

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252507
Address:	68-70 Peach Street, Wokingham, RG40 1XH.		
Proposal:	Full planning application for the insertion of 6 no. windows		
Heritage Asset:	Wokingham Town Centre Conservation Area – contains numerous listed buildings, with the following being closest to the site in question: • The Overhangs (Nos.53-59) Peach Street – Grade II listed buildings. • 33, 25/35A,37,39 Rose Street – Grade II* listed buildings. • 27/29, 31/31A Rose Street – Grade II listed buildings. Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes.		

Summary Of Recommendations

From a heritage stance there is **no objection** raised.

Comments On Proposal

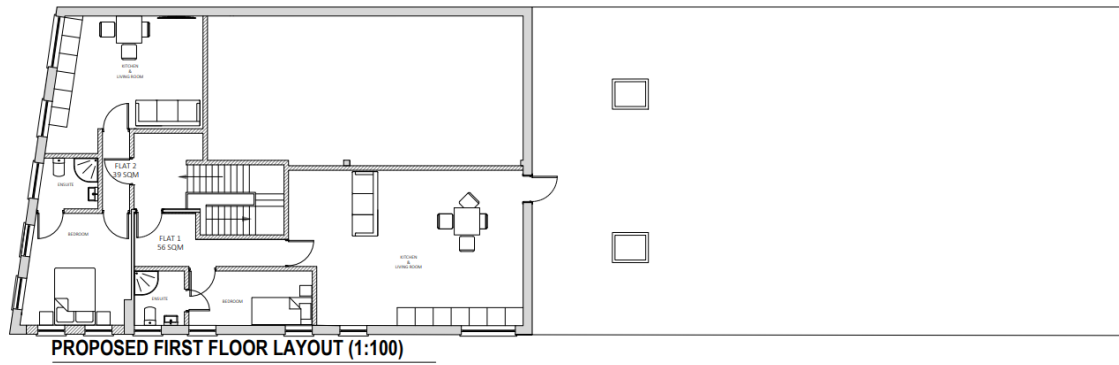
This application follows one made earlier in the year by the applicant seeking prior approval for a change of use of the commercial premises on the first floor to 2 no. dwellings (ref. 250980).

This late 20th century flat-roofed two-storey building sits to the rear of and is physically connected to the rear flat roofed single storey part of nos. 68-70 Peach, a property that forms part of a late 1960s era flat roofed two-storey arcade of retail units (Nos 54-72 Peach Street) with first-floor element above.

The proposed external changes are considered to have a neutral impact on the conservation area, and as such from a heritage stance there is no objection.

Date:	19/11/25	Signed:	Keith Frost Built Heritage Officer
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Note: As reported for 250980 response - Elevations (existing & proposed) depict 2no. roof/sky lights on the flat roof of the retail unit that are do not exist.



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Public: Information that can be seen and used by everyone inside and outside the Council.