

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243208
Site Address:	Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY
Expiry Date:	20 March 2026
Advert Publication Date:	30 January 2025
Site Visit Date:	3 March 2025
Proposal: Application for Listed Building consent for the proposed demolition of the existing attached outbuildings, barns and conservatory and the erection of a single storey extension to the existing dwelling; changes to fenestration and refurbishment.	

PLANNING CONSTRAINTS/STATUS

- Listed building

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
223583	Householder application for the proposed single storey extension and new sewage treatment plant following demolition of the existing attached outbuildings, barns and existing conservatory, insertion of 1 no. first storey window and other changes to fenestration.	Withdrawn: February 2023
223584	Application for Listed Building consent for the proposed single storey extension and new sewage treatment plant following demolition of the existing attached outbuildings, barns and existing conservatory, insertion of 1 no. first storey window and comprehensive refurbishment of existing dwelling house.	Withdrawn: February 2023

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

APPRAISAL

This Listed Building Consent application is assessed alongside Full Application 243207 and should be read in conjunction with the associated Officer Report. The proposal follows the withdrawal of applications 223583 and 223584, and subsequent pre-application discussions with the Local Planning Authority (LPA).

Context

Stanford End Farmhouse is a late eighteenth-century Georgian farmhouse of considerable heritage significance, valued for its classical architectural form, high-quality red-brick construction, and its contribution to the historic farmstead.

These current applications (planning permission and listed building consent) seek consent for a series of repairs, refurbishments and alterations to the listed building, alongside the removal of later additions and construction of a new single-storey extension (largely assessed separately under the full application).

Works to the Listed Farmhouse

The works to the farmhouse itself comprise the following:

- Installation of a new first-floor rear window.
- Creation of a second-floor en-suite, including a new partition and the removal of an existing storage area.
- Conversion of the existing utility room to a laundry room.
- Installation of a new partition wall to Bedroom 4.
- Alterations to Bedroom 4's en-suite, including rearrangement of sanitaryware and repositioning of the door.
- Removal of storage within Bedroom 3.
- Infilling of an existing opening between Bedroom 3 and the master bedroom.
- Refurbishment of the existing rear door at ground floor level.
- Application of an opaque film to a ground-floor window.
- Structural repairs to the external brickwork, including crack stitching to stabilise cracked masonry.

The decision to retain the historic pantry, now proposed to function as a laundry room, is welcomed by the Heritage Officer as a positive revision from earlier schemes.

Demolition of Later Additions and New Extension

As described above, the proposal also includes the removal of the non-historic mid/late-20th-century conservatory that presently encloses the original rear doorway. Its removal is considered beneficial, restoring the legibility of the original rear elevation.

In addition, the later lobby, store and office structures attached to the north-west side of the farmhouse are proposed for demolition, along with adjacent barn structures. Whilst the former elements hold some interest, these have been heavily altered. The Heritage Statement concludes they are of little historic significance, a view shared by

the Heritage Officer. Their removal is therefore acceptable and will not harm the listed building's overall significance.

Overall, the Heritage Officer raised no objection in principle to the enlargement of the dwelling through demolition of later additions and construction of a new extension, recognising this as a means of supporting the building's long-term viable use and ongoing maintenance. The demolition elements are considered acceptable as they pertain to structures that do not contribute meaningfully to the special interest of the designated asset.

Assessment of Proposed Internal and External Works (Listed Farmhouse)

Throughout the process of this application, the Heritage Officer has raised no concerns regarding the proposed internal works. Compared with earlier schemes, the current application is acknowledged as adopting a "lighter touch" approach, reducing the level of intervention within historic fabric. As such, only limited commentary was provided on these elements, reflecting both their modest scale and their limited potential to affect the building's special interest. The Heritage Officer ultimately concluded that the internal alterations would not result in harm or loss to the significance of the designated heritage asset.

In contrast, concerns were expressed regarding the proposed new first-floor rear window, as there is no evidence of a historic opening in this location. Its introduction would therefore require the loss of a small area of historic brickwork. While this does constitute a degree of impact, the Heritage Officer notes that the affected fabric is relatively limited and that the alteration does not undermine the aspects of the farmhouse that are central to its significance. The functional benefit of the window is also recognised. Accordingly, although the insertion of the new opening is not actively supported, it is not considered to give rise to sufficient harm to justify withholding Listed Building Consent in this instance.

While the overarching approach is supported, the Built Heritage Officer initially identified the need for further clarification on the extent and nature of repair works required to stabilise and upgrade the historic farmhouse. In response, the applicant submitted additional information (email dated 24/10/25), including:

- Drawing Nos. 5793-1212E, 5793-1213B, and 5793-1214C (detailed floor plans);
- Inspection reports for Flues 1–4;
- Quadrafix crack-stitching documentation.
- Archibald Shaw drawings (32836-01-P1 and 32836-02-P1), illustrating intended brickwork repairs.

These documents provide improved clarity on the proposed external repairs. Similarly to other elements discussed above, there is no objection in principle to these structural works. However, during the Officer's most recent site visit (March 2025), it was evident that the farmhouse has continued to deteriorate since the 2022 condition survey. The survey referenced in the current Heritage Statement (E.B. McEvedy, 2022) describes the building as being in a poor state of repair, with notable structural movement, damp issues at ground-floor level, and deficiencies in rainwater goods and drainage. No updated structural or condition report has been submitted with the current applications.

Given the building's condition and the potential sensitivity of repair works, there remains a requirement for full clarity on the extent, methodology and detailing of proposed structural and brickwork repairs. These matters have the potential to affect the listed building's significance and therefore must be carefully controlled via conditions.

Conclusion

From a heritage perspective, the outstanding matters regarding the extent and methodology of structural and repair works can be appropriately addressed through pre-commencement conditions, as recommended by the Heritage Officer. Subject to these details being secured, the proposed works, comprising removal of later, low-significance additions, modest internal alterations, and essential repair and refurbishment, are considered acceptable and support the ongoing conservation and viable use of the Grade II listed farmhouse.

As these conditions have been agreed by the applicant, the application for Listed Building Consent is recommended for approval.

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:	Approve
Date:	30 March 2026
Earliest date for decision:	7 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	1 April 2026