

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 February 2026

Application Number: 252916

Location: 1 Waltham Road, Twyford, Wokingham, RG10 9EA

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.

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 and drawings numbered (25616-101 RevB), (25616-102 RevA), received by the local planning authority on 01/12/2025. 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. Notwithstanding the details submitted, prior to commencing works to re-point brickwork and/or the rendering of the brickwork, details confirming the lime mortar mix for pointing of the brickwork and that for render finish to the brickwork, along with a sample of the mixes, have been submitted to and agreed in writing by the local planning authority. Works to then be undertaken to re-point and/or render the external brickwork in accordance with the details so-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. Notwithstanding the details submitted, the installation of the EV Charging Point hereby given consent for shall only be undertaken once details of the EV charging unit and the means it would be installed and connected up to the dwelling's electricity system have been submitted to and approved in writing by the local planning

authority. Works to install the EV Charging Point 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.

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. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

BJC

Recommendation and conditions/reasons agreed:

Date: 17.02.26

REMEMBER - The earliest date for a decision on this application is: **30 December 2025**