



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Mr Simon Handy
BNP Paribas Real Estate
201-203 Banbury Road
Oxford
OX2 7AR

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 243128
Applicant Name: University of Reading
Site Address: URS Building, Whiteknights Campus, Earley, RG6 6BW
Proposal: Application for Listed Building consent for proposed external and internal refurbishment, repairs and alterations consisting of replacement windows and doors; replacement roofs, including new roof lights, cowls and lanterns; installation of solar panels; concrete repairs; full mechanical and electrical services upgrade; erection of two external staircases; new detached bin and bike store, and hard and soft landscape and accessibility improvements.
Date of Decision: 12 March 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and 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 Plans

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans:

Existing Location Plan - 2360383-ACG-W033-ZZ-DR-A-19000 - P10 Landscape removal Plan - 2360383-ACG-W033-01-DR-A-18100 – P5

Proposed Site Plan - Ph2 2360383-ACG-W033-RF-DR-A-18200 - P3
 Proposed Site Plan Ph3 - 2360383-ACG-W033-RF-DR-A-18300 – P12 Landscape
 Plan - 2360383-ACG-W033-RF-DR-A-18310 – P5
 GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10201 - P1
 GA All Plans Ph2 - 2360383-ACG-W033-ZZ-DR-A-10202 - P1
 GA 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10210 - P3
 GA 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10211 - P3
 GA 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10212 - P3
 GA 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10213 - P3
 GA 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10214 - P3
 GA 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10215 - P3
 GA RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10217 - P2
 0 Plan Ph3 - 2360383-ACG-W033-00-DR-A-10310 - P4
 1 Plan Ph3 - 2360383-ACG-W033-01-DR-A-10311 - P3
 2 Plan Ph3 - 2360383-ACG-W033-02-DR-A-10312 - P3
 3 Plan Ph3 - 2360383-ACG-W033-03-DR-A-10313 - P3
 4 Plan Ph3 - 2360383-ACG-W033-04-DR-A-10314 - P3
 5 Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10315 - P3
 B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10316 - P3
 RF Plan Ph3 - 2360383-ACG-W033-RF-DR-A-10317 - P4
 Demo 0 Plan Ph2 - 2360383-ACG-W033-00-DR-A-10121 - P4
 Demo 1 Plan Ph2 - 2360383-ACG-W033-01-DR-A-10122 - P4
 Demo 2 Plan Ph2 - 2360383-ACG-W033-02-DR-A-10123 - P4
 Demo 3 Plan Ph2 - 2360383-ACG-W033-03-DR-A-10124 - P4
 Demo 4 Plan Ph2 - 2360383-ACG-W033-04-DR-A-10125 - P4
 Demo 5 Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10126 - P4
 Demo RF Plan Ph2 - 2360383-ACG-W033-RF-DR-A-10127 - P3
 Demo 3d S Ph2 - 2360383-ACG-W033-ZZ-DR-A-10128 - P2
 Demo 3d N Ph 2 - 2360383-ACG-W033-ZZ-DR-A-10129 - P2
 Demo All Plans All Phases - 2360383-ACG-W033-ZZ-DR-A-10140 - P9
 Demo 3d S All Phases - 2360383-ACG-W033-ZZ-DR-A-10141 - P9
 Demo 3d N All Phases - 2360383-ACG-W033-ZZ-DR-A-10142 - P9
 Demo 0 Plan Ph2-3 - 2360383-ACG-W033-00-DR-A-10131 - P3
 Demo 1 Plan Ph2-3 - 2360383-ACG-W033-01-DR-A-10132 - P3
 Demo 2 Plan Ph2-3 - 2360383-ACG-W033-02-DR-A-10133 - P3
 Demo 3 Plan Ph2-3 - 2360383-ACG-W033-03-DR-A-10134 - P3
 Demo 4 Plan Ph2-3 - 2360383-ACG-W033-04-DR-A-10135 - P3
 Demo 5 Plan Ph2-3 - 2360383-ACG-W033-RF-DR-A-10136 - P3
 Demo B1 Plan Ph3 - 2360383-ACG-W033-B1-DR-A-10137 - P3
 3d FFE S Ph3 - 2360383-ACG-W033-ZZ-DR-A-60301 - P10
 3d FFE N Ph3 - 2360383-ACG-W033-ZZ-DR-A-60302 - P10
 RCP All Plans Ph3 - 2360383-ACG-W033-ZZ-DR-A-13300 - P10
 Section AA Ph2 - 2360383-ACG-W033-ZZ-DR-A-30200 - P4
 Section BB-CC-DD-EE Ph2 - 2360383-ACG-W033-ZZ-DR-A-30201 - P4
 Section FF Ph2 - 2360383-ACG-W033-ZZ-DR-A-30202 - P3
 Section AA Ph3 - 2360383-ACG-W033-ZZ-DR-A-30300 - P13
 Section BB-CC-DD-EE Ph3 - 2360383-ACG-W033-ZZ-DR-A-30301 - P13 Section
 FF Ph3 - 2360383-ACG-W033-ZZ-DR-A-30302 - P11
 Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21200 - P5
 Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21201 - P5

