

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 18 October 2024

Application Number: 242162

Location: 1 Radstock Farm Cottages, Radstock Lane, Reading, 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.

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 plans and drawings numbered ('Schedule of Repairs', SCH- 01, PL01), (001), (012), (013), (014), (SK01), (SK02), (23093-SFK- RAD-XX-DR-S-0100), (23093-SFK-RAD-XX-DR-S-0101), (23093-SFK-RAD-XX- DR-S-0102), received by the local planning authority on 23/08/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Matching finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

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.

4. 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 agree 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.

5. Loft hatches - Notwithstanding the details submitted no works shall be undertaken to install loft hatches in Bedroom 1 and 2 until details identifying the location and method for installation has been submitted to and approved in writing by the local planning authority. Details will need to show that the installation of the loft hatches would be achieved without harm to any historic timber there may be in the loft to create new openings. Works to install the lofts shall 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.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Recommendation and conditions/reasons agreed:



Date: 23/09/24

REMEMBER - The earliest date for a decision on this application is: **19 September 2024**