

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250332
Site Address:	High Barn, Wokingham Road, Hurst, Wokingham, RG10 0RX
Expiry Date:	8 April 2025
Advert Publication Date:	12 February 2025
Site Notice Date:	15/02/2025
Site Visit Date:	17/02/2025
Proposal: Application for Listed Building consent for the proposed tiles replacement to the front (north) elevation.	

PLANNING CONSTRAINTS/STATUS

- Grade II Listed Building - Barn 60 Metres To South West Of Church Farmhouse (High Barn)

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
230933	Application for Listed Building consent for the proposed installation of 2 no. sectional garage doors to replace 3 no. existing garage doors.	Approved, 23/06/2023
111376	Proposed erection of garden room and store.	Approved, 26/05/2011
111253	Application for submission of details to comply with condition 2 & 3 of planning consent F/2011/0640. 2. Sample of clay tile for the outbuilding. 3. Sample of proposed bricks.	Approved, 17/01/2012

CONSULTATION RESPONSES

WBC Conservation	No objections, subject to a condition.
------------------	--

REPRESENTATIONS

No comments received.

APPRAISAL

Site Description:

High Barn is a Grade II Listed Building located to the south of the historic village of Hurst. The site has the following listed description:

“6/11 Barn 60 Metres To South West Of Church 26.6.81 Farmhouse (Formerly listed as Barn to South West of Church Farmhouse) GV II

Barn. C18, timber framed, weatherboarded, tiled roof. 5 bays with central midstrey with gabled roof and pigeon holes, opposed wagon doors. Queen post clasped purlin roof with arched wind braces. Long diagonal braces to plates. Fairly slender timbers. Added aisles. Included partly for group considerations.”

The proposal complies in terms of:

Impact on heritage asset:



The application proposes the replacement of the tile covering to the north roof pitch of 'High Barn', an 18th century threshing barn, part of the Church Farmstead, located off the Wokingham Road south of Hurst.

The Council's Built Heritage Officer has reviewed this application and has stated the following:

The ongoing maintenance of any historic building is vitally important, and thus the proposed replacement to the failed roof tiles is welcomed. It appears the current roof covering dates from the 1980s conversion of the barn, although it is uncertain whether the tiles were new at the time or reclaimed, or a mixture of both. What is clear is that a good number of the tiles have reached the end of their lifespan with considerable delamination and fracturing. The new replacement plain tiles should seek to best match those of the other pitches, and be of a high quality, appropriately affixed and detailed (including the wet verges). The details of the tiles and mortar mix are to be required under condition.

The application also proposes 2no. lifted ridge tiles for bath access along with 2no. swift boxes to be affixed to the east and west elevations – both such details are minimal in terms of their impact upon the building's significance. Also proposed are new cast aluminium rainwater goods as to replace the existing. The current are modern, either dating to the conversion or later and have no interest, and thus no concern is raised given the appropriate design and material form proposed as replacements. The precise product/manufacture's specification is required under condition.

As such, no objection is raised to the application. If minded to approve, the below condition is advised to be attached to the grant of listed building consent.

A suitable condition will be imposed on any granted consent to ensure compliance.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approval
Date:	11 March 2025
Earliest date for decision:	10 March 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	18.03.2025