
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242162
Address:	1 Radstock Farm Cottages, Radstock Lane, Earley, RG6 5UN.		
Proposal:	Application for Listed Building consent for the proposed repairs to the external structure and fabric including the timber frame and associated brick/render infill panels, roof coverings, chimneys, render finishes and the brickwork sub-structure; removal of existing impervious paint finish applied to the timber frame, timber sill plate, and brick plinth, and the repainting of these elements with a breathable paint finish, plus localised internal repairs and making good to internal wall finishes, including dry-lining, and decoration affected by penetrating damp.		
Heritage Asset:	1 Radstock Farm Cottages – Listed Building, grade II status. Listed buildings are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

Recommend **approval** subject to the advised conditions below.

Comments On Proposal

This current application, in the submitted details, cover those works previously granted consent for under 241058 for a programme of works to repair the exterior and interior of the listed 1 Radstock Farm Cottage, whilst setting out measures to remove the existing impervious paint finishes that has been applied to the external timber frame members, the timber sill plate, and the brick plinth, before repainting these elements with a breathable paint finish. Also, the application provides as details for redecorating the exposed historic timbers within the property.

The proposed means for removing existing finishes from the historic timber is an acceptable approach that avoids damaging the timbers. Whilst the proposal to use breathable paint products to re-decorate the timbers is likewise considered to be appropriate.

In summary the submitted documents with this application cover those works consented under 241058 and provide an appropriate approach for removing the existing finishes to the historic timbers and for their subsequent re-decoration with

a suitable permeable finish. As such, from a heritage stance it is recommended that consent be given.

Conditions

(CN4) No mechanical or chemical cleaning

No mechanical cleaning (including shot blasting or the use of a sanders) is to be used to remove existing surface finishes on the historic timber framing both externally and within the building, unless otherwise agreed by prior written approval of the local planning authority.

Removal of the existing coating/finishes to the historic timbers of 1 Radstock Farm Cottages hereby given consent to do, shall be undertaken using the Peelway 1 and 7 chemical poultice paint removal system specified under the application, unless otherwise agreed in writing by the local planning authority prior to use.

Notwithstanding the details submitted the historic timbers following the removal of the existing finish from them shall then be painted using a suitable breathable paint product, unless otherwise agreed in writing by the local planning authority prior to use.

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.

Date:	17/09/2024	Signed:	Keith Frost Built Heritage Officer
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