



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS) (CERTIFICATES OF LAWFULNESS OF PROPOSED WORKS) REGULATIONS 2014

Mr Raheem Khan
Artemis Adjusting
3 Harrowden Road
Northampton
NN4 7EB

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL PROPOSED WORKS TO LISTED BUILDING

Application Number: 251154
Applicant Name: Mr David Entwistle
Site Address: The Old Post House, The Street, Swallowfield,
Wokingham, RG7 1QY
Proposal: Application for a certificate of lawfulness for the
proposed reconstruction and repair of part of the
external elevation.
Date of Decision: 10 July 2025

Wokingham Borough Council hereby certifies that on 16 June 2025 (being the date of application for this certificate), and subject to any informatives below, the operations described in the First Schedule to this certificate in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **would have been lawful** within the meaning of section 26H (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), for the following reason(s):

1. The proposed reconstruction and repair of part of the external elevation would not adversely impact what is significant in terms of the special architectural or historic interest of the building and therefore Listed Building consent is NOT required.

Informatives

1. This Certificate is issued in respect of plans titled/numbered (Location Plan), (DJE0041), (36198), and (Site Plan), Information & Photos (including schedule of works) received by the Local Planning Authority on 14/05/2025, 21/05/2025, 09/06/2025 & 12/06/2025.

FIRST SCHEDULE

Proposal: Application for a certificate of lawfulness for the proposed reconstruction and repair of part of the external elevation.

SECOND SCHEDULE

Address: The Old Post House, The Street, Swallowfield, Wokingham, RG7 1QY

PLAN



Signed

Brian Conlon

Head of Development Management - Place & Growth

Date: 10 July 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Lawfulness of this certificate: The works described above are lawful only if carried out within 10 years of the date of this certificate and provided that the certificate has not been revoked under section 26I of the Planning (Listed Buildings & Conservation Areas) Act 1990. A certificate may be revoked if on the application for a certificate a statement was made or a document used which was false in a material particular; or, any material information was withheld.

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 **28 days** of the date of this notice which is stated above. In the case of an appeal under subsection (1)(b), **28 days** from the end of the period prescribed as mentioned in subsection (1)(b) or the extended period mentioned in subsection (1)(b). 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.