

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260911
Address:	Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ		
Proposal:	Application for Listed Building consent for the proposed removal of existing roof tiles & underlay, make good, repair or replace timber decking where unsuitable, replace with new felt & existing tiles.		
Heritage Assets:	Sindlesham Farmhouse - Grade II listed building since 1967 Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No, but familiar with the site		

Summary Of Recommendations

Holding objection

Comments On Proposal

The application proposes the re-roofing of Sindlesham Farmhouse, a Grade II listed 18th century building altered in the 19th and 20th centuries. The farmhouse, along with a (now lost) collection of barns forming a farmyard to the rear, once stood within its own land, in an isolated position. The urban sprawl of Earley sought to substantially erode the rural setting, leaving the farmhouse amongst the suburban dwellings of the 1980s.

The information as submitted with the application contains a number of inaccuracies, mis-termed descriptions and absent information. In the first instance, the introduction for the 'Heritage, Design & Access Statement' refers to a planning application to provide a 1.8m brick wall, not the re-roofing works as the subject of the application. This has evidently been copied from a previous application, but is unacceptable to be in an approved document, and thus is required to be amended.

The second point arising is the terminology, namely atop of p.3 of the HDAS, the first sentence refers to "timber boarding", and similarly the description of proposed works on the application form makes reference to "timber decking" – what is meant by these terms and they are not to be expected to be used in this context. Does the roof structure have timber sarking boards, or are these terms meant to refer to the rafters? Or do they mean the timber structure under the lead gutter behind the

parapet? The exact nature of what is actually being proposed is required to be clarified.

Further to this, potential replacement of fabric, no assessment of the roof or structure has been provided. Whilst is covered externally, is the structure exposed internally, or covered? At present it is uncertain whether the roof structure is historic or has been replaced with modern fabric. This is critical information, and whilst the retention of the fabric can be conditioned, the assumption that fabric would be discarded without proper assessment is unacceptable. If defective historic fabric is exposed, then a repair schedule would be required with an emphasis on the traditional repair and retention of all historic materials.

Why are these works proposed in the first place? What is the justification and rationale? Is the roof defective i.e. leaking? Are the tiles delaminating? Do any defects apply to the whole roof or are they localised to lead flashing and mortar fixings? It would be expected for an application of this type to be accompanied with a professional report stating the defects and the required remedial action. The brief statement that "The works are required to protect the heritage asset from further decay & deterioration caused by water ingress." Is not sufficient to justify the proposals.

For clarity, there is unlikely to be an objection in principle to the proposed works (subject to conditions) however the lack of information and inaccuracies give rise for significant concern. In general terms the appropriate maintenance of the listed building is, of course, welcomed, however the as the application has not provided sufficient and detailed information for the LPA to positively determine it, a holding objection is raised.

Conditions

To be advised upon in due course, if the above points are addressed and information/terminology clarified.

Date:	29/06/2026	Signed:	Roderick McDonald Built Heritage Officer
--------------	------------	----------------	---