

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252672
Address:	Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ		
Proposal:	Householder application for the proposed erection of a new brick boundary wall with a solid timber pedestrian gate and a solid timber electric sliding vehicle gate, following the removal of the existing white picket fence.		
Heritage Assets:	Sindlesham Farmhouse - Grade II listed building since 1967 Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

Objection

Comments On Proposal

The below comments are made following the submission of additional information and clarification of points previously raised by Built Heritage:

- The applicant has stated the existing wall would need to be demolished in order to construction the new boundary wall. Given this, two further points arise. Firstly, the description of development would need to be altered, along the lines of:

*Householder application for the proposed **demolition of curtilage listed wall with erection of a new brick boundary wall with a solid timber pedestrian gate and a solid timber electric sliding vehicle gate, following the removal of the existing white picket fence.***

- Secondly, and further to this, as it is proposed to fully demolition the walling, as opposed to the partial retention, the level of harm would be raised as it would result in the total loss of this curtilage listed structure.
- The applicant has also clarified the height of the proposed boundary wall to be 2.075m. As previously noted, the walling combined with the proposed

gates would give rise to a 'compound' effect with the solidity of the boundary treatment seeking to adversely impact the character and appearance of the area.

As such, the proposals would result in less than substantial harm to the significance of the listed building, a designated heritage asset. Given the loss of historic fabric, the erosion to the traditional setting and inappropriately detailed boundary treatments proposed this harm would result in the dilution to the overall significance of the designated heritage asset, identified at the lower level with regards to the overall 'less than substantial' scale. (Section 16, NPPF).

Through the loss of historic fabric, erosion to the traditional appearance and the introduction of a contemporary hard and dominant boundary, the proposals would fail to preserve the special interest of the listed building (S16/66, P(LBCA)A 90).

Given the identified harm, the proposed development would conflict with Policy CP3 of the Wokingham Borough Council Core Strategy and Policy TB24 of the Managing Development Delivery local plan.

Conditions			
N/A			
Date:	18/12/2025	Signed:	Roderick McDonald Built Heritage Officer