

From: Keith Frost
Sent: 05 February 2026 14:00:09 UTC+00:00
To: "James Fuller" <James.Fuller@wokingham.gov.uk>
Subject: FW: Re: RE: RE: Planning application 243207 & Listed Building Consent 243208

James,

Further to call this morning, I have taken a look at the drawings 5793-1212E Proposed Farmhouse Plans 5793-1213B Heritage Ground Floor Plan 5793-1214C Heritage First & Second Floor Plan, which whilst having a different revision edition to those of the 2022 withdrawn applications (22382 & 22383). These latter revised b&w drawings for just the proposed floorplan of the historic farmhouse only and in the red dashed lines highlight those existing elements to be removed, shown f only the floorplan as proposed for just the historic farmhouse show the same proposed layout as with the coloured floor plan drawing 5793-1210 E showing the new build along with the historic farmhouse that was submitted back in December 2024.

Having looked through the conditions and being concerned with the condition survey/repair assessment is over 4-year-old, I am of the opinion there ideally should be a new one produced as I cannot imagine, and give was seen at the time of our last site visit the building has further deteriorated. I do feel this need for updated repairs schedule could potentially be handled under the condition requiring further details. As for the other conditions condition CN1 may not be necessary with the proposed floor plans showing with the red-dashed lines the partitions etc to be removed, however with no details as on the floors and ceiling confirming no change/replacement to them is intended under these applications – which seem s most unlikely situation given if you remember the condition of the LHS ground floor front , with vegetation sprouting through the floor and carpeting. But also with respect to the sloping floor in Bedroom 4, where I think there was also a problem with the lath and plaster ceiling. As such, I would say there is still the need to include condition CN1.

WR

Keith

From: Keith Frost
Sent: 03 December 2025 16:29
To: James Fuller <James.Fuller@wokingham.gov.uk>
Subject: RE: Re: RE: RE: Planning application 243207 & Listed Building Consent 243208

James,

My apologies if my comments caused confusion to you.

My fault as I had not firstly stated that those documents listed by Carole in her email, pertaining to repairs to the external envelope of the property (Archibald Shaw 32836 Masonry Repair Standard Details; Archibald Shaw 32836-01-P1 Elevs; Archibald Shaw 32836-02-P1 Elevs) that these are as previously submitted in 2022 with the withdrawn applications and do detail the repairs to the brick walling of the historic farmhouse albeit as had been the case when produced back in 2022. Three years on the extent and nature of repair required may well have change is likely to have grown, but it should be possible to accept these 2022 drawings and seek to include a condition for additional repair to the walling that may now be required or have a condition to cover all the repairs to the walls of the building. It may however prove to be simpler to produce an updated set of drawings for the repair of the brickwork (and chimney stacks if works to them required – seemed to recall there had been some intention to make repairs to them)

Those document Carole lists for the chimney stacks (Flue 1 Stack A; Flue 2 Stack A; Flue 3 Stack B; Flue 4 Stack B) are likewise the same as originally submitted in 2022 but to my knowledge does not make reference to any repair work to the brick chimney stacks or their flues.

Whilst the three other documents Carole lists in her email (5793-1212E Proposed Farmhouse Plans; 5793-1213B Heritage Ground Floor Plan; 5793-1214C Heritage First & Second Floor Plan) are later revised editions of the drawings of those previously submitted in 2022 but for the purposes of these current applications would seem fine to be submitted.

WR

Keith

From: James Fuller <James.Fuller@wokingham.gov.uk>

Sent: 03 December 2025 15:31

To: Keith Frost <keith.frost@wokingham.gov.uk>

Subject: RE: Re: RE: RE: Planning application 243207 & Listed Building Consent 243208

Hi Keith,

I am confused by your email. Are you saying that the attached plans from the agent are not what she said she was submitting and/or do not address your concerns. Can you please let me know what you need from the agent.

Thanks,
James.

From: Keith Frost <keith.frost@wokingham.gov.uk>

Sent: 03 December 2025 08:44

To: James Fuller <James.Fuller@wokingham.gov.uk>

Subject: RE: Re: RE: RE: Planning application 243207 & Listed Building Consent 243208

James

Reference the re-consultations raised for the above application, and with respect to the email from the planning agent and those documents listed in the email referred to having been 'submitted with the Application back in November 2022 but omitted from the December 2024 submission' it is firstly not clear to me as to whether these documents have been formally submitted or not as they do not appear to be uploaded onto NEC docs.?

I note in the attached email trail of your email the earlier email from the planning agent, dated 14th October, which sort advise on whether the repair details previously submitted under the 2022 withdrawn applications should not be submitted under this present pair of applications, in order to address the points I made in my consultation response, dated 24th July, I would welcome them being submitted albeit give these were drawn up over three years ago there is a concern that the extent of repairs are likely to now be greater than then. Other than addressing the point about the building's further deterioration, which could be covered by a condition, it should be possible to avoid any additional delay.