Elev E-W Ph2 - 2360383-ACG-W033-ZZ-DR-A-21202 - P5
 Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21203 - P5
 Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21204 - P5
 Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21205 - P5
 Elev N Ph3 - 2360383-ACG-W033-ZZ-DR-A-21300 - P10
 Elev S Ph3 - 2360383-ACG-W033-ZZ-DR-A-21301 - P10
 Elev EW Ph3 - 2360383-ACG-W033-ZZ-DR-A-21302 - P10
 Elev E II-JJ-KK Ph3 - 2360383-ACG-W033-ZZ-DR-A-21303 - P8
 Elev EW LL-MM-NN Ph3 - 2360383-ACG-W033-ZZ-DR-A-21304 - P8
 Elev W OO-PP-QQ Ph3 - 2360383-ACG-W033-ZZ-DR-A-21305 - P8
 Window study- N Elev - 2360383-ACG-W033-ZZ-DR-A-21400 - P4
 Window study- S Elev - 2360383-ACG-W033-ZZ-DR-A-21401 - P4
 Demo Elev N Ph2 - 2360383-ACG-W033-ZZ-DR-A-21120 - P6
 Demo Elev S Ph2 - 2360383-ACG-W033-ZZ-DR-A-21121 - P6
 Demo Elev EW Ph2 - 2360383-ACG-W033-ZZ-DR-A-21122 - P6
 Demo Elev E II-JJ-KK Ph2 - 2360383-ACG-W033-ZZ-DR-A-21123 - P5
 Demo Elev EW LL-MM-NN Ph2 - 2360383-ACG-W033-ZZ-DR-A-21124 - P5
 Demo Elev W OO-PP-QQ Ph2 - 2360383-ACG-W033-ZZ-DR-A-21125 - P5
 Demo Elev N Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21130 - P8
 Demo Elev S Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21131 - P8
 Demo Elev EW Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21132 - P8
 Demo Elev E II-JJ-KK Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21133 - P8
 Demo Elev EW LL-MM-NN Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21134 - P8
 Demo Elev W OO-PP-QQ Ph2-3 - 2360383-ACG-W033-ZZ-DR-A-21135 - P8
 Screens 1 - 2360383-ACG-W033-ZZ-DR-A-27050 - P8
 Screens 2 - 2360383-ACG-W033-ZZ-DR-A-27051 - P8
 Roof lanterns 1 - 2360383-ACG-W033-ZZ-DR-A-29200 - P1
 Roof lanterns 2 - 2360383-ACG-W033-ZZ-DR-A-29201 - P1
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36300 - P6
 Internal Stair Core 1 - 2360383-ACG-W033-ZZ-DR-A-36301 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36320 - P6
 Internal Stair Core 2 - 2360383-ACG-W033-ZZ-DR-A-36321 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36330 - P6
 Internal Stair Core 3 - 2360383-ACG-W033-ZZ-DR-A-36331 - P6
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36340 - P6
 Internal Stair Core 4 - 2360383-ACG-W033-ZZ-DR-A-36341 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36350 - P6
 Internal Stair Core 5 - 2360383-ACG-W033-ZZ-DR-A-36351 - P6
 Typical Services Integration - 2360383-ACG-W033-ZZ-DR-A-32300 - P6 Proposed
 Plan details-corner window - 2360383-ACG-W033-ZZ-DR-A-41200 - P9
 Proposed Plan details-oriel window - 2360383-ACG-W033-ZZ-DR-A-41201 - P9
 Proposed Plan details-plant doors - 2360383-ACG-W033-ZZ-DR-A-41202 - P6
 Proposed Plan Details- New Stair External Wall - 2360383-ACG-W033- ZZ-DR-A-41300 - P6
 Proposed Section details-roof eaves - 2360383-ACG-W033-ZZ-DR-A-42200 - P9
 Proposed Section details-cladding/window - 2360383-ACG-W033-ZZ-DR-A- 42201 - P9
 Proposed Section details-roof verge longitudinal - 2360383-ACG-W033- ZZ-DR-A-42202 - P9

