

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	260911
Site Address:	Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ
Expiry Date:	13 August 2026
Advert Publication Date:	18 June 2026
Site Notice Date:	19 June 2026
Site Visit Date:	19 June 2026
Proposal: Application for Listed Building consent for the proposed replacement of existing defective roof battens & roof felt membrane and reinstate existing roof tiles following repair. Repair all lead flashing around chimneys and parapets and repoint chimneys as required.	

PLANNING CONSTRAINTS/STATUS

- Listed building

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
252673	Application for Listed Building consent for the proposed demolition of curtilage listed wall with erection of a new brick boundary wall with open railings above, a pedestrian gate and an electric vehicle gate, following the removal of the existing white picket fence.	Approve 21 st January 2026
14463	New dormer windows to extend room in roof space	Approve 20 th November 1980
12874	4 car open frame garage	Approve 10 th April 1980

CONSULTATION RESPONSES

WBC Conservation	The Heritage Officer raises no objection subject to condition.
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REPRESENTATIONS

N/A

APPRAISAL

Site Description: The site is a Grade II 18th century listed building altered in the 19th and 20th centuries.

Proposal: Replacement of existing defective roof battens & roof felt membrane and reinstate existing roof tiles following repair. Repair all lead flashing around chimneys and parapets and repoint chimneys as required.

Heritage Officer Assessment: The Heritage Officer has commented: *The farmhouse, along with a (now lost) collection of barns forming a farmyard to the rear, once stood within its own land, in an isolated position. The urban sprawl of Earley sought to substantially erode the rural setting, leaving the farmhouse amongst the suburban dwellings of the 1980s. The application proposes the re-roofing of Sindlesham Farmhouse, a Grade II listed.*

Following the submission of a revision 'Heritage, Design & Access Statement', as to include further information and a detailed scope of works, the application is now considered acceptable from a heritage perspective. The scope of works is limited to that as proposed, and does not extend the replacement of the timber rafters (unless otherwise agreed/consented) nor any other elements, such as rooflights etc.

The proposals, as now clarified, would not seek to harm the significance of the designated heritage asset and seek to preserve the special interest of the listed building. If minded to approve, the following condition is advised to be placed upon the grant of listed building consent:

Requested Condition

Where possible, all existing roof tiles shall be re-used, with numbers made up with reclaimed tiles mixed in across the roof pitches. The ridge and hip tiles shall be wet bedded using an appropriate lime mortar mix.

The proposal complies in terms of:

Impact on heritage asset:



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:	Yes
Recommendation:	Approve
Date:	12 August 2026
Earliest date for decision:	16 July 2026

Recommendation agreed by: (Authorised Officer)	
Date:	12/08/26