

Date: 6 February 2026
Application: 253038



WOKINGHAM
BOROUGH COUNCIL

Mr Rob Workman
Lime&Listed
Old Stone Cottage
Chapel Lane
Roke, Oxfordshire
OX10 6JE

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Rob Workman,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 232278**

Application Number: 253038

Applicant Name: Mrs Naomi Dwight

Site Address: The Old Cottage, Pearson Road, Sonning, Wokingham, RG4 6UH

Proposal: Application for submission of details to comply with the following condition of planning consent (232278) dated 9/1/2024. Condition 4 relating to structural repairs safeguarding special architectural or historic interest.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Following consultation with the WBC Built Heritage Officer, the LPA have concluded that condition 4 cannot be discharged at this time. The submitted details include elements that differ from, or go beyond, those approved under consent 232278. Further clarification is required, particularly regarding the western elevation.

Yours sincerely,
Development Management & Compliance

BJC

Authorised by:

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 4	- 246714-01-P3 - EAST WING - REMEDIAL STRUCTURAL WORKS TO NORTH WALL - SHEET 1 - 246714-02-P1 - REMEDIAL STRUCTURAL WORKS TO WEST GABLE - Covering Letter and Method Statement		12 December 2025	See the WBC Built Heritage Officer's response below.

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
--------------	------------------------	-----------------	----------------------

Application No.	253038	Site Visit Made:	No-however in light of details is needed.
------------------------	--------	-------------------------	---

Address:	The Old Cottage, Pearson Road, Sonning, RG4 6UH.
Proposal:	Application for submission of details to comply with the following condition of planning consent (232278) dated 9/1/2024. Condition 4 relating to structural repairs safeguarding special architectural or historic interest.
Relevant built heritage condition text.	4. Except for the opening up works previously specified, works are not to be undertaken to make structural repairs to historic timbers and masonry work to each of the building's elevations until a method statement outlining the nature and extent of the repairs to be undertaken for each individual elevation has been submitted to and approved in writing by the local planning authority. Structural works are then be undertaken in accordance with the details as approved

Summary Of Recommendations

Condition 4 should **not** be discharged. The submitted details include elements that differ from, or go beyond, those approved under consent 232278. Further clarification is required, particularly regarding the western elevation.

Comments

The submitted information raises several concerns, especially in relation to the western gable end. The scope of works described does not fully align with the approved details under Condition 4 of consent 232278. The method statement proposes removing the infill masonry (shaded green on drawing 246714-02-P1) and the modern boiler housing (shaded orange) to allow access for structural repairs. However, neither element forms part of the approved works shown on drawing WE.01 Rev. A.

The western gable contains bulbous painted cement-rendered panels externally, with exposed brick infill internally at first-floor and attic levels. Consent was given only for the removal of the non-breathable modern render and its replacement with a breathable finish following timber repairs and installation of external insulation. Although the original render made it difficult to determine the underlying material, the method statement suggests masonry infill at ground-floor level, likely consistent with the upper floors. If so, these panels should be retained.

It is noted with respect to condition 3 of consent 232278, relating to removal of

modern render and paint, was discharged in July 2024, and Street View images from September 2024 indicate significant progress. Condition 5, concerning external insulation, has not yet been discharged, though the current submission includes elements relating to this work. This raises concern given the exposed and potentially vulnerable condition of the timber framing and brickwork, particularly on the northern elevation.

The proposed removal of ground-floor masonry infill and the associated need to prop the gable also raises structural risks. The structural engineer's report identified the dropped first-floor ceiling beam, which has separated from the gable wall, but this was not included in the approved scope of works. Further intervention may require additional consent.

