

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 October 2024
Application Number: 242156
Location: 11 The Terrace, Wokingham, RG40 1BP
Proposal: Application for Listed Building Consent for the proposed internal alterations to form a new doorway.
Recommendation: Refused

Reasons

1. The proposed internal alterations, involving the loss of historic fabric and the erosion of the plan form, would fail to preserve the special architectural and historic interest of the listed building. No clear and convincing justification has been provided, and no public benefits have been demonstrated to outweigh this harm. As a result, the proposals are contrary to section 16 of the NPPF 2023, Policy CP3 of the Core Strategy, and policy TB24 of the Managing Development Delivery Local Plan.

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 23.10.2024

REMEMBER - The earliest date for a decision on this application is: **23 September 2024**