



**WOKINGHAM**  
**BOROUGH COUNCIL**

## **TOWN AND COUNTRY PLANNING ACTS**

### **PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990**

Toby Goodger  
Goodger Design  
Associates  
75a St Leonards Road  
Windsor  
SL4 3BZ

### **NOTIFICATION OF APPROVAL OF CONSENT**

**Application Number:** 213903  
**Applicant Name:** Mrs Katy Dagnall  
**Site Address:** Land at the Junction of Jubilee Road and Rectory Hill., Finchampstead, Wokingham, RG40 3SJ  
**Proposal:** Application for Listed Building Consent for the proposed dismantling of war memorial and relocation and reinstallation on new site.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

#### **Conditions and Reasons**

1. Timescale - The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

*Reason: In pursuance of s.18 of the Town and Country Planning (Listed Building & Conservation Areas) Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. Prior to the commencement of development a Method Statement, including scaled drawings where necessary, and a timetable for the works, shall be submitted to and agreed in writing with the Local Planning Authority. The Method Statement shall include details of how the War Memorial is to be carefully dismantled, how and where it is to be stored temporarily, (if necessary), how it is to be transported to its storage area or its new location at Finchampstead Memorial Park, details of any proposed renovation, and how it is to be re-erected on site. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

*Reason: To protect the character and architectural interest of the*

*Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

3. No development to which this consent relates shall commence until an appropriate programme of historic building recording and analysis of the war memorial in-situ and prior to any physical work to remove has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

*Reason: To ensure that an appropriate record is made of the historic*

*building fabric that may be affected by the development in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

4. No work to remove the memorial shall commence unless and until a copy of a contract is submitted to the Local Planning Authority and approved in writing which makes provision for the memorial to be re-erected at the Memorial Park.

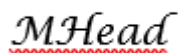
*Reason: To ensure the listed structure and its setting is not harmed*

*prior to a suitable alternative location being secured and is in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.*

### **Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

The image shows a stylized signature of 'MHead' in a red, cursive font. Below the signature is a red, wavy line that serves as a decorative underline.

Marcia Head  
Service Manager - Place & Growth  
Date: 10 February 2022

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW**



## WOKINGHAM BOROUGH COUNCIL

### TOWN AND COUNTRY PLANNING ACTS PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

**Other statutory legislation:** This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

**The Town & Country Planning (Development Management Procedure) Order:** This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

**Officer Report:** An officer report explaining the decision will be available to view online.

**Appeals to the Secretary of State:** If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planningportal.co.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

**Discharge of Conditions:** This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](http://www.planningportal.co.uk).

**Building Regulations:** Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

**Fire Regulations:** In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.