

Wokingham Borough Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

22nd August 2024



The Byre, Lantern Courtyard
The Street, Bramley
Hampshire RG26 5DE

T 01256 587 888
E
studio@morsewebb.co.uk
W morsewebb.co.uk

Dear Mr Saunders,

972 – 1 Radstock Farm Cottages, Radstock Lane: Additional Listed Building Consent Application

This Listed Building Consent Application for the external structural and fabric repairs at 1 Radstock Farm Cottages relates to the previously granted Listed Building Consent (reference 241058). We are submitting this application as the wording of Condition 4 within the previously granted Listed Building Consent imposed restrictions on the necessary repair works that were specified.

Condition 4 within the Approval Notice for Listed Building Consent Application 241058 states that:

No mechanical or chemical cleaning or stripping treatment and no paint, stain or preservative treatment shall be applied to the timber frame of the building. 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.

The wording of this condition within the approval notice was altered from what was agreed with the Case Officer on 30th July 2024, which read:

No mechanical or chemical cleaning or stripping treatment and no paint, stain or preservative treatment shall be applied to the timber frame of the building without the prior written approval of the local planning authority.

The line highlighted above was omitted from Condition 4 in the Approval Notice without our knowledge, rendering the client unable to complete the appropriate repair works under the previous application.

For these repairs to be effective to allow for the preservation of the heritage asset, it is essential that the existing impervious paint that is currently applied to the external timber frame and brick plinth is removed. The timber frame and brick plinth

are to be repainted with a breathable paint system to reduce the amount of moisture being trapped within the building's fabric. This new Listed Building Consent Application details the method of paint removal, and provides additional information for the proposed breathable paint system.



As noted above, we request that this new application is reviewed and determined as a matter of urgency to prevent further delays to this project, as the repairs detailed are essential to the longevity of the historic building and must be commenced before the adverse weather of Autumn / Winter.

Kindly confirm receipt of the associated information and do contact us if there are any questions relating to this application.

Yours sincerely,

Dan Brown
For and on behalf of Morse Webb Ltd