

ADVERTISEMENT CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 December 2025

Application Number: 252518

Location: Land outside 25 Peach Street, Wokingham, RG40 1XG

Proposal: Full application for the proposed installation of 1 no. BT Street Hub and removal of existing telephone booth.

Recommendation: Refused

Reasons

1. Owing to its location, sitting and scale, the proposed development would result in an incongruent, oppressive and visually imposing addition to street scene. It would also fail to conserve or enhance the Wokingham Town Centre Conservation Area and the setting of several Grade II Listed Buildings. The proposed development is therefore contrary to policy CP3 of the Core Strategy (2010) and TB24 of the Managing Development Delivery Local Plan (2014), Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

Informatives

1. This decision is in respect of the following documents:

Location Plan - MTS3WKM001 BT Issue 1

Site Plan - MTS3WKM001 BT Issue 1

BT Street Hub Anti-Social Behaviour Management Plan

BT Street Hub Unit All Round Proposed Elevations

BT Street Hub Product Statement V2

BT Street Hub Over Exposure and Glare - Section Testing

BT Street Hub ICNIRP Certificate

BT Street Hub - Planning Statement (Inc. Heritage Statement)

Received 16th October 2025

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

BJC

Recommendation and conditions/reasons agreed:

Date: 27.11.25

REMEMBER - The earliest date for a decision on this application is: **20 November 2025**