With respect to the documents included on the email from the planning agent said to be those previously submitted in November 2022 I do note a number of those listed appear to be later revised editions to those of the withdrawn applications (22382 & 22383):

Those drawings in question being the following:
5793-1212E Proposed Farmhouse Plans
5793-1213B Heritage Ground Floor Plan
5793-1214C Heritage First & Second Floor Plan

The submitted editions being :

5793-1212 A
5793-1213
5793-1214

Whilst 5793-1213B Heritage Ground Floor Plan having been first submitted with the pre-app 231250 that also 5793-1213B and 5793-1214C

Having looked at the revised editions of the plans I saw nothing that would prevent them still being submitted. And whilst not necessarily having any objection to the 4no. Flue/Stack documents being submitted however as far I can tell these are just informative value, in terms of condition at the time of survey and do not appear to flag up any structural/repair issues or make any recommend actions for repairs.

Kind Regards,

Keith

Keith Frost
Built Heritage Officer
Wokingham Borough Council
Email: keith.frost@wokingham.gov.uk
Telephone: 0118 2378727
Mobile: 07827085701

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Website: www.wokingham.gov.uk



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: James Fuller <James.Fuller@wokingham.gov.uk>
Sent: 24 October 2025 15:20
To: Keith Frost <keith.frost@wokingham.gov.uk>
Subject: FW: Re: RE: RE: Planning application 243207 & Listed Building Consent 243208

Hi Keith,

Please could you provide an amended response as soon as you are able to.

Thanks,
James.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: jklplanning <ijklplanning@btinternet.com>
Sent: 24 October 2025 12:09
To: James Fuller <James.Fuller@wokingham.gov.uk>
Subject: Fwd: Re: RE: RE: Planning application 243207 & Listed Building Consent 243208

Hi James

In the absence to date of a further response from the HO, I now attach those documents that were submitted with the Application back in November 2022 but omitted from the December 2024 submission:

5793-1212E Proposed Farmhouse Plans
5793-1213B Heritage Ground Floor Plan
5793-1214C Heritage First & Second Floor Plan
Archibald Shaw 32836 Masonry Repair Standard Details
Archibald Shaw 32836-01-P1 Elevs
Archibald Shaw 32836-02-P1 Elevs
Flue 1 Stack A
Flue 2 Stack A
Flue 3 Stack B
Flue 4 Stack B

Carole M Stellman BSc (Hons) BPhil MRTPI
JKL Planning
12 Rushmoor Close, Fleet, Hampshire GU52 7LD
T: 07590 045838

----- Original Message -----

From: jklplanning@btinternet.com

To: James.Fuller@wokingham.gov.uk

Sent: Thursday, October 23rd 2025, 14:58

Subject: Re: RE: RE: Planning application 243207 & Listed Building Consent
243208

Hi James

Any update, please?

Carole M Stellman BSc (Hons) BPhil MRTPI
JKL Planning
12 Rushmoor Close, Fleet, Hampshire GU52 7LD
T: 07590 045838

----- Original Message -----

From: James.Fuller@wokingham.gov.uk

To: jkplanning@btinternet.com

Sent: Tuesday, October 14th 2025, 10:12

Subject: RE: RE: Planning application 243207 & Listed Building Consent 243208

Hi Carole,

I spoke to the Heritage Officer this morning who said he will review the questions and get back to me as soon as possible. I anticipate a short turnaround but just wanted to give you this update.

Regards,
James.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: jklplanning <jkplanning@btinternet.com>

Sent: 10 October 2025 14:31

To: James Fuller <James.Fuller@wokingham.gov.uk>

Subject: Re: RE: Planning application 243207 & Listed Building Consent 243208

Hi James, further to our conversation just now regarding the repair details (principally masonry repairs) that were submitted with the November 2022 Applications but not with the December 2024 Applications;

1. is there any reason why these details should not be submitted now, but would doing so lead to further delays?

2. would it be preferable to deal with these matters via the conditions that the Heritage Officer has suggested, particularly given his observation that

the building had deteriorated in the interval between his first and more recent site visits, and the repair details were prepared some time ago?

You have said that you will consult with the Heritage Officer and get back to me as soon as possible.

Carole M Stellman BSc (Hons) BPhil MRTPI
JKL Planning
12 Rushmoor Close, Fleet, Hampshire GU52 7LD
T: 07590 045838

----- Original Message -----

From: James.Fuller@wokingham.gov.uk

To: jklplanning@btinternet.com

Sent: Wednesday, October 1st 2025, 16:38

Subject: RE: Planning application 243207 & Listed
Building Consent 243208

Hi Carole,

Thank you for your patience on this matter.

In terms of any updates that you may not have received, I can confirm that the Landscape Officer has now raised no objection, following the submission of the landscape report. My apologies, I wasn't sure you were aware so just wanted to let you know. I also attach the latest comments from the Heritage Officer, which I kindly ask you to review and respond accordingly.

Unfortunately, it has been really difficult to get hold off the Ecologist, as it is being dealt with via a third party. I have chased this, and everyone is aware of the urgency for a response. I am confident I shall be in receipt of their comments soon.