Proposed Section details-roof courtyard - 2360383-ACG-W033-ZZ-DR-A- 42203 - P9

Proposed Section details-lantern rooflight - 2360383-ACG-W033-ZZ-DR- A-42204 - P9

Proposed Section details-oriel window - 2360383-ACG-W033-ZZ-DR-A- 42205 - P9

Proposed Section details-cowl - 2360383-ACG-W033-ZZ-DR-A-42206 - P7

Proposed Section details- Roof Ridge Section Lantern - 2360383-ACG- W033-ZZ-DR-A-42207 - P6

Proposed Section details- External Louvre Double Door - 2360383-ACG- W033-ZZ-DR-A-42208 - P6

Proposed Section details- Cill and Fascia - 2360383-ACG-W033-ZZ-DR- A-42209 - P6

Proposed Section details- Glazed Link - 2360383-ACG-W033-ZZ-DR-A- 42211 - P6

Proposed Section details- Window section comparison - 2360383-ACG- W033-ZZ-DR-A-42290 - P4

Typical window 1- Gutter/Concrete Upstand - 2360383-ACG-W033-ZZ-DR- A-42291 - P1

Typical window 2- Oriel 2360383-ACG-W033-ZZ-DR-A-42292 - P1

Typical window 3- Existing aluminium cladding - 2360383-ACG-W033-ZZ- DR-A-42293 - P1

Typical window 4- Gutter/roof abutment - 2360383-ACG-W033-ZZ-DR-A- 42294 - P1

Typical window 5- Double height - 2360383-ACG-W033-ZZ-DR-A-42295 - P1

Typical window 6- Precast panel - 2360383-ACG-W033-ZZ-DR-A-42296 - P1

Proposed Section details- New Staircore Details - 2360383-ACG-W033- ZZ-DR-A-42300 - P5

Bin Bike Store - 2360383-ACG-W033-ZZ-DR-A-90300 - P6

Received 11th and 17th December 2024 and 28th February 2025

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved. Relevant policy: TB24 of the MDD.

3. Windows/ External Glazed Screen & External Doors

Notwithstanding the details submitted, none of the new and replacement windows, glazed exterior screens, and exterior doors hereby approved shall be installed until full details of the windows, glazed screens, and exterior doors have been submitted to and approved in writing by the local planning authority. Details required shall include:

- External elevation scaled drawings for each of the different window forms, external glazed screens, and external doors at either 1:10 or 1:20 scale, with cross-sectional horizontal and vertical sections shown in context of the surrounding fabric (to show their installed position with respect to the external face of the building).
- Cross-sectional drawings of the window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) shown at 1:5 scale.
- External colour and finish to window, screen, and external door frames (including outer frames, sills, and thresholds where applicable) along with a physical sample of the finishes for the frames. The new windows, external glazed screens, and exterior doors shall then be installed 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.

