

Date: 5 August 2025
Application: 251765



WOKINGHAM
BOROUGH COUNCIL

Mr Darren Edward Hewitt
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Development Management &
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Dear Mr Darren Edward Hewitt,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 251765**

Application Number: 251765

Applicant Name: Mr Darren Edward Hewitt, Iconic Build Life Ltd

Site Address: 36 & 38 Rose Street, Wokingham, RG40 1XU

Proposal: Application for submission of details to comply with the following condition of planning consent 242929 dated 02.07.2025. Part discharge condition 3 relates to damp repair details.

A list of the agreed details for the condition being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to Condition 3 (a). This condition is therefore part-discharged, subject to the works being carried out in accordance with the approved details.
- Further details are still required in relation to condition 3 (b) and (c).

Yours sincerely,
Development Management & Compliance

Authorised by:

Condition:

No.3

Plan Number/Report Details:

- 36 RS - Damp Condition
- 38 RS - Damp Condition
- Specimen Guarantee
- ML4382 Damp Report 36 and 38 Rose Street Wokingham
- Damp Proofing Specification Sheet-Revised

Date Received:

23/07/2205 and 05/08/2025

Comments:

The Council's Built Heritage Officer has reviewed this application and notes that the proposed method involves forming a chemical damp-proof course by drilling 12mm diameter holes at 80–100mm intervals into the horizontal mortar bedding joints between brick courses, up to a height of 1.2 metres from the base of the wall. This approach is considered acceptable from a heritage perspective, as the bricks themselves would not be directly drilled.

However, it is acknowledged that the battens to which the plasterboard will be fixed will likely be attached directly to the brickwork, potentially causing minor damage due to the fixings.

From a heritage standpoint, the Built Heritage Officer raises concern over the proposed use of cement mortar to plug the injection holes. As the existing pointing is almost certainly traditional lime mortar, the use of a hard cement-based material is considered inappropriate and could lead to future deterioration or incompatibility issues within the mortar joints. It is therefore recommended that the holes be filled using a lime-based mortar mix.

A revised 'Damp Proofing Specification Sheet' was submitted by the agent on 05/08/2025, which includes a note confirming that the holes for the damp-proof injection will be made exclusively within the mortar joints and subsequently filled with a suitable lime mortar mix, in accordance with the Built Heritage Officer's recommendation.

On this basis, the submitted information is considered acceptable by the Built Heritage Officer. This condition is therefore part-discharged, subject to the works being carried out in accordance with the approved details.