

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252673
Site Address:	Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ
Expiry Date:	23 January 2026
Advert Publication Date:	27 November 2025
Site Notice Date:	5 January 2026
Site Visit Date:	5 January 2026
Proposal: Application for Listed Building consent for the proposed demolition of curtilage listed wall with erection of a new brick boundary wall with open railings above, a pedestrian gate and an electric vehicle gate, following the removal of the existing white picket fence.	

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

Application No.	Description	Decision & Date
14463	New dormer windows to extend room in roof space	Approve 20 th November 1980
12874	4 car open frame garage	Approve 10 th April 1980

CONSULTATION RESPONSES

WBC Conservation	The Heritage Officer raises no objection subject to conditions.
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REPRESENTATIONS

N/A

APPRAISAL

Site Description: The site is a Grade II listed building in Earley known as Sindlesham Farmhouse. The front boundary is a historic wall and white painted picket fence and has five-bar vehicular/pedestrian gates to the north-west of the site.

Proposal: Following demolition of existing wall and gates, the erection of a red brick front boundary wall with open metal railings above, brick pillars and electric gates.

The western aspect of the front boundary is directly forward of the house and will be approximately 14.5m in length and have a single gate for pedestrian access; it will measure approximately 2.3m in height and comprise a red brick wall measuring approximately 1.3m in height and black open spaced metal railings above measuring approximately 1m in height. To the east of the house there is a grass slope adjacent to the highway, the front boundary is set back slightly extends for a further 19m. The overall maximum height will be maintained and to take account of the change in ground levels, the wall will measure approximately 0.7m in height. The 3 no. brick pillars will measure approximately 1.6m in height and the pair of electric gates will measure approximately 4.3m in width and comprise black spaced metal rods.

Heritage Officer Assessment: *“The application proposes the alteration and extension of the brick boundary wall to Sindlesham Farm House, a Grade II listed 18th century building altered in the 19th and 20th centuries. The farmhouse, along with a (now lost) collection of barns forming a farmyard to the rear, once stood within its own land, in an isolated position. The urban sprawl of Earley sought to substantial erode the rural setting, leaving the farmhouse amongst the suburban dwellings of the 1980s.*

The extant front boundary to the farmhouse is a mixture of historic walling, of which a white painted picket fence has been installed to the top, along with further picket fencing and a five-bar vehicular/pedestrian gates to the north-west. By virtue of the walling’s age, ancillary purpose and associative ownership, it meets the test of being curtilage listed, as such listed building consent is required for its alteration. Listed buildings do not benefit from permitted development rights in the same way most dwellinghouses do, and thus planning permission is required for any means of enclosure to the listed building.

The extant white painted picket fencing was installed between 2012 and 2022. No planning permission or listed building consent can be found or this alteration, it therefore, may be considered unlawful. Given the lack of permission and consent for these works, they cannot form a precedent for further works for a similar nature as the principle of this form of enclose has not been established. Whilst the farmhouse has an existing historic wall, this forms more of the purpose to delineate the front garden from the highway as opposed to being a type of livestock enclosure or indeed a security deterrent. Whilst the adjacent brick boundary wall to no. 152 Mill Lane is noted, this wall dates from the 1980s (as part of the construction of the dwellings), and does not form a precedent in terms of the impact upon the setting of the listed building.

If minded to approve, the following two conditions are advised as to be able to secure the appropriate details and materials:

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. If applicable, the lime mortar mix (to be a NHL3.5 in 3:1mix) and any bricks required to repair the extant walling;*
- 2. As to match the extant boundary wall, the material, size, texture, colour, profile, and source of the proposed bricks which are to be laid in an English Bond with a brick-on-edge coping;*
- 3. In combination with the above, the proposed pointing mortar, to be a lime-based mix with slightly recessed, tamped back profile joint.*

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all railings, gates, and related fixtures and fittings (including opening mechanisms), hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials, finishes and method of installation. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.”

Conclusion: In summary, the proposed demolition of existing wall and gates, the erection of a red brick front boundary wall with open metal railings above, brick pillars and electric gates would conserve the historical character and integrity of the listed building and its setting. The details requested by the Heritage Officer would be secured by Pre Commencement Conditions. The proposal would therefore comply with Section 16 of the National Planning Policy Framework, Policy CP3 of the Core Strategy, Policy TB24 of the Managing Development Delivery Local Plan and the National Design Guide. Therefore, the proposal is recommended for approval.

The proposal complies in terms of:

Impact on heritage asset:



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:	Yes
Recommendation:	Approve
Date:	21 January 2026
Earliest date for decision:	18 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	21/01/26