WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 6

Suffix:

Property Name:

Address Line 1: Market Place

Address Line 2:

Address Line 3:

Town/city: Wokingham

Postcode: RG40 1AL

Description of site location must be completed if postcode is not known:

Easting (x): 481180

Northing (y): 168561

Description:

Applicant Details

Name/Company

Title

MR

First name

Maninder

Surname

Singh

Company Name

Address

Address line 1

6 Market Place

Address line 2

Address line 3

Town/City

Wokingham

County

Country

Postcode

RG40 1AL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

MRS

First name

Voicu

Surname

Cristina

Company Name

BUUD LTD/VOA studio

Address

Address line 1

51 Braybrooke Road

Address line 2

Address line 3

Town/City

Bracknell

County

Country

GB

Postcode

RG42 2HF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full application for the proposed change of use of the Grade II listed building from office (B1a/E) to mixed-use with 3 No. flats - residential (C3) on the First and Second floors whilst maintaining Class E premises on the ground floor. No demolition but some external works are proposed including change of existing windows and rise of existing extension ceiling height including internal changes and full refurbishment.

Reference number

232241

Date of decision (date must be pre-application submission)

23/07/2023

Please state the condition number(s) to which this application relates

Condition number(s)

232242

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 1 – Roof firebreak and insulation (second floor / Flat 03 roof void):
Details of the proposed ceiling build-up within the roof void, comprising Promat SUPALUX 9mm boards with 80mm x 9mm coverstrips at board joints, and 130mm Rock Wool insulation, achieving 30 minutes fire integrity and insulation (Certifire CF 420). The build-up is installed below the rafters with access from below only, in accordance with Historic England guidance HEAG071
Condition 2 – Services routing (Flats 01 and 03):
A services routing statement and annotated plans detailing the routing of all new soil, waste, hot and cold water pipework and extract ducting. All new services are surface-mounted, boxed in at low or high level, and connect to the existing SVP/service risers; no cutting or notching of the historic timber frame is proposed
Condition 3 – Joinery details (front elevation windows):
Not included in this application. Following further assessment, the existing front elevation windows are to be retained and repaired/redecorated rather than replaced, thereby preserving the historic fabric.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Voicu Cristina

Date

31/08/2026