

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260888
Site Address:	East Court, Jubilee Road, Wokingham, RG40 3SD
Expiry Date:	8 July 2026
Advert Publication Date:	14 May 2026
Site Notice Date:	14 May 2026
Site Visit Date:	15 June 2026
Proposal: Application for Listed Building consent for the proposed altering of an existing window head to have a segmental curve.	

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
251490	Application for Listed Building consent for the proposed removal of the roof structure of an existing detached outbuilding and replacement with a new roof structure.	Approve August 2025
250650	Application for Listed Building consent for the proposed demolition of chicken coop and chain-link enclosure forming chicken run plus replacement of powder coated aluminium store/outbuilding doors with painted timber doors.	Approve 25 April 2025
243139	Application for Listed Building consent for the proposed change of roofing material from clay tile to slate tiling to a section of the rear north-west facing roof slope.	Approve 28 February 2025
242452	Application for Listed Building consent for the proposed change to a first-floor window, plus internal alterations.	Approve 21 November 2024
242350	Application for Listed Building consent for the proposed structural repairs and re-roofing.	Approve December 2024

240203	Application for Listed Building consent for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.	Approve 25 March 2024
233044	Application for Listed Building consent for the proposed maintenance, re-roofing works and structural investigation.	Approve 08 February 2024
183450	Listed Building application for the proposed changes to fenestration to main dwelling house. Raising of the garage roof to create habitable accommodation, changes to fenestration and erection of covered area for storage to side of garage.	Approve 11 March 2019
160244	Listed building consent for single storey side extension and pitched clay tile roof over service wing with conservation roof lights plus changes to fenestration and internal alterations.	Approve 27 April 2016

CONSULTATION RESPONSES

WBC Conservation	No objection raised.
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REPRESENTATIONS

N/A

APPRAISAL

Site Description: East Court is a residential dwelling in the village of Finchampstead. The property is a grade II listed building.

Proposal: To alter an existing window to the first floor of the north west elevation. The proposed window will measure approximately 1m in width, 1.5m in depth and be approximately 0.2m wider and longer than existing. It will have a segmental curve head.

Heritage Officer Assessment

The application proposes the alteration to a first-floor window at East Court, a Grade II listed building. The proposed changes are further to a previously approved alteration, under application 240203. The currently proposed alteration is for the window to have a segmental arched head as opposed to a flat arch. This is a relatively minor design alteration and given the numerous changes and phasing to East Court, not inappropriate. Given the window is new and the fabric surrounding already approved to be altered, the current proposed would not seek impact upon significance of the building further than already approved.

As such, no objection is raised to the application, and the proposed alterations are considered acceptable in heritage terms and would not seek to cause harm to the significance of the designated heritage asset of the listed building. The special architectural and historic interest of the listed building would be preserved and thus the application accords with local and national policy. If minded to approve, no

specific material conditions are suggested, as the application has provided sufficient information in this regard.

Conclusion: In summary, the proposed alterations to an existing window to the first floor of the north west elevation would conserve the historical character and integrity of the listed building and its setting. 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 proposal complies in terms of:

Impact on heritage asset:



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: Not Required

Recommendation: Approve

Date: 30 June 2026

Earliest date for decision: 12 June 2026

**Recommendation agreed by:
(Authorised Officer)**



Date: 30/06/26