

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242162
Site Address:	1 Radstock Farm Cottages, Radstock Lane, Reading, RG6 5UN
Expiry Date:	18 October 2024
Advert Publication Date:	27 August 2024
Site Notice Date:	28 August 2024
Site Visit Date:	14 May 2024
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.	

PLANNING CONSTRAINTS/STATUS

- The application site is a Grade II Listed Building located within Earley.

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
34800	Replacement of five windows in front elevation	Approve 03/01/1990
960545	Listed Building Application For Internal Alterations	Approve 06/08/1996
961109	Proposed Demolition Of Existing Single Storey Extension And Erection Of Two Storey Side Extension To form kitchen study and breakfast room with bedroom and bathroom over	Approve 11/04/1996
961384	Proposed Demolition Of Single Storey Extension And Erection Of Two Storey Side Extension	Approve 10/04/1996
070575	Application for listed building consent for the proposed erection of single storey conservatory to rear of dwelling to form playroom.	Refused 09/02/2007

110568	Application for listed building consent for the proposed dismantling and rebuilding of brick chimney.	Approve 31/10/2011
111835	Application for submission of details to comply with the following condition of listed building consent LB/2011/1779: 3a) Submission of further details of the level to which the chimney is proposed to be dismantled. 3b) Submission and approval of a photographic record of each elevation of the section of the chimney to be rebuilt.	Approve No date
210876	Application for Listed Building consent for the proposed replacement of 8 no. wooden windows at the front of the dwelling.	Withdrawn 19/05/2021
223093	Application for Listed Building consent for the proposed replacement of 8 no. windows at the front of the dwelling.	Approve 21/12/2022
241058	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. Localised internal repairs and internal wall finishes, including dry-lining, and decoration affected by penetrating damp.	Approve 31/07/2024

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
------------------	------------------------------------

REPRESENTATIONS

None received

APPRAISAL

Site Description:

1 Radstock Farm Cottages is a Grade II Listed Building and is understood to originally date back to the early 17th century. Originally comprised of four timber framed bays, the property today consists now of tiled pitched roof to three timber framed bays that painted roughcast rendered infill panels, with a small two storey mid-20th century extension to the rear and the more recent late 1990s extension off the north-western end of the historic building.

The proposal complies in terms of:

Impact on heritage asset:



Description of Development:

This application seeks permission to repair 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. Localised internal repairs and making good to internal wall finishes, including dry-lining, and decoration affected by penetrating damp. This application reflects the works consented under 241058 but provides additional information for removing the existing finishes to the historic timbers and for their subsequent re-decoration.

Impact on Dwelling as a Grade II Listed Building:

The WBC Built Heritage Officer has issued the following response to the proposals:

This current application, in the submitted details, cover those works previously granted consent for under 241058 for a programme of works to repair the exterior and interior of the listed 1 Radstock Farm Cottage, whilst setting out measures to remove the existing impervious paint finishes that has been applied to the external timber frame members, the timber sill plate, and the brick plinth, before repainting these elements with a breathable paint finish. Also, the application provides as details for redecorating the exposed historic timbers within the property.

The proposed means for removing existing finishes from the historic timber is an acceptable approach that avoids damaging the timbers. Whilst the proposal to use breathable paint products to re-decorate the timbers is likewise considered to be appropriate.

In summary the submitted documents with this application cover those works consented under 241058 and provide an appropriate approach for removing the existing finishes to the historic timbers and for their subsequent re-decoration with a suitable permeable finish. As such, from a heritage stance it is recommended that consent be given.

Conclusion:

In summary, the proposed repairs to the interior and exterior of 1 Radstock Farm Cottages would conserve and enhance the historical character and integrity of the listed building and its setting. The proposal would therefore comply with Section 16 of the National Planning Policy Framework, Policy CP3 of the Core Strategy, Policy TB24 of the Managing Development Delivery Local Plan and the National Design Guide. Therefore, the proposal 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:	Not required
Recommendation:	Approve

Date:	23 September 2024
Earliest date for decision:	19 September 2024
Recommendation agreed by: (Authorised Officer)	
Date:	23/09/24