

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260293
Site Address:	37 Rose Street, Wokingham, RG40 1XS
Expiry Date:	8 April 2026
Advert Publication Date:	12 February 2026
Site Notice Date:	12/02/26
Site Visit Date:	24 th March 2026
Proposal: Application for Listed Building consent for the proposed replacement windows on the rear elevation, insertion of wood burner and associated flue liner, installation of insulation to roof and reconfiguration of modern extension along with changes to fenestration.	

PLANNING CONSTRAINTS/STATUS

- Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
981753	Proposed Demolition Of Existing Rear Extension And Erection Of Two Storey Rear Extension To Dwelling plus erection of detached garage	Refused 10 th August 1998
981754	Proposed Demolition Of Existing Rear Extension And Erection Of Two Storey Rear Extension To Dwelling	Refused 10 th August 1998
991296	Proposed Erection Of New Replacement Garage	Approved 7 th May 1999
030555	Proposed single storey rear extension to dwelling.	Approved 13 th January 2004
031878	Proposed single storey rear extension to listed building and erection of internal partitions. Partial demolition of existing rear extension.	Approved 3 rd March 2004
221548	Householder application for the proposed erection of an outbuilding to form a detached	Refused 5 th August 2022

	garage / home office, following demolition of the existing garage.	
221549	Application for Listed Building consent for the proposed erection of an outbuilding to form a detached garage / home office, following demolition of the existing garage.	Approved 19 th July 2022

CONSULTATION RESPONSES

WBC Conservation	No objection subject to condition(s)
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REPRESENTATIONS

No representations received

APPRAISAL

Site Description: This application is located in the town centre of Wokingham. It comprises of a terrace formed from a late 15th century hall house – all listed separately as Grade II*

The proposal complies in terms of:

Impact on heritage asset:



Description of Development: This application seeks permission for the proposed replacement windows on the rear elevation, insertion of wood burner and associated flue liner, installation of insulation to roof and reconfiguration of modern extension along with changes to fenestration.

Impact on Building as a Grade II Listed Building: The Council's Heritage Officer has reviewed the proposal and issued the following response.

The application proposes of a number of proposed alterations to no. 37 Rose Street, a terraced house formed from a 15th century hall house located within the heart of the Wokingham Town Centre Conservation Area. Along with its attached neighbours, the entire row is listed as Grade II* reflecting the interest of the building. The building was divided, altered and extended in 1958, and subsequently altered in 1977.

As the proposal seeks a number of remedial proposals, they have been summarised below.

- Installation of breathable insulation between the roof rafters on the first floor.

The proposed replacement, comprising sisal wool insulation, breathable plasterboard and a lime plaster finish is considered acceptable in principle, subject to detailed execution. As the new build-up would be deeper than the existing lining, it is essential that a sufficient profile of the historic rafters remains exposed and that a flush finish is avoided. Given the irregular dimensions of the rafters, insulation depths will need to vary to accommodate this and ensure a consistent visual outcome.

However, concern is raised regarding the use of plasterboard within a historic timber-framed building, as the inherent movement of the structure may lead to shrinkage and cracking, even where finished with lime plaster. Consideration is

therefore advised to the use of wood fibre insulation boards with a lime finish, which may offer simpler installation, potentially improved thermal performance, and greater compatibility with the historic fabric.

Final material selection and methodology should be informed by the appointed conservation specialist to ensure the approach is appropriate to the building's construction and long-term performance.

- Removal of an internal nib wall within the modern extensions.

While the nib wall does assist in illustrating the evolution of the two 20th-century phases, it is of modern construction and does not contribute to the significance of the listed building. As such, its removal raises no heritage objection.

However, the wall may be load-bearing, and the applicant is advised to confirm whether structural intervention (such as the insertion of a steel beam) is required to support the structure above. Should such intervention be necessary, full structural details should be submitted as part of the application. Subject to this clarification, there is no heritage concern with the proposed alteration.

With regard to the creation of a WC cloakroom within the rear part of the 1977 addition, this principle was previously accepted under application LB/2003/8904, albeit as part of a different scheme that included an additional single-storey outshot. Notwithstanding those differences, the acceptance of a WC in this location establishes the principle, and no heritage objection is raised to the current proposal.

