

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260126
Address:	Riseley Farm, Part Lane, Swallowfield, RG7 1TB.		
Proposal:	Application for the Listed Building Consent for the proposed repair and renovation of existing Grade II listed farmhouse, including chimney/fenestration alterations, internal alterations, and external landscaping.		
Heritage Asset:	Riseley Farm(house) – grade II listed building, since 1986. Barn approx. 6m west of farmhouse – of curtilage listed building status Barn approx. 40m west of farmhouse – of curtilage listed building status. Outbuilding approx. 16m NE of farmhouse – of curtilage listed building status. Riseley Farm, Swallowfield – Special Character Area (of non-designed heritage status) Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes – 11 th February 2026		

Summary Of Recommendations

No objection

Recommend approval, subject to conditions.

Groundworks (french drain & sandstone patio area) are acceptable works although it is believed these groundworks do not require listed building consent, as these works do not physically affect the designated heritage asset itself. That said these groundworks could well need planning permission.

Comments On Proposal

Comments here deal with works as proposed on the submitted revised drawings (P02 Rev.P1; P03 Rev.P1; P04 Rev.P1 and P05 Rev.P1) received on 22nd February.

These drawings having been amended following an onsite meeting and now see previously proposed works to the roof (including repoint of the brick chimney stacks) now being omitted from works being applied for. Furthermore, the intention now is to replace the existing windows of the property with new timber framed ones with

double glazing to them rather than the initial intention to refurbish the existing windows and introduce secondary glazing measures.

Ground-floor Proposed Repair & Alteration

On the ground floor it is proposed to remove the existing brick piers where an Aga cooker had been. These brick piers are formed in a modern brick, and there appears to be no chimney stack arising from this point above. As such, there is no objection to the removal of the brick piers as they are not considered to hold any historic significance.

As for the intended wood burners, which are to be installed into two of the existing fireplaces, on the basis that their installation requires no alteration of the fireplaces/hearths there is no objection raised to them. It is noted however that the originally submitted proposed ground floorplan annotation for the new wood burners also had referred to there being 'new flue liner in existing chimney', a detail absent on the revised drawing. As such, it would seem advisable to hereby condition any new flue liner.

With respect to the intention with respect to the ground floor room, to LHS off of the main hall entrance, the proposal to clean and repair the existing floor tiles and for the repair of the brickwork to the rear of that room's fireplace hearth. To ensure the repair works would be undertaken in an appropriate manner in the absence of adequate submitted details, it is therefore advised here for further details be required by condition.

First-floor Proposed Repair & Alterations

- Rear Bathroom

With the bathroom to the rear of the property as part of the proposal to replace the existing shower and sanitaryware it is intended to install a new false ceiling (with ceiling spots in) 300mm below the line of the room's existing lath and plaster ceiling. In principle as this would retain the historic ceiling there is no objection albeit further details are believed necessary here as to the means by which the new false ceiling would be formed/supported. The matter of a need to provide mechanical extraction vent for the bathroom was brought up on site, with it indicated that it was intended to route it through the roof. The submitted drawings however do not provide details of the location and/or nature of the roof vent. It is as such recommended such details be required by means of condition if indeed a vent is actually intended.

- Main Bedroom & Adjoining Dressing/bathroom

Within the main bedroom, there is the intention for built-in wardrobe across the northern end wall of the room. Given the existing history timbers of the roof and walling it is considered advisable to seek further details that would confirm how the built-in wardrobe is to be formed without affect the historic timbers.

A new frame ledged and braced timber door is to be installed within the existing low open doorway (below the end wall historic wall plate timber) in the northern end wall of the bedroom that provide access to the adjoining dressing room and bathroom. As such, with no alteration to enlarge the existing door opening and cutting or alteration of the historic frame timbers, the insertion of a door to the existing opening would be acceptable from a heritage stance.

Likewise, the proposed re-ordering of the ensuite bathroom/dressing room to form a single larger ensuite bathroom space is considered to be acceptable from a heritage stance, as the internal walling to be removed is modern partition walling.

As no provision is shown on the proposed plans to provide for new mechanical extraction vents to serve the ensuite bathroom space it is therefore to be presumed no additional extraction ventilation is either intended to be added or for the repositioning of any existing..

Window Replacement

All the existing windows of the property are modern replacements that are timber framed, and single glazed. As discussed on site these windows hold no historic significance, and their form incorporates some modern non-traditional elements. For those reasons, the wholesale replacement of the window for timber framed ones utilizing appropriate double glazing is acceptable here especially were the form of the new windows to better resemble a traditional window form. Whilst no details have been presently submitted this can be handled by means of a condition.

At the time of visiting the property it was noted there is a somewhat unusual situation with the eaves line pitched roofed dormer to the front of the property serving the main bedroom. Here inside the room the historic wallet plate timber crosses in front of the window. The reason for highlighting this situation is so as to ensure attention is given in replacing the window to avoid harm to the historic wall plate timber.

External Groundworks

Under the application being made the proposal is to create a new patio and widen path sandstone pavers for a new patio area and widen pathway to the rear and southern end of the historic farmhouse, with a newly formed 200mm wide french drain alongside the building. The addition of a french drain is considered to a beneficial measure that will aid with ground drainage and potential causes of existing damp to the building.

Whilst the proposed groundworks (french drain & sandstone patio area) are acceptable works from a heritage stance, it is however not believed that listed building consent is need for these works as they do not physically affect the designated heritage asset itself.

In summary from a heritage stance there is no objection albeit it is considered some aspect of the works being proposed do require further details to be provided, which can be dealt with through conditions.

Conditions

Further details required

Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and shall then be implemented as so-approved:

- a) Methodology for the cleaning and repair to existing tiled flooring.
- b) Methodology for removing paint finish from the historic timbe.

- c) Details that confirm the means by which the built-in wardrobe cupboard to the main bedroom would be installed without affecting the historic roof and wall timbers.
- d) Details of the form and location of extraction vent for the rear bathroom, along with methodology for installation through the bathroom ceiling and roof.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Chimney Flues

Notwithstanding the details submitted, no works are to be undertaken to have installed new chimney flue liners required for the new wood burner stoves without details of the flue liners and their installation have been submitted to and approved in writing by the local planning authority. Works to then have the flue liner installed is to be undertaken in accordance the details as approved.

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.

Window & Door Joinery Details

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new replacement of existing window(s) and door(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include

- Annotated approved proposed drawings clearly identifying the location of the of window and/or door for which joinery details are being submitted for,
- 1:10 or 1:20 scaled drawings of the new window(s) and door(s), along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds where these are to be replaced.
- Material for new windows frames and doors to be stated.
- External finishes to be stated.

Installation of the new replacement window(s) and door(s) is to then be undertaken in accordance with the details as approved.

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.

Flues, Vents, And/or Pipes On Exterior Elevations And/or Roof

Notwithstanding the details submitted there are to be additional extraction flues, vents and /or pipework to that which already exist on the exterior elevations and/or roofs unless otherwise agreed in writing by the local planning authority prior to

installation.

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:	25/02/26	Signed:	Keith Frost Built Heritage Officer
--------------	----------	----------------	---------------------------------------