



Mr Peter Hadley
Robinson Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 24th February 2026 **Appn. No.:** 26/00478
Type: Full
Proposal: **Conversion of public house and adjoining barn to form 1 no. dwelling, with alterations to fenestration, hardstanding and internal works.**
Location: Bridge House Public House Paley Street Maidenhead SL6 3JS
Parish/Ward: White Waltham Parish/Hurley And Walthams

The Council of the Royal Borough of Windsor and Maidenhead GRANTS PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 Prior to the removal of any windows or doors, details of:
 - a. all new and replacement window and door furniture;
 - b. materials to be used in any new and replacement windows and doors;
 - c. elevation and cross-section plans at a scale of 1:10 for any new and replacement windows and doors; and
 - d. joinery details for any new and replacement windows and doors;shall be submitted to and approved in writing by the Local Planning Authority. The works shall subsequently be undertaken in accordance with the approved details.
Reason: In the interests of the visual amenities of the area and to preserve the special interest of the Listed Building. Relevant Policy - Borough Local Plan QP3 and HE1.
- 3 Prior to the removal of any existing roof coverings, details of any replacement roof coverings shall be submitted to and approved in writing by the Local Planning Authority. The works shall subsequently be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and to preserve the special interest of the Listed Building. Relevant Policy - Borough Local Plan QP3 and HE1.

- 4 Prior to its installation, details of the external wall cladding/boarding shall be submitted to and approved in writing by the Local Planning Authority. The works shall subsequently be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and to preserve the special interest of the Listed Building. Relevant Policy - Borough Local Plan QP3 and HE1.

- 5 The development hereby permitted shall not be occupied until the access, vehicle parking and turning spaces have been provided in accordance with details set out on Drawing No: 1541_P_006. Thereafter those spaces shall be retained for the parking and turning of vehicles only, for the lifetime of the development.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to ensure that vehicles may enter and leave the site in forward gear. Relevant Policy - Borough Local Plan QP3 and IF2.

- 6 No part of the development shall be occupied until a plan showing how covered and secure bicycle storage facilities can be provided on site has first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the storage of bicycles in association with the development at all times.

Reason: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to driving private vehicles. Relevant Policy - Borough Local Plan QP3 and IF2.

- 7 No part of the development shall be occupied until an area for the storage of refuse and recycling facilities has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.

Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policy - Borough Local Plan IF2 and QP3.

- 8 Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include but not limited to 1no. integral bat and bird box, and 13cm x 13cm hedgehog highways in any boundary treatment, shall be submitted to and approved in writing by the Local Planning Authority. Details are to include:

- A site plan showing the location of all enhancements
- Where relevant, elevation plans showing the locations of integrated enhancements to ensure correct placement in relation to windows, doors, balconies, light sources etc.
- Specifications for the type of boxes to be used.

The biodiversity enhancements shall thereafter be installed as approved prior to first use of the development.

Reason: To incorporate biodiversity in and around developments in accordance with the NPPF and Local Policy NR2.

- 9 Prior to the installation of any external lighting, a report detailing the external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The report shall include details of the following:

- a) A layout plan with beam orientation;
- b) A schedule of equipment;
- c) Measures to avoid glare;

d) An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of ecological importance for commuting and foraging bats and location of bird and bat boxes;

e) Hours of operation of any external lighting.

The approved external lighting scheme shall thereafter be implemented as approved and maintained as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation. Relevant Policy - Borough Local Plan NR2 and EP3.

- 10 The development is to be carried out in accordance with the precautionary methods detailed in the 'Recommendations' section of the submitted Preliminary Ecological Appraisal and Roost Assessment (Arbtech, April 2025) in relation to reptiles, amphibians, badgers, and hedgehogs.
Reason: To ensure that wildlife is not adversely affected by the proposals. Relevant Policy - Borough Local Plan NR2.

- 11 No works hereby permitted that could affect the bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy of the licence (or a confirmation email from Natural England that the site has been registered under a bat mitigation class licence) has been submitted to the council. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works. Emergence surveys from the most recent survey season may be required.
Reason: The building supports a bat roost and contains features suitable for use by roosting bats which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that it has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended).

- 12 Prior to the commencement of the development hereby permitted, a biodiversity gain plan shall be submitted to and approved in writing by the Local Planning Authority.

