBC Built Heritage Officer has assessed the application and has confirmed that the proposal is acceptable in heritage terms subject to a number of conditions. The proposal therefore complies with Policy CP3 of the Wokingham Borough Core Strategy and Policy TB24 of the Managing Development Delivery Local Plan. The proposal is therefore recommend for approval.

The proposal complies in terms of:

Impact on heritage asset:



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:	29 November 2024
Earliest date for decision:	7 November 2024

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



Date: 29/11/24