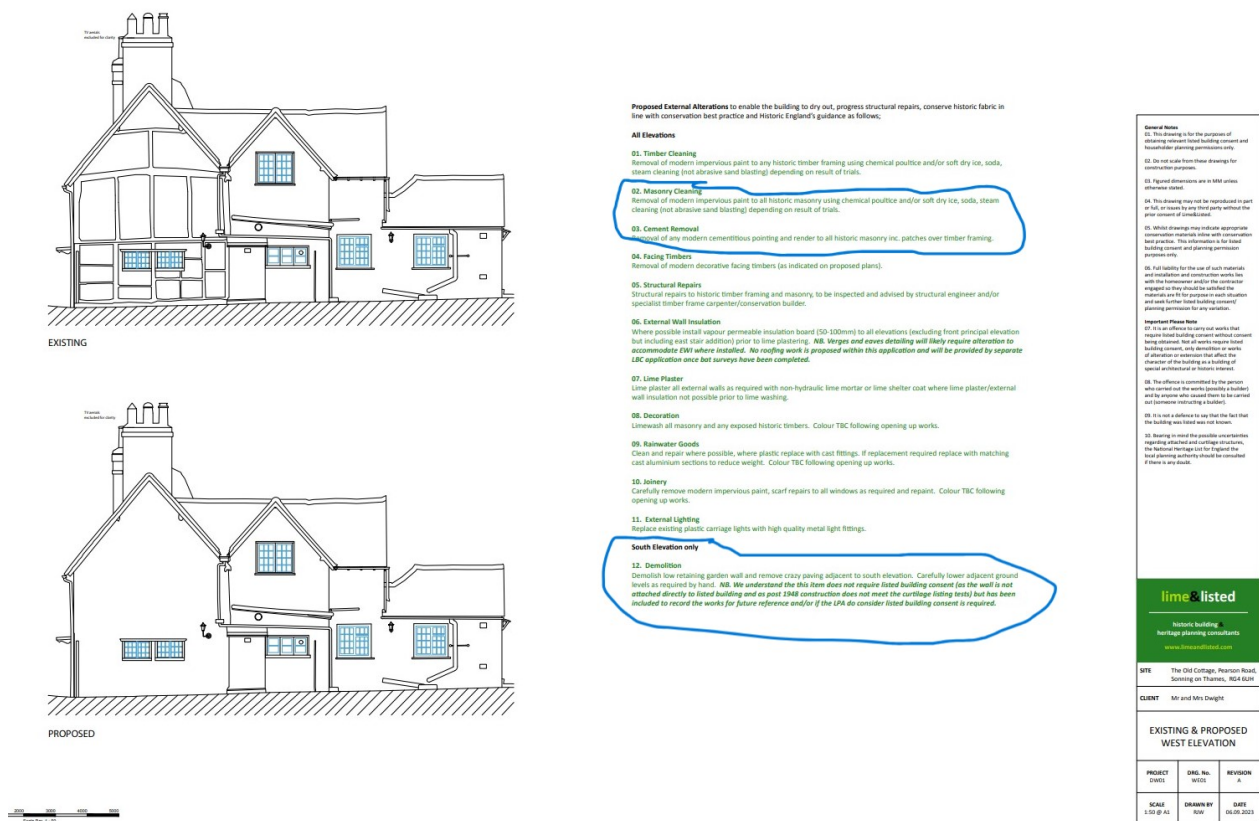
Regarding timber repairs, the proposal includes removing—rather than reinstating—the historic horizontal rail and vertical studwork below the end girt, replacing them with new studs aligned to those above. No justification is provided for altering the historic arrangement instead of replicating it.

The proposed demolition of the modern boiler extension also falls outside the approved works and cannot be considered under Condition 4. A separate listed building consent or a certificate of lawful works would be required.

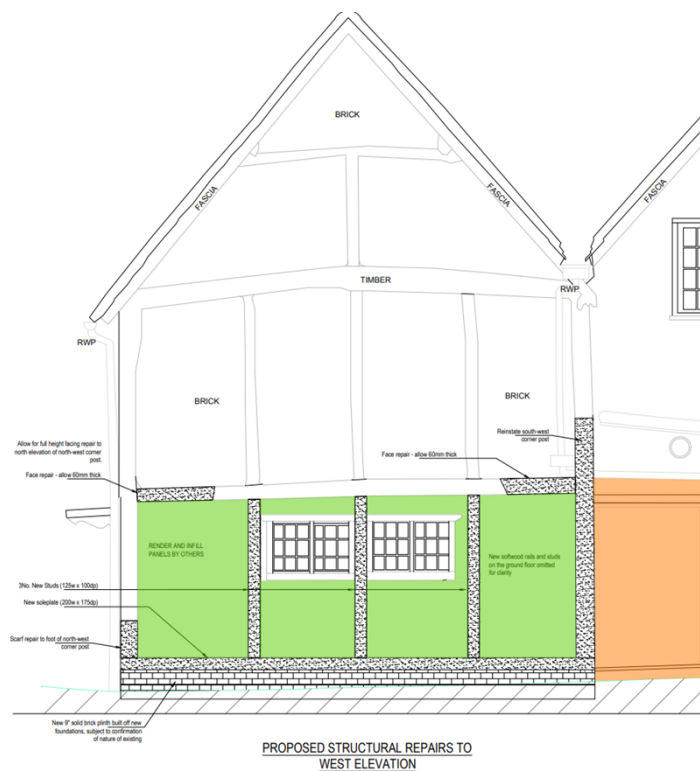
The proposed structural measures to address the outward lean of the front elevation reflect those previously approved and are acceptable in principle. However, the inclusion of new internal blockwork to support floor joists—shown on drawing 246714-01-P3—introduces additional changes not previously assessed.

Given these issues and without a site visit to confirm the condition of the building, it is not possible to support the proposed works or recommend discharging Condition 4 at this stage.

Date:	06/02/2026	Signed:	Keith Frost Built Heritage Officer
--------------	------------	----------------	---------------------------------------



Approved Existing & Proposed Elevation, drawing no. WE 01 Rev. A



Extract of drawing 246714-02-P1



Image from 2022 Sales particulars on The Move Market website showing the front ground room to eastern end – front to right



Western end gable, with far-right image being of the boiler extension.



Figure 28. General view of the west wall from the Dining Room.

First floor



Figure 37. General view of the west wall on the 1st floor.



Figure 43. View of the fracture in the 1st-floor ceiling beam

- ix. By looking in the south-west corner of the utility room it was apparent the lower section of the southern principal post has been removed from below the end-girt at some point in time (Fig. 36).



Figure 36. South-west corner of the Utility Room.

Images above taken from the Clive Huson Associates structural report (2022)



Above images from Google Street View