



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Randalls House

Address Line 1

Colemans Moor Road

Address Line 2

Address Line 3

Wokingham

Town/city

Woodley

Postcode

RG5 4TD

Description of site location must be completed if postcode is not known:

Easting (x)

477926

Northing (y)

173010

Description

Postal address is Randalls House, Sandford, Reading, RG5 4TD. It is down the no-through-road off Sandford Lane, opposite Sandford Mill. This no-through-road is the part of Colemans Moor Road isolated when the Bader Way was built in the early 1980s.

Applicant Details

Name/Company

Title

Mr

First name

Keith

Surname

Attfield

Company Name

Address

Address line 1

Randalls House

Address line 2

Sandford

Address line 3

Town/City

Reading

County

Country

GB

Postcode

RG5 4TD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposal is to fix 7.5 metres of optical fibre cable, with a diameter of 6.0mm, to the front elevation of Randalls House to replace the existing telephone line. This cable will terminate in a new junction box fitted within the porch. From this junction box 2.0m of flexible cable, of the same size and appearance as the optical cable, will run to a new 8.0mm hole at the vertex of the porch into a bedroom, where a terminal box will be fitted to replace the existing Openreach master socket. A total of two 8mm diameter holes will need to be drilled through brickwork, and about 8 cable clips will be screwed into a wooden corner column, and a further 12 will be fixed to the brick front using 3.0mm x 25mm screws into 5mm wall plugs.

Without the fibre cable it will be impossible to work from home, or stay in contact with family and friends once the UK's telephone service goes digital, which is planned for January 2027. See the detailed description in the attached document titled "Description of the fibre connection proposal" for further details.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

A document, titled Description of Fibre Connection Proposal is attached to this application, and this gives a more detailed description than the one below, it also includes photographs.

The alterations amount to two 8mm holes being drilled into brick walls of the house for a cable to pass through. Also, a small junction box will be mounted to the front elevation, and a terminal box, of a similar size, fitted on an inside wall. One hole is through a brick porch side wall that was added in the 1990s, and the other is within the porch, at its apex, and through a single brick wall. This is close to point of entry of the existing telephone cable.

The fibre cable will be fixed to the house with about 10 to 15 buckle cable clips fixed by small screws (3mm x 25mm) requiring 5mm diameter holes in brickwork for wall plugs. Also there are two small boxes (a junction box and a terminal box), one outside and one inside, also fixed to brick walls with similar screws and wall plugs. The cable will be concealed by running it on a black column, and along a ledge in the brickwork between the column and the porch. It will be painted white to match the brickwork, and the cable clips black where connected to the black corner column.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type: Other Other (please specify): Round cable of 6.0mm diameter Existing materials and finishes: Telephone cable, to be removed by Openreach on installation of optical cable Proposed materials and finishes: 7.5m of black optical fibre cable, and 2.0m of flexible cable, provided and installed by City Fibre. Both are black, round, and the same diameter of 6.0mm
Type: Other Other (please specify): Terminal and junction boxes Existing materials and finishes: There is no existing external junction box for the fixed landline. There is an Openreach master socket on the inside which will eventually be removed. Proposed materials and finishes: Both the external junction box, and the internal termination box are plastic. The external box, known as a CSP, is 150mm x 143mm x 33mm and the internal box, known as a ONT, is 100mm x 90mm x 30mm. See pictures in the attached document titled Description of Fibre Connection Proposal.
Type: Other Other (please specify): Cable clips Existing materials and finishes: Modern plastic cable clips nailed to blackened wood beams and columns. These clips, together with the existing telephone cable and master socket, will be removed by Openreach on completion of the installation. Proposed materials and finishes: About 20 traditional thin galvanised metal buckle cable clips to make a neater finish. There is a picture on one in the attached document - Description of Fibre Connection Proposal.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

A document with the title of Description of the Fibre Connection Proposal is attached, it gives a details description and contains marked-up photographs.
--

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

My two neighbours already have fibre installed without the need for Listed Building Consent. They support our plans.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Built Heritage Officer, Wokingham Borough Council

Date (must be pre-application submission)

24/03/2026

Details of the pre-application advice received

In Mr Frost's email of 23/04/2026 he advised the following:

"With your property holding grade II listed building status, the provision of an external terminal box, and with the routing of cabling on the outside of the property routing through having consulted guidance will be something requiring the need for listed building consent."

Please note that I have referred to the external box as a "junction" box in this application, not a "terminal " box. This is because optical fibre cable enters the box, and flexible copper cable exits the box. I have referred to the internal box that the router plugs into as a terminal box.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

E.g. All the land is owned by a single individual

- ☐ Yes
- ☒ No

Is the land owned by multiple individuals where the details of all individuals are known by the Applicant?

E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner:

***** REDACTED *****

House name:

Randalls House

Number:**Suffix:****Address line 1:**

Colemans Moor Road

Address Line 2:

Sandford

Town/City:

Reading

Postcode:

RG5 4TD

Date notice served (DD/MM/YYYY):

01/03/2026

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made**Declaration**

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Keith Attfield

Date

08/08/2026