

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260911
Address:	Sindlesham Farm House, Mill Lane, Earley, Wokingham, RG41 5DQ		
Proposal:	Application for Listed Building consent for the proposed removal of existing roof tiles & underlay, make good, repair or replace timber decking where unsuitable, replace with new felt & existing tiles.		
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, but familiar with the site		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes the re-roofing of Sindlesham Farmhouse, a Grade II listed 18th century building altered in the 19th and 20th centuries. 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.

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:

Conditions

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.

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.

Date: 02/08/2026

Signed: Roderick McDonald
Built Heritage Officer