

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252916
Site Address:	1 Waltham Road, Twyford, Wokingham, RG10 9EA
Expiry Date:	19 February 2026
Advert Publication Date:	2 December 2025
Site Notice Date:	2 December 2025
Site Visit Date:	2 December 2025
Proposal: Application for Listed Building consent for the proposed removal of cement render from brickwork, removal of paint covering on brickwork, repointing of brickwork and redecoration of window frames, plus the installation of an EV charging point.	

PLANNING CONSTRAINTS/STATUS

- The application site features a Grade II listed building located within the Twyford Conservation Area.

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
000149	Proposed single storey side extension to dwelling to form conservatory.	Refused 29/01/2001
002596	Proposed alterations to garage and formation of parking area with new access.	Approved 09/01/2001
020661	Listed building application for the proposed conversion of garage to day room.	Approved 09/09/2002
021138	Proposed conversion of existing garage to dayroom.	Approved 18/09/2002
102469	Listed building application for proposed alterations of kitchen to utility room with enclosed WC, widening opening from study to family room and partial removal of wall covering between lounge and study.	Approved 15/12/2010

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

None

APPRAISAL

Site Description: The site is located near the village centre of Twyford on the northern side of Waltham Road. The site features a two-storey detached Grade II listed building that benefits from off-street parking and a private garden space.

The proposal complies in terms of:

Impact on heritage asset:



Description of Development:

This application seeks permission for the proposed removal of cement and render from the brickwork, removal of the paint covering on the brickwork, repointing of brickwork and redecoration of the window frames. Plus, the installation of an EV Charging point.

Impact on Building as a Grade II Listed Building:

The Council's Built Heritage Officer was consulted on this application and they are satisfied that the proposed repairs and methods are appropriate for this listed building and they are not expected to harm its significance.

The proposed EV Charging Point does raise concerns due to its position near the front return of the building and due to the likely need to create a penetration through the external wall to supply power. It is therefore recommended that full details of the EV unit and installation method be secured via condition.

Conclusion:

In summary, the proposed external works and installation on an EV Charging Point would conserve and enhance the integrity of the listed building and its setting. The proposal would therefore comply with Section 16 of the National Planning Policy Framework, Policy CP3 of the Core Strategy, Policy TB24 of the Managing Development Delivery Local Plan, and the National Design Guide. Therefore, the proposal is recommended for approval subject to those conditions suggested by the Built Heritage Officer.

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:

Yes

Recommendation:

Approve

Date:	13 February 2026
Earliest date for decision:	30 December 2025

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	17.02.26