4. Roof Lights

Notwithstanding the details submitted, none of the new roof-lights hereby approved shall be installed until details of the roof-lights have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof-light units.
- Colour and finish of frames.

The roof-lights shall then be installed 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.

5. Roof Cowl Units

Notwithstanding the details submitted, none of the new roof cowl units hereby approved shall be installed until details of the roof- cowls have been submitted to and approved in writing by the local planning authority. Details required shall include:

- Dimensions of the roof cowl units.
- Colour and finish of the units.

The roof cowl units shall then be installed 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. Replacement Aluminium Sheet Covering to the Roof and Walling Notwithstanding the details submitted, no works are to be undertaken to replace the aluminium sheet covering of the roof and walling until details of the replacement material, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. Works to install the new aluminium sheet roof and wall covering 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.

7. Roof Lantern Lights

Notwithstanding the details submitted, none of the replacement glazed roof lanterns hereby approved shall be installed until further details of the roof lanterns have been submitted to and approved in writing by the local planning authority. Details required shall include:

- External scaled drawings for each different roof lantern at either 1:20 or 1:50 scale.
- Frame cross-sections at 1:5 scale.
- Frame colour and finish detail.

Works to install the roof lanterns 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.

8. Matching External Finishes

All works of repair and making good to the external fabric of the URS Building shall be finished to match the adjacent retained existing, with regard to the material, colour, texture, and profile, unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

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.

9. Repairs to Concrete Structure/Elements

Works of repair to the concrete fabric of the URS Building shall be undertaken in accordance with the URS Building Refurbishment: External Concrete Repair – Heritage Offer (June 2024) and the Addendum (Sept 2024) produced by Purcell, unless otherwise agreed in writing by the local planning authority prior to any changes being implemented.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 Public: Information that can be seen and used by everyone inside and outside the Council. (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

10. Materials of external stair cores

Notwithstanding the details submitted, no works are to be undertaken in respect of the external stair cores and lift shaft until full details and a physical sample of the aluminium cladding with the textured perforations, along with a physical sample of the material has been submitted to and approved in writing by the local planning authority. The development shall then be carried out 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.

11. New Openings to External Walling For Louvred Vents/Intakes Notwithstanding the details submitted, no works shall be undertaken to form the new openings through the external walling for the new louvred extraction/intakes, until details setting out how the new openings in the external walling are to be formed have been submitted to and approved in writing by the local planning authority. Details shall also set out the external materials/finish surrounding the new openings.

The new openings in the external walling for the louvres shall be formed 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.

12. Louvred Openings

Notwithstanding the details submitted, no works shall be undertaken in respect of installing the external louvres, including those to the new windows, until full details for the louvres, including scaled cross sectional drawings, details of material and finish have been submitted to and approved in writing by the local planning authority. The new louvres shall then be installed 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.

13. Roof Guttering Channel End Detailing

Notwithstanding the details submitted, no works to form the new roof covering shall take place until details of the form of the ends to the new replacement rainwater channels to the sloping roofs have been submitted and approved in writing by the local planning authority. These should replicate as closely as possible the existing detailing in all meaningful characteristics (dimensions, profiles and materials). Works to form the rainwater channels 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.

14. Brick Slip Pavers

Notwithstanding the details submitted no works shall take place to take-up, repair and/or refurbish the brick paver ground treatment to the under-croft area of the URS Building or those other locations around and in the building where used, until full details have been submitted to and approved in writing by the local planning authority. These details shall include:

- Precise tile colour.
- The methodology for the repairs and refurbishment of the brick pavers (including the grouting medium to be used).
- Anti-slip measures (to include the extent/location of where the edging brick to the steps are to be used).

Works to the brick pavers 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. Notwithstanding this Listed Building Consent, separate planning permission also needs to be obtained from the Local Planning Authority for these works.

2. 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 Listed Building Consent.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 12 March 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](http://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.