



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

Morse Webb Ltd

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

NOTIFICATION OF APPROVAL OF CONSENT

Application Number: 242162

Applicant Name: Mr & Mrs Richard and Helen Winter

Site Address: 1 Radstock Farm Cottages, Radstock Lane, Reading,
RG6 5UN

Proposal: Application for Listed Building consent for the proposed repairs to the external structure and fabric including the timber frame and associated brick/render infill panels, roof coverings, chimneys, render finishes and the brickwork sub-structure; removal of existing impervious paint finish applied to the timber frame, timber sill plate, and brick plinth, and the repainting of these elements with a breathable paint finish, plus localised internal repairs and making good to internal wall finishes, including dry-lining, and decoration affected by penetrating damp.

Date of Decision: 23 September 2024

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants** listed building consent for the above works as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered ('Schedule of Repairs', SCH- 01, PL01), (001), (012), (013),

(014), (SK01), (SK02), (23093-SFK- RAD-XX-DR-S-0100), (23093-SFK-RAD-XX-DR-S-0101), (23093-SFK-RAD-XX- DR-S-0102), received by the local planning authority on 23/08/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Matching finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

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.

4. No mechanical or chemical cleaning - No mechanical cleaning (including shot blasting or the use of a sanders) is to be used to remove existing surface finishes on the historic timber framing both externally and within the building, unless otherwise agreed by prior written approval of the local planning authority.

Removal of the existing coating/finishes to the historic timbers of 1 Radstock Farm Cottages hereby given consent to do, shall be undertaken using the Peelway 1 and 7 chemical poultice paint removal system specified under the application, unless otherwise agreed in writing by the local planning authority prior to use.

Notwithstanding the details submitted the historic timbers following the removal of the existing finish from them shall then be painted using a suitable breathable paint product, unless otherwise agree in writing by the local planning authority prior to use.

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.

5. Loft hatches - Notwithstanding the details submitted no works shall be undertaken to install loft hatches in Bedroom 1 and 2 until details identifying the location and method for installation has been submitted to and approved in writing by the local planning authority. Details will need to show that the installation of the loft hatches would be achieved without harm to any historic timber there may be in the loft to create new openings. Works to install the lofts shall then be undertaken in accordance with the details as approved.

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.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 23 September 2024

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). This must be within **6 months** of the date of this notice which is stated above. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](http://www.planningportal.co.uk).

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.