

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252613
Site Address:	Peacocks, School Road, Hurst, Wokingham, RG10 0DR
Expiry Date:	22 December 2025
Advert Publication Date:	31 October 2025
Site Notice Date:	04/11/2025
Site Visit Date:	18/09/2024 see ref: 242182
Proposal: Application for Listed Building consent for the proposed installation of a log burner to an existing chimney, including replacement of the existing chimney pot with a cowl.	

PLANNING CONSTRAINTS/STATUS

- Grade 2 Listed building.

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
242182	Application for Listed Building consent for the proposed installation of a log burner to an existing chimney following demolition of the existing gas heater.	Approval, 15/10/2024

CONSULTATION RESPONSES

WBC Conservation	No objections.
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REPRESENTATIONS

None received.

APPRAISAL

Site Description:

The application site relates to a late C18 and later alterations to C17 timber framed cottage located in St. Nicholas, Hurst.

The proposal complies in terms of:**Impact on heritage asset:**

The application proposes the installation of a new wood-burning stove and associated hearth, flue and chimney cowl at Peacocks, a Grade II listed building located within the Village Centre (Hurst) Area of Special Character (AoSC).

Under a previous Listed Building consent 242182, a log burner and associated alterations were permitted in October 2024 in the lounge of Peacocks. The current application seeks to make similar alterations in the neighbouring dining room in similar circumstances.

The Council's Built Heritage Officer has reviewed this application and has stated the following:

The brick infill to be removed is relatively modern, as is the associated brick hearth and thus not of any historic significance. In its place will sit a new wood-burning of traditional form, sitting upon an appropriate natural stone hearth as similar to the consented one in the next-door lounge. A new cowl is proposed to sit upon the top of the chimney attached to the flue as is standard in such applications and required under regulation, the cowl is minimal in size and coloured in a terracotta hue as to be similar to the extant chimney and pots.

Given the limited impact upon the listed building and the sympathetic nature of the materials and installation techniques, no objection is raised to the application.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION**Conditions agreed:** Not required**Recommendation:** Approval**Date:** 10 December 2025**Earliest date for decision:** 27 November 2025**Recommendation agreed by:
(Authorised Officer)***MC*

Date:	16.12.2025
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