



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Mr Paul Smith

Flat 2 Dunkerley Court
Birds Hill
Letchworth Garden City,
Hertfo
SG6 1FE

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 252673
Applicant Name: mr Lion
Site Address: Sindlesham Farm House, Mill Lane, Earley,
Wokingham, RG41 5DQ
Proposal: Application for Listed Building consent for the
proposed demolition of curtilage listed wall with
erection of a new brick boundary wall with open
railings above, a pedestrian gate and an electric
vehicle gate, following the removal of the existing
white picket fence.
Date of Decision: 21 January 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and 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 2025-50 - 002 Rev 2 and 2025-50 - 003 Rev 2 received by the local planning authority on 12th January 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. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. If applicable, the lime mortar mix (to be a NHL3.5 in 3:1 mix) and any bricks required to repair the extant walling;
2. As to match the extant boundary wall, the material, size, texture, colour, profile, and source of the proposed bricks which are to be laid in an English Bond with a brick-on-edge coping;
3. In combination with the above, the proposed pointing mortar, to be a lime-based mix with slightly recessed, tamped back profile joint.

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. Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all railings, gates, and related fixtures and fittings (including opening mechanisms), hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials, finishes and method of installation. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

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.

Signed



Justin Turvey
Head of Development Management - Place & Growth
Date: 21 January 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](https://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](https://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](https://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.