

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 June 2026

Application Number: 252695

Location: Harrison Almshouses, London Road, Twyford, Wokingham, RG10 9EX

Proposal: Application for Listed Building consent for the proposed removal of existing boiler units and installation of new gas boilers and flues with associated works at nos. 2, 3, 4 and 5.

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 titled/numbered (Location Plan), (Site Plan), (1937-13), (1937-14), (1937-15), (1937-19), (1937-20) & (1937-21), received by the local planning authority on 03/03/2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. Method statement – Holes Through Masonry

The works hereby approved to install a replacement gas boiler and flue for Apartment 5 shall not commence until a method statement for the formation of the holes through the brickwork for the level flue and for the condensate pipe outlet has been submitted to and approved in writing by the local planning authority. The details shall confirm the diameter and location on the brick chimney breast where the holes are to be formed. The formation of the holes through the brickwork of the chimney breast shall then be implemented in accordance with the details so-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.

4. Matching finishes

All new works and 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.

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. Notwithstanding the details submitted, no roof-mounted gas flues shall be installed on the development until full details of the flues have been submitted to and approved in writing by the Local Planning Authority. The details shall include the siting, number, diameter, height above roof level, external finish/colour, and any associated features such as cowls, weather guards or leaf guards. The flues shall be installed only in accordance with the approved details and retained as such thereafter.

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. External Pipework

Notwithstanding the details submitted no additional gas pipework other than that which presently already installed shall be added to the exterior of the almshouses, unless otherwise agreed in writing by the local planning authority prior to the installation of the pipework.

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.

Recommendation and conditions/reasons agreed:



Date: 11 June 2026

REMEMBER - The earliest date for a decision on this application is: **1 May 2026**