- Installation of a wood burning stove and associated flue liner.

The installation of a wood-burning stove with associated flue liner, screening and ancillary works, in principle, does not harm the special architectural or historic interest of the listed building. From a historic conservation perspective, no objection is raised to the proposal.

- Replacement of 14no. windows to the rear elevation and to the 1950s and 70s extensions along with an associated change from door to window.

The building retains a mix of fenestration reflecting its post-war evolution. The front elevation contains leaded lights, some of which date from the 1950s restoration works, while the rear elevation and later extensions incorporate mild-steel casement windows of two closely related types. The majority of these windows date from 1958, with three serving the 1977 single-storey addition. Their near-identical design indicates mass-produced components of moderate quality, with only minor detailing differences. Although these windows are of limited intrinsic architectural interest, their survival does contribute to the significance of the listed building through the physical evidence they provide of 20th-century alteration and change. The irregular proportions of the rear fenestration to the historic core may suggest that these windows did not directly replace earlier openings, although the condition of the building during the mid-20th century remains unclear.

Notwithstanding this evidential value, the windows serving the historic core would not be regarded as an appropriate solution by current conservation standards. Given their age, modest quality and non-historic material, no objection is raised to their removal.

“Further to original proposal as to replace the extant rear fenestration with aluminium framed windows, the application has been amended to take on board advice that the new windows should be of timber construction, as to better reflect the original materiality and seek to reproduce more historically accurate design detailing – this is welcomed, and such alteration would have greater sympathetic for the architectural and historic interest of the listed building”

Having regard to the above assessment, it is considered that the proposals would result in no harm to the significance of the designated heritage asset at 37 Rose Street, nor to the Wokingham Town Centre Conservation Area, in accordance with Section 16 of the NPPF. The works would preserve the special architectural and historic interest of the listed building, consistent with the duties set out in Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would preserve the character and appearance of the Conservation Area, in accordance with Section 72 of the Act. Accordingly, no objection is raised to the application on heritage grounds.

Ecology: The Council’s Ecology Officer has reviewed the Heritage Design and Access Statement, submitted drawings, plans and elevations and the local planning history and protected species records.

“No protected species survey has been submitted to confirm or rule out the presence of bats or nesting birds. Records held by the Thames Valley Environmental Records Centre identify Rose Street as a hotspot for Swifts, a priority species, and comparable properties within the terrace are recognised as providing suitable roosting habitat for bats. It is also noted that No. 37 Rose Street has previously been identified as having bat roost potential”.

Paragraph 187(d) of the NPPF (2024) *requires planning decisions to contribute to and enhance the natural environment by minimising impacts on biodiversity and incorporating features which support priority or threatened species, including swifts and bats.* In addition, Policy TB23 of the Managing Development Delivery DPD *requires development to secure appropriate avoidance, mitigation, compensation and enhancement measures where biodiversity interests may be affected.*

In the absence of survey evidence, the Ecology Officer has recommended applying the precautionary principle, it is considered reasonable and proportionate to secure precautionary mitigation and enhancement measures by planning condition. This approach would ensure compliance with national and local policy, avoid potential offences under wildlife legislation, and deliver biodiversity enhancement in line with the development plan.

Subject to the imposition of an appropriately worded condition, no objection is raised on ecological or biodiversity grounds.

Conclusion: In summary, whilst the proposed remedial changes to No.37 Rose Street raised concerns regarding the fenestration changes, the application has been amended to take on board advice that the new windows should be of timber construction to relate better to the original dwelling.

Whilst the site is located within an area suitable for bat roosting, a precautionary condition will be applied to mitigate these concerns.

The proposal would therefore comply with Section 16 of the National Planning Policy

Framework, Policy CP3 of the Core Strategy, policy TB24 of the Managing Development Delivery Local Plan and the National Design Guide. Therefore, the proposal is recommended for approval.

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:	Yes
Recommendation:	Approve
Date:	7 April 2026
Earliest date for decision:	19 March 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	20.05.2026