

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260015
Site Address:	Hinton Lodge, Waltham Road, Hurst, Wokingham, RG10 0LT
Expiry Date:	17 March 2026
Advert Publication Date:	20 January 2026
Site Notice Date:	22 January 2026
Site Visit Date:	22 January 2026
Proposal: Listed Building Consent for the proposed erection of a single storey side rear extension.	

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
122035	Application for listed building consent for the linking of 2 rooms to provide an open plan kitchen/family room, the lowering of 3 window cills down to floor level and the introduction of timber framed patio doors to match existing adjoining doors. Propose d addition of 2 timber framed sash windows at ground floor level and two at first floor level in the rear elevation.	Approved 21 st June 2012
121716	Application for submission of details to comply with the following condition of planning consent LB/2012/0886: 5. Submission of further details of the proposed fireplace to be installed in former kitchen.	Approved 31 st December 2012
153234	Householder application for the proposed two storey side and rear extension to dwelling, plus single storey front extension, part conversion of loft space and two dormer extensions to created	Approved 13 th April 2016

	habitable accommodation. Proposed extension and conversion to existing outbuilding.	
153235	Listing building application for the proposed two storey side and rear extension to dwelling, plus single storey front extension, part conversion of loft space and two dormer extensions to created habitable accommodation. Proposed extension and conversion to existing outbuilding.	Approved 13 th April 2016
182858	Application for submission of details to comply with the following conditions of planning consent 153235, conditions 4,5,7,8,9 and 10	Replied 18 th January 2019
182859	Application for submission of details to comply with the following conditions of planning consent 153234. Conditions 3-4-5-6-7-8-9-10 and 11.	Replied 18 th January 2019
191634	Application for submission of details to comply with the following condition of planning consent (153235)(13/04/2016). Conditions - 7 - Joinery details 8 - Replacement windows 9 - External materials	Approved 1 st August 2019
191635	Application for submission of details to comply with the following condition of planning consent 153234 [13/04/2016]. Condition: 8 - Joinery details 9 - Further details of new or replacement windows and doors 10 - Roof lights	Refused 1 st August 2019
192630	Application for submission of details to comply with the following condition of planning consent 153234 dated 13th April 2016. Condition 7 relates to provision and approval of handmade clay tiles. Condition 9 relates to details of new and replacement windows. Condition 10 relates to details of rooflights.	Approved 11 th November 2019
201073	Application for non-material amendment to planning consent 153235 (13/04/2016) to allow changes to fenestration, addition of bi-fold doors and raising of patio terrace outside kitchen.	Approved 18 th June 2020

CONSULTATION RESPONSES

WBC Built Heritage-	No Objection
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REPRESENTATIONS

No comments received

APPRAISAL

Site Description: This application site relates to a detached two-storey dwelling in the remote area of Hurst, Wokingham.
The site is situated on the Waltham Road to the east of Hinton House and surrounded by two dwellings of similar design and character.

The proposal complies in terms of:**Impact on heritage asset:**

Description of Development: This application seeks permission for a single storey side/rear extension to facilitate an orangery.

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 a traditional conservatory on the south-east flank of Hinton Lodge, a Grade II listed 18th-century building. Although there is some uncertainty over the age of this flank—historic mapping suggests a 19th-century origin while the listing refers to 20th-century work—it nonetheless makes a positive contribution to the building's architectural and historic interest.

The conservatory was considered acceptable in principle during pre-application discussions in 2015, although circumstances have since changed due to the completion of a north-east extension. The south-east flank is secondary to the main elevation, and the proposal would involve limited loss of fabric, largely confined to later-date elements. While there would be some alteration to the building's plan form, the conservatory would read clearly as a contemporary addition and would not result in an undesirable or sprawling layout.

Overall, the proposal is of a high architectural quality, uses appropriate materials, and is considered to preserve the special interest of the listed building and its setting. No objections are raised, and no additional conditions are considered necessary.

Conclusion: In summary, the proposed single storey side/rear extension would cause no adverse harm to the historical character 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 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:	11 March 2026

Earliest date for decision:	19 February 2026
Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	09.04.2026