I am now out of the office for the remainder of this week, however, I will have availability to my emails and my work phone. As such, if you would like to

discuss any other aspects of this application, please feel free to get in contact.

Apologies once again for the delay. I do not anticipate any significant delays from this point.

Thank you,
James.

From: jklplanning <jklplanning@btinternet.com>
Sent: 15 September 2025 10:44
To: James Fuller <James.Fuller@wokingham.gov.uk>
Subject: Fwd: Planning application 243207 & Listed Building Consent 243208

Hi James - any update please?

Carole M Stellman BSc (Hons) BPhil MRTPI
JKL Planning
12 Rushmoor Close, Fleet, Hampshire GU52 7LD
T: 07590 045838

PLEASE NOTE I WILL BE ON LEAVE, 22 SEPTEMBER - 8 OCTOBER

----- Original Message -----

From: jklplanning@btinternet.com
To: James.Fuller@wokingham.gov.uk
Sent: Wednesday, September 3rd 2025, 12:41
Subject: Planning application 243207 & Listed Building Consent 243208

Dear James

I now attach the Drainage details, which I believe to be the last piece in the jigsaw.

Carole M Stellman BSc (Hons) BPhil
MRTPI
JKL Planning
12 Rushmoor Close, Fleet, Hampshire
GU52 7LD
T: 07590 045838

**PLEASE NOTE I WILL BE ON LEAVE, 22
SEPTEMBER - 8 OCTOBER**

----- Original Message -----

From:
James.Fuller@wokingham.gov.uk
To: jklplanning@btinternet.com
Sent: Wednesday, August 6th
2025, 16:20
Subject: RE: RE: RE: RE: RE:
RE: RE: Planning application
243207 & Listed Building
Consent 243208

Thanks Carole, much
appreciated. Yes, hopefully the
2 months is precautionary.

Regards,
James.

From: jklplanning
<jklplanning@btinternet.com>
Sent: 06 August 2025 15:09
To: James Fuller
<James.Fuller@wokingham.gov.uk>
Subject: Re: RE: RE: RE: RE: RE:
RE: Planning application 243207 &
Listed Building Consent 243208

Dear James

Thank you for chasing me on this.

The Bat Emergence Survey
Reports should be with you
imminently.

I am currently chasing for an update
on progress with the Drainage
Strategy.

I confirm agreement to a further 2
month EOT as suggested, but
sincerely hope that all the
outstanding information will be
provided to you shortly, and an
extra two months will not be
required!

Carole M Stellman BSc (Hons)
BPhil MRTPI
JKL Planning
12 Rushmoor Close, Fleet,
Hampshire GU52 7LD
T: 07590 045838

----- Original
Message -----

From:

James.Fuller@wokingham.gov.uk

To:

jklplanning@btinternet.com

Sent: Wednesday,
August 6th 2025,
10:08

Subject: RE: RE: RE:
RE: RE: RE: Planning
application 243207 &
Listed Building

Consent 243208

Dear Carole,

I note that we have had no correspondence since your previous email. My apologies for this. We are experiencing unprecedented caseloads due to lack of resources and staff shortages.

I note that the primary reason for the previous extension of time was due to the requirement for further bat surveys. As these have not yet been submitted, I can only presume they are in the process of being written up.

I also note that when the application was made valid, I sent you the consultation response from our Drainage Officer, which has not yet been addressed. Please could I request an update on this.

Without prejudice, I am currently

working to a positive determination, however, as we still appear to be far from a formal decision, I would recommend a further 2 month extension from today's date. If agreeable, please confirm at your earliest convenience.

If you have any questions regarding the application, please feel to get in contact.

Kind regards,
James.

From: jklplanning
<jklplanning@btinternet.com>

Sent: 11 June 2025
15:43

To: James Fuller
<James.Fuller@wokingham.gov.uk>

Subject: Re: RE: RE:
RE: RE: RE: Planning
application 243207 &
Listed Building
Consent 243208

Dear James

Further to previous
correspondence, I am

now pleased to attach
the Landscape Report.

Carole M Stellman
BSc (Hons) BPhil
MRTPI
JKL Planning
12 Rushmoor
Close, Fleet,
Hampshire GU52
7LD
T: 07590 045838

Original
Message

From:
James.Fuller@workingingham.gov.uk

To:
jkplanning@btinternet.com

Sent:
Friday,
April
25th
2025,
16:34
Subject:
RE: RE:
RE: RE:
RE:
Planning
application 243207
& Listed
Building
Consent

243208

Yes,
absolute
ly no
problem.

Does
the 18th
of July
work? If
you
require
longer
closer to
the time
we could
agree a
further
extensio
n then.

Thanks,
James.

From:
jklplannin
g
<jklplanning@btinternet.com>

Sent: 25
April
2025
16:19

To:
James
Fuller
<James.Fuller@workingkingham.gov.uk>

Subject:

Re: RE:
RE: RE:
RE:
Planning
applicatio
n 243207
& Listed
Building
Consent
243208

Thank
you for
this
clarificatio
n.

In which
case, are
you
agreeable
to a
suitable
further
extension
of time to
enable
this?

Carole
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