

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250606
Site Address:	The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS
Expiry Date:	22 July 2025
Advert Publication Date:	28 May 2025
Site Notice Date:	4 June 2025
Site Visit Date:	4 June 2025
Proposal: Application for Listed Building consent for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)	

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
250605	Householder application for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)	Live application
213321	Householder application for the proposed replacement of existing corrugated sheet roof with new flat roof and part pitched tiled roof, plus clad concrete block walls with feather edge boarding and fit roller shutter door, plus changes to fenestration of the house.	Approved 08/02/2022
213924	Application for Listed Building Consent for the proposed replacement of existing corrugated sheet roof with new flat roof and part pitched tiled roof, plus clad concrete block walls with	Approved 08/02/2022

	featheredged boarding and fit roller shutter door, plus changes to fenestration of the south east elevation [Retrospective].	
201053	Application for Listed Building consent for the proposed erection of a single storey extension to form a porch, plus changes to fenestration and rebuilding of chimney top on north east elevation, modification of boiler flue, repairs and internal alterations. (Part retrospective)	Approved 29/06/2020
200018	Application to vary conditions 2 and 6a of planning consent 190452 for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence. Condition 2 refers to the approved plans for the works and 6a to the external materials for the new porch; the variation is to change the design of the porch.	Refused 14/04/2020
200006	Application for submission of details to comply with the following conditions of planning consent 190452 and listed building consent 190573 dated 18/04/19. Condition 3 of 190573 (4 on 190452) relates to submission of detailed drawings and schedules. Condition 2 of 190573(3 on 190452) relates to submission of details regarding works to the timber frame. Condition 5c of 190573 (6c on 190452) relates to submission of details about the location of and external materials for the log store and garden shed.	Approved 17/02/2020
193262	Application for non-material amendment to planning consent 190452 to allow omission of window WF3 and reinstate bracing to frame and subsequent minor changes to porch.	Not proceeded with 03/01/2020
192869	Application for submission of details to comply with the following conditions of planning consent 190452 and listed building consent 190573 dated 18/04/19. Condition 4 (3 on 190573) relates to submission of detailed drawings and schedules of removal works. Condition 5 (4 on 190573) relates to submission of joinery details. Condition 6 (5 on 190573) relates to submission of details	Split decision 19/12/2019

	of a) external materials for new porch and b) structural engineer's report relating to support and underpinning of historic timber frame.	
193038	Application for non-material amendment to planning consent 190452 to allow for the change of the roof on the proposed garden and log store from a lean-to roof to a pitched roof of the same overall height.	Approved 25/11/2019
191955	Application for submission of details to comply with the following conditions of planning consent 190452 (Condition no 6c and 6d) and 190573 (Condition no. 5c and 5d) (Dated 18/04/2019). Conditions 6c and 6d of 190452 (5c and 5d of 190573) relates to further details for approved outbuilding and boundary fencing.	Split decision 04/11/2019
191480	Householder application for the proposed refurbishment of structure including roof coverings, single storey side extension, internal alterations and changes to fenestration to existing dwelling.	Refused 11/10/2019
191646	Listed Building Consent Application for the proposed refurbishment of structure including roof coverings, single storey side extension, internal alterations and changes to fenestration to existing dwelling.	Refused 11/10/2019
190802	Householder application for the proposed refurbishment of structure including roof coverings, changes to fenestrations plus a single storey side extension with 3no. roof lights	Application withdrawn 17/05/2019
190953	Application for Listed building consent for the proposed refurbishment of structure including roof coverings, changes to fenestrations plus a single storey side extension with 3no. roof lights	Application withdrawn 17/05/2019
190452	Householder application for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence.	Conditional approval 18/04/2019

190573	Application for listed building consent for the proposed refurbishment of southeast wall of house, including a new front porch, changes to fenestration and to construct additional log store and garden shed and perimeter fence	Conditional approval 18/04/2019
182710	Householder Application for the proposed single storey side extension and new front porch plus three rooflights. Renewal of garage roof and construct additional log store and garden shed to listed building	Refused on 23/01/2019 on the grounds of negative impact on the listed building
183065	Listed building application for the proposed single storey side extension and new front porch plus three rooflights and renewal of garage roof. Also refurbishment of South East wall of house, changes to fenestration and fencing of site perimeter.	Refused on 23/01/2019 on the grounds of negative impact on the listed building
181984	Pre application advice for the proposed erection of single storey side extension following the demolition of the existing partial side extension plus a new porch.	Replied on 03/09/18
181908	Application for a lawful development certificate for the proposed erection of a mobile home to create habitable accommodation	Approved on 05/09/18
181909	Householder application for the proposed erection of ancillary accommodation	Approved on 26/10/18

CONSULTATION RESPONSES

WBC Conservation	No objection.
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REPRESENTATIONS

Not applicable.

APPRAISAL

Site Description:

The application site consists of a two-storey detached property located on the western side of Lodge Road, Hurst. The Old House (historically Lea Farm) heritage building is Grade II Listed and was officially recognised in October 1983 as an altered 16th and 17th century house which is timber framed with the brick infilling colour washed. Other architectural features are also recognised on the official Historic England Listing record.

To the west of the site is open countryside including Dinton Pastures Country Park and a pond approximately 20m from the rear boundary.

The property is accessed via an unclassified road that is not adopted Highway.

The proposal complies in terms of:

Impact on heritage asset:



Policy TB24 of the MDD Local Plan states that the Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:

- Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
- Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management, and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.

Also, TB24 states that 'proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme'.

This Listed Building Consent application seeks retrospective approval for groundworks to create a putting green, the erection of fencing and the installation of electric gates.

The council's Heritage officer was consulted and raised no objection to the proposal. They commented that whilst the creation of a formal putting green is perhaps, unusual, it wouldn't be considered detrimental to the setting of the listed building. They commented:

"Lea Farm is set on the alluvial river plain of the Loddon and associated Emm Brook, with the vicinity's already high-water levels compounded by the gravel extraction of the 1970s, and subsequent flooding as to create the lakes, it would follow that the area around the farm has drainage issues. As a general principle excess water should be avoided around historic building and thus the appropriate management of the land is welcomed. In regard to the associated metal – not quite estate railings – fencing which partially separates the gravelled area and the lawn, given the low-height and slender nature, no concerns are raised over this element of enacted works.

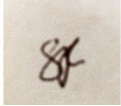
Whilst the farmhouse house is now independent, it still sits within the rural utilitarian context of the farmstead. And within this context it would not be unexpected to find the type of simple metal gates as to subdivide areas of the farm. Indeed, it is understood there are other pre-existing examples. Whilst the design could easily be more aesthetically pleasing, given the context and the separation between the entrance and the listed building, no concerns are raised".

Overall, the proposed works would not result in significant harm to the listed building, therefore, the proposal would not conflict with TB24 of the MDD or the NPPF.

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:	16 July 2025
Earliest date for decision:	26 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	17.7.25