



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Oliver Hicks

Sussex Lodge Sussex
Lane
Wokingham
Spencers Wood
RG7 1BY

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 250178

Applicant Name: Oliver Hicks

Site Address: Sussex Lodge, Sussex Lane, Spencers Wood,
Wokingham, RG7 1BY

Proposal: Application for Listed Building consent for the proposed erection of a single storey side extension following demolition of existing lean-to extension, conversion of attached outbuilding to create habitable accommodation along with internal and external alterations, repair and re-building of existing building fabric, creation of an opening in the rear garden wall, plus changes to fenestration. (part-retrospective).

Date of Decision: 1 April 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- SL 105 F (received 26/01/2025)
- SL 106 F (received 26/01/2025)
- SL 107 E (received 26/01/2025)
- SL 108 D (received 26/01/2025)
- SL 111 G (received 26/01/2025)
- SL 116 C (received 28/03/2025)
- SL 117 A (received 26/01/2025)
- SL 118 A (received 26/01/2025)
- SL 119 B (received 26/01/2025)
- SL 120 A (received 26/01/2025)

- Stair Detail Jan 2025 (received 26/01/2025)

- Underfloor Heating Method Statement 15/01/2025 (received 26/01/2025)

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.

2. External materials - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the existing building with regard to the methods used and to material, colour, texture and profile.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

3. Notwithstanding the details submitted, no works relating to internal and external windows or doors shall take place until full joinery details to install the hereby permitted replacement windows and doors have been submitted to and approved in writing by the local planning authority within 3 months of the date of this decision.

Details are to include:

- Documentation, in the form of elevation drawings that identifies the location of the windows and doors on the listed building that are being replaced.
- 1:10 or 1:20 scaled drawings of the new timber framed windows/exterior door(s), along with vertical and horizontal cross- sections.
- Profile drawings at 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:2 scale for door frames and thresholds • Material for new windows frames and doors to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External window frame and door finishes
- Door and door surround frame material choice

Installation of the replacement windows and doors is to then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. 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, within 3 months of the date of this decision, a methodology for the rebuilding of the outbuilding's eastern elevation and repointing/repairing of the external brickwork of the outbuilding shall be submitted to and approved in writing by the local planning authority. The methodology statement shall include:

- A 1sqm sample of the bricks and mortar, including burnt headers
- An elevational plan indicating the arrangement of the brick walling pattern
- Choice of pointing and repair methods

The approved works shall be undertaken in accordance with the details as approved unless otherwise agreed by the local planning authority in writing.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Notwithstanding the details submitted, no works relating to insulation measures within the former pantry/storage room and its ceilings (as identified as 'storage' on plan no. SL116C) until details of the proposed insulation have been submitted to and approved in writing by the local planning authority within 3 months of the date of this decision. Details are to include:

- Scaled sectional drawings through the walls, floor, and roof of the single storey side extension of the former pantry/store, detailing the insulation measures for the walls and roof and floor treatment /build-up.
- Drawings to confirm the finished /re-laid floor level/height.
- Details to confirm how the build-out of the internal walling surfaces due to the introduction of insulation measure would be dealt with around window and exterior door openings.

Insulation works shall then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Notwithstanding the details submitted, no works to install flinch plates to the roof timbers of the outbuilding shall be carried out until details have been submitted to and approved in writing by the local planning authority within 3 months of the date of this decision. Details required would need to include the form, size, finish and location of the flinch plates. The installation of the flinch plates shall then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

7. Notwithstanding the details submitted, no works to dismantle and/or alter the brick chimney breast of the former pantry/storage room (as identified as 'storage' on plan no. SL116C) until full details of its dismantling and reconstruction have been submitted and approved in writing by the local planning authority within 3 months of the date of this decision, including the extent of repair and/or rebuilding works of the brickwork and details of the intended mortar mix. Works to the chimney breast brickwork and new areas of brickwork shall then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

8. Works to uplift the brick paver floor of the former pantry room/store and adjacent small store to it and for the reinstate of the brick paver floor are to be undertaken in accordance with the method as set out in the document 'Underfloor Heating Method Statement 15/01/25' unless otherwise agreed by the local planning authority.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. This applicaiton has been subject to revised plans which have ommitted and added elements to the proposals. 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/listed building consent if the changes differ materially from the approved details.

2. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to heritage impacts.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 1 April 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](http://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.