

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243249
Site Address:	4 Farley Court, Church Road, Farley Hill, Wokingham, RG7 1TT
Expiry Date:	27 March 2025
Advert Publication Date:	30 January 2025
Site Notice Date:	31 January 2025
Site Visit Date:	31 January 2025
Proposal: Application for Listed Building consent for the proposed replacement of 5 no. sash windows on the front elevation at first floor level.	

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- No relevant planning history

CONSULTATION RESPONSES

WBC Conservation	No objection
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REPRESENTATIONS

Swallowfield Parish Council: No comment

APPRAISAL

Site Description: No 4 Farley Court is one of 8 apartments which make up the Grade II listed building of Farley Court. Originally built as a single dwelling around the mid-18th century, the property was converted into residential apartments around 1959.

Impact on heritage asset:	x
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Assessment: No. 4 Farley Court is an apartment formed on the first- floor of the former country house, with a front entrance at ground-floor level on the front elevation of the former country house, with aspect and has windows to it on both the front and rear aspects of t series of windows to it on both the front and rear elevations of the country house windows and having windows to both front and rear elevations of the

building.

The application is for the replacement of the vertical sliding sash casements units of the five first-floor front elevation windows to the apartment.

The five sliding sash windows in question, appear to cover two different periods of the development of Farley Court, The first four of the apartment's front elevation sash windows (Nos,1 to 4) have horn details to their top sash casement units that would make these 20th century in date and probably relate to the Edwardian alteration, or even in conjunction with the 1950s conversion. Whilst the window labelled No.5, does not have the horn details on it and as such given it being on an older part of the building is therefore thought to be earlier in date.

With 4 Farley Court being spread across two different eras of the former country house, with resulting differences exhibited in their architectural form and detailing there is the need for the replacement sashes to replicate the existing in their form and details in order to ensure the different window forms are maintained stylistically but also to maintain the visual difference between the 20th century windows and those older ones on the older portion of the building. In order to ensure the replacement casement units, across the two architectural phases of the building would be architectural and visual correct it was requested that the proposed drawings be altered to reflect this requirement.

With the now submitted drawings appropriately amended to account for the two forms of the sash casements and given the previously provided information there is now from a heritage perspective no objection to the replacement of the window sash casements.

Impact upon Heritage: Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraphs 194-198 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

Overall, the proposed changes would not result in harm to the significance of the listed building. Therefore, the proposal would not conflict with TB24 of the Managing Development Delivery (MDD) Local Plan or the NPPF.

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:	23 March 2026
Earliest date for decision:	20 February 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24 March 2026