

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 September 2026

Application Number: 261499

Location: Sonning House, Pearson Road, Sonning, Wokingham, RG4 6UL

Proposal: Application for Listed Building consent for the proposed erection of a single storey rear extension and a first floor rear extension, addition of 3 no. dormer windows, a balcony and external staircase, a pitched roof over the existing garage, changes to fenestration and modifications to roof plus new front railings and gate and associated landscaping to facilitate conversion of Sonning House and Weavers Cottage into one single dwelling, following removal of the existing single storey side lobby, rear bay window and front boundary wall; installation of a swimming pool and erection of an associated pool house.

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, drawings and documents numbered/titled:

- drawings numbered 2105_00_002 Rev.C, 2105_00_003 Rev.B, 2105_00_201 Rev.B, 2105_00_202 Rev.D, 2105_00_203 Rev.A, 2105_00_204, 2105_00_400 Rev.A, 2105_00_401 Rev.B, 2105_00_402 Rev.A, 2105_00_403 Rev.C, 2105_00_404, 2105_00_400 Rev.A, 2105_AL_00_100 Rev.A, 2105_AL_00_101 Rev.A, 2105_AL_00_102 Rev.A, 2105_X_00_103 Rev.A, 2105_AL_00_200 Rev.A, 2105_AL_00_200 Rev.A, 2105_AL_00_201 Rev.A, 2105_AL_00_202 Rev.A, 2105_AL_00_203 Rev.A, 2105_X_00_001 Rev.A and 2105_00_101 Rev.A received by the local planning authority on 24 June 2026;
- documents titled 'Window Schedule' (Revision A) and 'External Door Schedule' received on 24 June 2026;
- drawings numbered 2105_00_100 Rev.B, 2105_00_102 Rev.A and 2105_00_103 Rev.A received on 30 June 2026.

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.

3. Matching finishes - All new works to alter and extend the main dwellinghouse 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 unless otherwise agreed in writing by the local planning authority.

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. Further details required - Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development.

a) Chimney stack repairs – a schedule of works detailing the means by which the two main brick chimney stacks to Sonning House are to be repaired and refurbished. Details will need to set out the extent and nature of the works to be undertaken, to also include the methodology for removing and the re-pointing the brickwork, details of the mortar mix to be used for (expected to be a lime mortar, colour matched to blend with the existing mortar) and the finish to the pointing.

b) Repair & Refurbishment of the historic front railings and gate – details of the nature and extent of works to repair and refurbish the existing railings and gates.

c) Garage roof – samples and details to be used in the construction of the external surfaces of the permitted raised roof above the existing detached garage.

d) Pool house – samples and details to be used in the construction of the external surfaces of the permitted pool house building.

e) Front boundary treatment – full details setting out the materials and finishes to be used for the permitted front boundary treatment (wall, railings and access gates).

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Joinery details - Notwithstanding the approved details, full joinery details shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. 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-sections and glazing bar and frame moulding profiles to be shown at 1:1 or 1:2 scale, materials and external finishes for new window frames and doors (and door surround), and confirmation of the means of securing the glazing i.e., (linseed oil) putty, beading. The installation of the new window(s)/exterior door(s) shall be implemented 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.

6. Exposed historic timber finish – Notwithstanding the approved details, the historic roof timbers revealed and to remain visible within the first-floor family bathroom situated in the 19th century addition shall not be abrasively cleaned, painted or varnished without the prior written approval of the local planning authority.

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.

7. Extraction vents, gas flues, external pipework, or ducting – Except where stated otherwise on the approved drawings, no gas flues, extraction vents, pipework and/or services ducting shall be affixed to the external walls without the prior written approval of the local planning authority.

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. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. For further guidance or advice on the above details required to be submitted for approval, please contact the Borough's Conservation Officer on 0118 9746000 (development.control@wokingham.gov.uk).

Recommendation and conditions/reasons agreed:



Date: 02/09/26

REMEMBER - The earliest date for a decision on this application is: **13 August 2026**