

LISTED BUILDING CONSENT
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 July 2025

Application Number: 250905

Location: Newlands Farm, Barn 1, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

Proposal: Application for Listed Building consent for the proposed erection of a single storey side and rear extension with 1 no. roof lantern.

Recommendation: Refused

Reasons

1. The proposal would result in an unacceptable and unjustifiable loss of historic fabric and plan form of the designated heritage asset, which would have an adverse impact upon the character and appearance of the Conservation Area and thus the setting of the Listed Building. The less than substantial harm identified is not outweighed by any public benefits as per paragraph 215 of the NPPF. The proposal therefore conflicts with Policies CP3 and CP11 of the Core Strategy and Policy TB24 of the Managing Development Delivery local plan.

Informatives

1. This decision is in respect of the drawings and plans numbered (SM.006), (SM.005), (SM.004), (SM.002), received by the Local Planning Authority on 10/04/2025.

Recommendation and conditions/reasons agreed:

JMM

Date: 31 July 2025

REMEMBER - The earliest date for a decision on this application is: **30 May 2025**