



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Castlemans Cottage

Address Line 1

Bath Road

Address Line 2

Address Line 3

Wokingham

Town/city

Hare Hatch

Postcode

RG10 9UT

Description of site location must be completed if postcode is not known:

Easting (x)

481573

Northing (y)

178510

Description

Applicant Details

Name/Company

Title

Mr

First name

Ashley

Surname

Bryant

Company Name

Address

Address line 1

Castlemans Cottage

Address line 2

Bath Road

Address line 3

Knowl Hill

Town/City

County

Country

United Kingdom

Postcode

RG10 9UT

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Please note, this application does NOT seek to alter, extend or demolish any part of the listed building.

LBC is sought for repairs to the existing second storey tiled roof. The intended approach is for minimal targeted surgical intervention to repair the roof structure where necessary, retaining as much of the historic fabric as possible, only replacing material as a last resort.

The aim of the repair is to restore the function of the roof to a safe weathertight condition to protect and preserve the historic fabric.

Additional features to support and encourage bats are proposed for inclusion.

HERITAGE APPROACH

The historic nature of the roof structure should be respected as befits its Grade II listed status, with repair works specified and undertaken with a conservation-minded ethos based on appropriate guiding principles. In short, the principles would include: undertaking works only when necessary, with minimum intervention and maximum retention of valued fabric. Where possible works should be reversible, aesthetically compatible (or unseen), and go-with-the-grain of the building (visually, structurally, and materially).

While many of the timber rafters and purlins would probably not now be considered adequate for structural use in a building structure, the justification for ongoing structural use is their time proven ability. Unless obviously distressed, fractured or deteriorated (through human damage, insect or fungal decay) their capacity to function adequately is considered appropriate in this assessment.

Where members are damaged, the resumption is for retention of the member, with remedial measures including addition of supplementary structure (new rafters of the same material and section set alongside and screwed / bolted together), local repair, packing, strapping and improving fixings. Full removal and replacement is considered a last resort.

Has the development or work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the development or work already been completed without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
- ☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Roof covering

Existing materials and finishes:

TILES: Mix of clay and concrete tiles, including valleys and ridges. BATTENS: Mix of 25mm x 38mm treated and 18mm x 18mm unsure weather treated or not. FELT: Mix of breathable and bitumen based felt. MORTAR: All of the mortar was cement.

Proposed materials and finishes:

TILES: Existing tiles will be reinstalled. Where necessary, e.g. if broken, tiles will be replaced with matching handmade clay peg tiles, clay valleys, clay ridges and clay bonnets respectively. Potential inclusion of Bat access points on inner flanks of gulley as advised by ecologist. BATTENS: 25mm x 38mm treated battens. FELT: Breathable felt (Tyvek or Permavent) to front and rear flanks. Bituminous felt to inner flanks of gulley to compliment bat access points (bitumen felt type 1F, hessian backed). MORTAR: Lime mortar for ridges, bonnets and stepped lead flashing (to abutting wall of Castlemans House) and wall plates. LEAD: Code 5 lead flashing.

Type:

Other

Other (please specify):

Roof Structure

Existing materials and finishes:

*Dimensions are approximate. As members are assessed, the section size will be measured and preserved or replicated as necessary as the repairs are completed, i.e. existing and proposed section sizes will be like-for-like. WALL PLATE: *6"x2" section of oak and perhaps of softwood. RAFTERS: Mix of Quarter-sawn or rectangular-sawn timbers 4"x2" section (circular saw, hand sawn or band sawn) of oak and perhaps of softwood. RIDGE BOARD: *Mix of 4"x1" and 4"x2" sections of oak and perhaps of softwood. TRUSS: *4"x4" section of oak.

Proposed materials and finishes:

*Dimensions are approximate. As members are assessed, the section size will be measured and preserved or replicated as necessary as the repairs are completed, i.e. existing and proposed section sizes will be like-for-like. WALL PLATE: *6"x2" section, C24 structural grade, kiln dried, treated. RAFTERS: 4"x2" section, C24 structural grade, kiln dried, treated. RIDGE BOARD: *6"x2" section, C16/C24 structural grade, kiln dried, treated. TRUSS: *4"x4" section of C24 structural grade.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Castlemans Cottage - Roof Repairs - Heritage Statement and DAS

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

We have contacted our neighbours at Castlemans House and Pandora to notify them of the scaffolding and original planned works.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner: ***** REDACTED *****
House name: Castlemans Cottage
Number:
Suffix:
Address line 1: Bath Road
Address Line 2: Knowl Hill
Town/City:
Postcode: RG10 9UT
Date notice served (DD/MM/YYYY): 29/03/2025
Person Family Name:

Person Role

- ☒ The Applicant
☐ The Agent

Title

First Name

Ashley

Surname

Bryant

Declaration Date

29/03/2025

- ☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- ☒ I / We agree to the outlined declaration

Signed

Ashley Bryant

Date

29/04/2025