

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 August 2026

Application Number: 260911

Location: Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ

Proposal: Application for Listed Building consent for the proposed replacement of existing defective roof battens & roof felt membrane and reinstate existing roof tiles following repair. Repair all lead flashing around chimneys and parapets and repoint chimneys as required.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plan numbered 2025-50 – 005 Rev 2 received by the local planning authority on 27th April 2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Materials

Where possible, all existing roof tiles shall be re-used, with numbers made up with reclaimed tiles mixed in across the roof pitches. The ridge and hip tiles shall be wet bedded using an appropriate lime mortar mix.

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.

Recommendation and conditions/reasons agreed:



Date: 12/08/26

REMEMBER - The earliest date for a decision on this application is: **16 July 2026**