The biodiversity gain plan must include:

- a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) The pre-development biodiversity value of the onsite habitat;
- c) The post-development biodiversity value of the onsite habitat;
- d) Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) Any biodiversity credits purchased for the development; and
- f) Any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, para. 193 of the NPPF, Borough Local Plan Policy NR2 and the Sustainability SPD.

- 13 The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the NPPF and the accompanying PPG. The development shall be carried out in accordance with approved details.
Reason: To ensure the development does not increase flood risk on or off site. Relevant Policy - Borough Local Plan NR1.

- 14 No development above slab level shall commence until an updated Energy Statement has been submitted to and approved in writing by the Local Planning Authority. The updated Energy Statement shall include the following to be included in the design and construction process:

- On site waste management plan.
- Construction strategy that includes:

- How the waste hierarchy has been implemented
- Prioritisation of low carbon and locally sourced materials
- Recycled content of materials (25% minimum, 50% target)
- Consideration and reduction of embodied carbon, where possible.

The development shall be carried out in accordance with the approved details.

Reason: In accordance with the RBWM Sustainability Supplementary Planning Document and Policies SP2 and EP1 of the Borough Local Plan.

- 15 Within one month of the substantial completion of the development, the existing modern sheds, fencing and gas tank shown to be removed on the approved plans shall be demolished/removed in their entirety and all materials resulting from such demolition works shall be removed from the site.

Reason: To prevent the undesirable consolidation of development on the site. Relevant Policy - Borough Local Plan QP3 and HE1.

- 16 The development hereby permitted shall be carried out in accordance with the approved plans listed below.

Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Approved Plan Reference Number(s):

1541-P-007, version no.: , received on 23 February 2026

1541-P-005, version no.: A, received on 23 February 2026

1541-P-004, version no.: , received on 23 February 2026

1541-P-006, version no.: , received on 23 February 2026

PLANNING DESIGN AND ACCESS STATEMENT, version no.: , received on 23 February 2026

HERITAGE IMPACT ASSESSMENT, version no.: , received on 23 February 2026

BAT EMERGENCE SURVEY, version no.: , received on 23 February 2026

BIODIVERSITY NET GAIN ASSESSMENT, version no.: , received on 23 February 2026

PRELIMINARY ECOLOGICAL APPRAISAL AND BAT ROOST ASSESSMENT, version no.: , received on 23 February 2026

FLOOD RISK ASSESSMENT, version no.: , received on 23 February 2026

BRIDGE HOUSE MAIDENHEAD PUB VIABILITY REPORT SAVILLS, version no.: , received on 23 February 2026

FLEURETS MARKETING REPORT, version no.: , received on 23 February 2026

LETTER OF COMFORT STRUCTURAL, version no.: , received on 23 February 2026

OPEN MARKETING PARTICULARS, version no.: , received on 23 February 2026

SAVILLS PUB VIABILITY REPORT, version no.: , received on 23 February 2026

STRUTT AND PARKER VALUATION, version no.: , received on 23 February 2026

SUSTAINABILITY ENERGY STATEMENT, version no.: , received on 23 February 2026

VALUATION - KNIGHT FRANK, version no.: , received on 23 February 2026

VALUATION REPORT - CLARKE GAMMON, version no.: , received on 23 February 2026

BNG STATUTORY METRIC, version no.: , received on 23 February 2026

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. For further details please see the Officer's report and the Council's decision by following this link [Find a planning application | Royal Borough of Windsor and Maidenhead](#) and

entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.

2. All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The buildings onsite may be used by nesting birds and any clearance should take place outside the bird nesting season (March - August inclusive) or areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest. If there is any doubt whether or not birds are nesting in the buildings, expert ecological advice should be sought and or clearance work should not be undertaken until after the end of the nesting season.

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01628 796915.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

Appeals to the secretary of State

If you are aggrieved by the Council's decision to refuse permission for your proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

The appeal forms can be obtained from the Planning Inspectorate website at <https://www.gov.uk/appeal-planning-inspectorate> or by calling 0303 444 5000. The information regarding appeal timescales and appeal procedures can be found at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide/procedural-guide-planning-appeals-england#introduction>. Please note, it is important to read paragraph 1.3 regarding date of application submission.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 30th July 2026

Adrien Waite

Adrien Waite
Assistant Director of Planning

