

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260875
Site Address:	Broad Street Tavern, 29 Broad Street, Wokingham, RG40 1AU
Expiry Date:	5 June 2026
Advert Publication Date:	13 April 2026
Site Notice Date:	24 April 2026
Site Visit Date:	29 April 2026
Proposal: Application for Listed Building consent for the proposed internal refurbishment including the removal of a pillar and re-fitting of the WCs, bar and seating area.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed Building
- Wokingham Town Centre Conservation Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets

PLANNING HISTORY

Application No.	Description	Decision & Date
222585 & 222586	The proposed erection of a temporary marquee (retrospective).	Approved - 19 September 2022
191778	Full application for the proposed formation of the opening of the existing external wall and provision of a fire escape at Broad Street Tavern.	Approved - 15 November 2019
162376	Full application for proposed erection of external store for fridge/freezer on first floor terrace plus new steel supports.	Approved - 03 November 2016
LB/2014/1738 & F/2014/1737	Proposed erection of a single storey rear extension, removal of existing raised planters, paving and decking.	Approved - 16 December 2014
LA/1998/67092	Proposed Internal Alterations to Wine Bar and Repointing Front Elevation	Approved - 20 May 1998
LA/1998/68045	Proposed Erection of Signs and Lantern and Retention Of Railings to Front	Approved - 29 December 1998

LA/1996/63819 & F/1996/63818	Proposed Alterations to Listed Building and Formation of Kitchen.	Approved - 05 November 1997
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CONSULTATION RESPONSES

WBC Conservation	No objection
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REPRESENTATIONS

Wokingham Town Council: No comments

No other third party representations received.

APPRAISAL

Site Description: The application site is a public house within Wokingham Town Centre. The site is grade II listed and also lies within Wokingham Town Centre Conservation Area, where it is considered to positively contribute to the historic character and appearance of the area.

The Broad Street Tavern was originally built as a dwellinghouse in the 16th century, subsequently re-built in the 18th century, used as offices in the 20th century and was later altered and converted into a public house in the 1990s.

The proposal complies in terms of:

Impact on heritage asset:



This application proposes various internal alterations to the listed building comprising the removal of a piece of walling, partial blocking up of a doorway at lower level, alterations to lavatory arrangement and other joinery alterations including bar and seating installations. No external alterations are proposed.

Policy TB24 of the MDD Local Plan outlines that the Council will conserve and seek to enhance the designated heritage assets in the Borough and their settings by supporting development proposals that will conserve the local character, setting, management and historic significance of designated heritage assets.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Council's Built Heritage Officer has reviewed the application and raised no objection to the proposed works. The proposal involves removing a narrow section of internal masonry to create a wider opening and improve circulation within the public house. While the wall may be a remnant of a former external wall, its historic significance is uncertain due to substantial past alterations, including changes made in the mid-1990s. The retention of the downstand and side nibs would allow the historic fabric to remain legible. Given that only a limited width of masonry would be lost, and no significant historic features would be affected, the impact on the building's significance is considered acceptable.

The proposal to partially block the historic doorway between the front parlour and hallway reflects an alteration that has evolved over time, most recently becoming a permanent opening in 1998. The new works would block the opening only to waist/dado rail height using lightweight, reversible construction with matching timber panelling, while retaining the upper part as an unobstructed opening. As the plan form remains readable and the works are easily reversible, the Officer raises no concerns with this element.

The remaining proposals relate to internal fixtures, fittings, joinery and the bar, all of which are modern elements associated with the building's conversion to a public house in the mid-1990s. These changes affect later fabric and therefore have limited impact on the building's historic significance. They are appropriate in design, materials and detailing and therefore raise no heritage objections.

Overall, no harm resulting from the proposed alterations on the significance of the listed building or its contribution to the Conservation Area has been identified and the proposal therefore accords with the NPPF and MDD Local Plan policy TB24.

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:	Not required
Recommendation:	Approve
Date:	22 May 2026
Earliest date for decision:	7 May 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22/05/26