

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
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Application No.	251870 + 251871 + 251872 + 251873	Site Visit Made:	Yes
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Address:	36 & 38 Rose Street, Wokingham, RG40 1XU.
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Proposal:	251870: Application for submission of details to comply with the following condition of Listed Building consent 242930 dated 02/07/2025. Condition 5 relates to details of boundary walls and fences. 251871: Application for submission of details to comply with the following condition of Listed Building consent 250221 dated 02/07/2025. Condition 5 relates to details of boundary walls and fences. 251872: Application for submission of details to comply with the following condition of planning consent 250220 dated 02/07/2025. Condition 5 relates to details of boundary walls and fences. 251873: Application for submission of details to comply with the following condition of planning consent 242929 dated 02/07/2025. Condition 5 relates to details of boundary walls and fences.
Relevant built heritage condition text.	5. Details of boundary walls and fences – Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and Public: Information that can be seen and used by everyone inside and outside the Council. approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Summary Of Recommendations

In principle what is being proposed fencing is acceptable for the condition to be discharge, albeit there is a need to have confirmation as to whether or not any access gates are intended in the fencing, and if so acceptable details need to be provided.

Comments

From the stance of the impact the form of fencing is acceptable in terms of being thought appropriate for the setting of the listed buildings and for the appearance of the conservation area. And whilst no details have been provided to confirm how the

fencing is abutted to the rear of the property, whether physically attached to the fabric of the buildings or by a timber end post set beside the rear walling either approached would not be of harm to the listed buildings themselves.

Due to the listed building status of the two properties any alteration to the means of enclosure, boundary wall, fence and/or gate(s) requiring the need for planning permission. Given the shape of the garden for No.38, this strongly suggests it is to have a rear gated access to it and it may well be the intention to also have a gate in the fencing to no.36. Whilst no details have been provided there is not necessarily any objection to gates however details would be expected to be provided as part of the boundary treatment condition. As such it is believed the matter of whether or not there is to be any access gates in the fencing needs to be confirmed and any gate details submitted as part of this condition.

Date:	05/08/25	Signed:	Keith Frost Built Heritage Officer
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