

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 December 2024

Application Number: 242567

Location: Albany House, 14 Shute End, Wokingham

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)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered (Location Plan), (Albany House Site Plan, (Albany House Plans and Elevations), received by the local planning authority on 08/10/2024. 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.

2. Dismantling and Storage - Notwithstanding the details submitted the section of the curtilage listed brick boundary given consent to be taken down and rebuilt, the section of walling is to be dismantled using hand tools only, with the removed brick to be set aside to be reused. The bricks are to remain stored on site, in a secure manner, for their use to reconstruct the section of walling, unless otherwise agreed in writing by the local planning authority prior to alternative arrangements to store the bricks is implemented.

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.

3. Material Details - Notwithstanding the details submitted the section of the curtilage listed brick boundary for which consent is hereby given to be taken down and reconstructed shall be done so using the salvaged bricks and coping from the dismantled section of the walling and the wall rebuilt in the same form, including the coping detail atop the walling and the position and form of the shallow buttress detailing, unless otherwise agreed in writing by the local planning authority prior to making changes. Should there be the need for additional bricks to rebuild the section of walling these are to match in size, form and colour with the existing bricks.

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.

4. Lime Mortar Details - Notwithstanding the details submitted, prior to undertaking the rebuilding of the brick boundary walls, details, and samples of lime mortar to be used shall be submitted to and approved in writing by the local planning authority. Works to reconstruct the section of the brick boundary wall shall then be undertaken in accordance with the details as approved.

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 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 reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 29/11/24

REMEMBER - The earliest date for a decision on this application is: **7 November 2024**