



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

2

Suffix

Property Name

Address Line 1

Ruscombe Road

Address Line 2

Address Line 3

Wokingham

Town/city

Twyford

Postcode

RG10 9JS

Description of site location must be completed if postcode is not known:

Easting (x)

479064

Northing (y)

176192

Description

Applicant Details

Name/Company

Title

Ms

First name

G.

Surname

Mann

Company Name

Address

Address line 1

2 Ruscombe Road

Address line 2

Address line 3

Town/City

Twyford

County

Wokingham

Country

United Kingdom

Postcode

RG10 9JS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

1) Application for Listed Building Consent for the proposed replacement of all windows and doors to the main dwelling.

2) Householder application for the proposed replacement of all windows and doors to the main dwelling and annexe.

Reference number

1) 242662

2) 242661

Date of decision (date must be pre-application submission)

27/03/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3. Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s), until such time as full joinery Public: Information that can be seen and used by everyone inside and outside the Council. details have been submitted to and approved in writing by the local planning authority. Details are to include:

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s), along with vertical and horizontal cross-section.
- The window and exterior door drawings shall be cross-referenced to an annotated elevation plans that identify the location of the windows /doors.
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- External finishes to be stated.

Installation of the new window(s)/external door(s) is to 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

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Planning statement
2467/SK.1 - 1:10 drawing of the new windows
2467/SK.2 - Detailed cross section of the new windows
2467/SK.3 - Profile drawing (1:1)
2467/SK.4 - Supporting photographs with details of profiles
Elevation plans 2467/01 to 03 identifying the location of the windows and doors

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Heather Paxton

Date

25/04/2025