

Date: 12 March 2026
Application: 260104



WOKINGHAM
BOROUGH COUNCIL

Mr Simon Mack
Simon Mack Architecture
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Development Management &
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Dear Mr Simon Mack,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION [251049]**

Application Number: 260104

Applicant Name: Miss Johanna V. James

Site Address: River Cottage, Church Street, Wargrave, Wokingham, RG10 8EP

Proposal: Application for submission of details to comply with the following condition of planning consent 251049 dated 1/5/2025. Condition 3 (Walling and Roofing Scheduling/Methodology), 5 (Natural Roof Slate), 7 (Joinery Details – Windows) and 8 (Extraction Vents, Gas Flues, External Pipework, or Ducting).

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 3, 5 and 8. These conditions are discharged in accordance with the approved details.
- Additional details are required in relation to condition 7 Joinery Details (Windows). This condition is not discharged.

Yours sincerely,
Development Management & Compliance

Authorised by:

A handwritten signature in purple ink, appearing to be 'AJE'.

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 3: Further Details	Cover letter "River Cottage Planning Conditions" dated 9 th January 2026 and signed by Simon Mack Plan 140 PC 02 revision 01 - WIP	16 January 2026	The condition is discharged in accordance with the approved details.
Condition No. 5: Natural Roof Slate.	Cover letter "River Cottage Planning Conditions" dated 9 th January 2026 and signed by Simon Mack	16 January 2026	The condition is discharged in accordance with the approved details.
Condition No. 7: Joinery Details (Windows)	Window Details - 140 PC 01 revision 01 - WIP	16 January 2026	The condition is not discharged. The Council's Built Heritage Officer has reviewed the submitted details and commented: <i>"It would appear from the submitted joinery details, that the dimensions and fenestration of the new rear first floor windows differ from that shown on the approved elevation plans that show a slightly elongated casement window form. The submitted joinery details have equal sized two over two glazing form rather than the elongated glazing of the two over three form shown on the proposed elevations, that match the fenestration pattern of the rear sash windows."</i> <i>Given the wording of the joinery condition there had</i>

Condition	Plan Number/Report Details	Date Received	Comments
			been an expectation for traditional integral glazing bars however it is note the glazing bars shown on the drawings are applied ones. Furthermore, with respect to the window glazing itself it is not clear what is intended as it appears to be comprised of two sheets of glass with a thin layer of material or void between. As such, it would seem the glazing Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof- light(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include: • 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-discharged in accordance with the approved details. • To avoid any ambiguity as to which the new windows are, form needs to be clarified as well as the colour finish of the frames.”
Condition No. 8: Extraction Vents, Gas Flues, External Pipework or Ducting	Cover letter “River Cottage Planning Conditions” dated 9 th January 2026 and signed by Simon Mack	16 January 2026	The condition is discharged in accordance with the approved details.