

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261875
Site Address:	Randalls House, Colemans Moor Road, Woodley, Wokingham, RG5 4TD
Expiry Date:	13 October 2026
Advert Publication Date:	19 August 2026
Site Notice Date:	9 September 2026
Site Visit Date:	9 September 2026
Proposal: Application for Listed Building Consent for the proposed external fibre cable at ground level to front elevation.	

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
022215	Proposed internal alterations to listed dwelling.	Approved 07/01/03
021034	Proposed first floor extension to listed building.	Approved 14/06/02
021033	Proposed first floor extension to listed building.	Approved 13/06/02
991620	Proposed Link Between House Summer House Porch And Utility Room (Retrospective)	Approved 31/10/00

CONSULTATION RESPONSES

WBC Conservation	No objection
------------------	--------------

APPRAISAL

Site Description: The application property is a large cottage located within the countryside. The dwelling is a listed building (grade two).

The property was Listed as Grade II in January 2011 with List Entry Number

1396416. It is described as: “a timber-framed building probably of C17 origin”, and the principal reason is that: “a substantial proportion of the timber-framed core of the building still survives”.

The proposal complies in terms of:

Impact on heritage asset:

x

Assessment: The proposal is to replace the existing copper telephone wire to Randalls House with fibre to enable continued telephone and Internet services when the telephone system changes to digital, planned from January 2027.

The application proposes the installation of a fibreoptic cable as to facilitate an internet connection, along with associated fixings and junction box at the 17th century Randalls House, a Grade II listed building located on Colemans Moor Road off Sandford Lane, Woodley.

The proposed alteration would consist of minor works to the building, to replace the existing telephone connection and the siting and affixing of the cable to the structure. Whilst the installation of the cable and associated junction box would add a small degree of clutter to the main element of the building, this is to be kept to a minimum and can be ultimately removed without overall impacting the fabric. The proposals also involve the removal of the extant telephone wire from the from the girding beam, which is a benefit, as ideally any fixings should be to mortar joints as opposed to timbers.

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, Section 20 of the NPPF seeks to conserve and enhance the historic environment, requires heritage assets to be conserved in a manner appropriate to their significance 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.

Having regard to the limited scale and discreet positioning of the equipment, the avoidance of significant historic fabric and the removal of the existing wire from the girding beam, the proposal would preserve the special architectural and historic interest of Randalls House. 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:	21 September 2026
Earliest date for decision:	17 September 2026

Recommendation agreed by: (Authorised Officer)	
Date:	22 September 2026