



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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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

Riseley Farm

Address Line 1

Part Lane

Address Line 2

Address Line 3

Wokingham

Town/city

Swallowfield

Postcode

RG7 1TB

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

Easting (x)

473235

Northing (y)

163832

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Close

Company Name

Address

Address line 1

Riseley Farm

Address line 2

Part Lane

Address line 3

Town/City

Swallowfield

County

Wokingham

Country

Postcode

RG7 1TB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Repair and renovation of the existing Grade II listed farmhouse, including internal alterations and external landscaping. No roof works.

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).

2198 E01 P1 Farmhouse Location Plan
2198 E02 P1 Farmhouse Site Plan
2198 E03 Existing Farmhouse Ground Floor Plan
2198 E04 Existing Farmhouse First Floor Plan
2198 E05 Existing Farmhouse Roof Plan
2198 E06 Existing Farmhouse Front and Side Elevations
2198 E07 Existing Farmhouse Rear and Side Elevations
2198 P02 Proposed Farmhouse Ground and First Floor Plans
2198 P03 Proposed Farmhouse Roof Plan
2198 P04 Proposed Farmhouse Front and Side Elevations
2198 P05 Proposed Farmhouse Rear and Side Elevations
2198 Farmhouse Method Statements
2198 Heritage Statement - Farmhouse works
2198 Farmhouse Design and Access Statement
Ecology Technical Note

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:

External walls

Existing materials and finishes:

Painted brick plinth Part timber frames with painted brick infill, part painted brick

Proposed materials and finishes:

Removal of impervious paint to lower plinth. Repair brick plinth with lime mortar

Type:

Chimney

Existing materials and finishes:

Brickwork

Proposed materials and finishes:

Repoint lime mortar to existing chimneys New flue liners to existing chimneys where new log burning stoves installed

Type:

External doors

Existing materials and finishes:

Painted timber panelled doors. White painted timber French doors

Proposed materials and finishes:

Repair and redecorate existing doors like for like. Repaint door to utility a new colour

Type:

Windows

Existing materials and finishes:

White painted timber

Proposed materials and finishes:

Existing windows repaired and redecorated like for like New secondary glazing throughout

Type:

Rainwater goods

Existing materials and finishes:

Cast Iron

Proposed materials and finishes:

Repair and redecorate existing cast iron rainwater goods like for like.

Type:

Internal doors

Existing materials and finishes:

Timber

Proposed materials and finishes:

Repair and redecorate like for like New frame ledged and braced timber door with traditional catches in existing opening to master ensuite

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

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Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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

252448

Date (must be pre-application submission)

09/10/2025

Details of the pre-application advice received

Overall, the proposal represents a scheme that could be sensitive to both built heritage on the site and the surrounding countryside. In principle, the proposed interior and exterior works appear reasonable and appropriate in the interests of retaining the form and appearance of the listed building. It is positive to see that in principle, it is proposed that external works are to be like-for-like and to repair elements such as windows/ doors as opposed opting to justify replacements. Alterations to the Grade II Listed building would amount to less than substantial harm, as although generally modest and in principal proposing to restore elements like for like, it would naturally result in some alterations to the original fabric of the listed building. There are long term benefits for the proposed internal and external works in preserving the asset long term The works to the main Grade II Listed Farmhouse would not result in any substantial design implications or harm to the surrounding area as repairs are proposed to be like-for-like in appearance.

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?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

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

Date