



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
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

1 Radstock Farm Cottages

Address Line 1

Radstock Lane

Address Line 2

Address Line 3

Wokingham

Town/city

Earley

Postcode

RG6 5UN

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

Easting (x)

474581

Northing (y)

170659

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Richard and Helen

Surname

Winter

Company Name

Address

Address line 1

1 Radstock Farm Cottages Radstock Lane

Address line 2

Address line 3

Town/City

Earley

County

Wokingham

Country

Postcode

RG6 5UN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Repairs to external structure and fabric including the timber frame and associated brick/render infill panels, roof coverings, chimneys, render finishes and the brickwork sub-structure. Removal of existing impervious paint finish applied to the timber frame, timber sill plate, and brick plinth, and the repainting of these elements with a breathable paint finish. Localised internal repairs and making good to internal wall finishes, including dry-lining, and decoration affected by penetrating damp.

Has the development or work already been started 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

If Yes, please describe and include the planning application reference number(s), if known

241058 - GRANTED

Repairs to external structure and fabric including the timber frame and associated brick/render infill panels, roof coverings, chimneys, render finishes and the brickwork sub-structure. Localised internal repairs and making good to internal wall finishes, including dry-lining, and decoration affected by penetrating damp.

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

Type:

External walls

Existing materials and finishes:

Timber frame with timber capping boards with an impervious painted finish. Associated timber sill plate with an impervious painted finish. Brick infill panels between timber frame with a cement render/painted finish. Brickwork plinth with a cement render and an impervious painted finish. Cement based render finishes.

Proposed materials and finishes:

Repaired timber frame with localised replaced timber sections and capping boards with a painted finish to match the existing on a 'like for like' basis and apply new breathable painted finish. Repaired timber sill plate and apply a breathable painted finish. Reinstate brickwork infill panels to timber frame bedded and pointed in lime mortar with a new lime render finish over to match existing appearance. Repair retained existing brickwork infill panels and repoint with lime mortar and re render with a new lime render finish over to match existing appearance. Repair retained existing cement based render finishes to infill panels. Remove existing cement based render finishes to gable chimney, repair/repoint brickwork chimneystack and re render with lime render. Repoint brickwork with lime mortar to chimneystacks. Remove existing impervious paint and cement based render finishes to brick plinth, rake out existing cement based mortar joints. Replace defective bricks and bed in lime mortar, repoint raked mortar joints using lime mortar. Re render with a new lime render finish and apply new breathable painted finish.

Type:

Roof covering

Existing materials and finishes:

Plain clay tile roof covering.

Proposed materials and finishes:

Localised repairs to replace slipped, missing, or cracked/defective tiles beyond reuse, using new plain clay tiles to match existing on a 'like for like' basis.

Type:

Chimney

Existing materials and finishes:

Brick chimneystack to end gable wall with a cement based render and exposed brickwork to upper section. Metal bird-proof/ rain-proof cowls to chimney pots. Cement base mortar fillet flashings at junction of brickwork chimneystacks and roof coverings.

Proposed materials and finishes:

Remove existing render and repoint existing brickwork using lime mortar. Re-render with lime render. Repair and repoint brickwork to upper section with lime mortar. New powder coated/painted stainless steel bird-proof/ rain-proof cowls to chimney pots. New lead flashings, soakers, aprons and saddles at junction of brickwork chimneystacks and roof coverings.

Type:

Internal walls

Existing materials and finishes:

Dry-lined with plaster and painted finish.

Proposed materials and finishes:

Repair/replace defective existing dry-lining with new to match existing in localised areas to replace existing affected by damp and paint new plaster finish.

Type:

Rainwater goods

Existing materials and finishes:

Aluminium and cast iron rainwater goods with a painted finish.

Proposed materials and finishes:

Retain, repair and repaint identified aluminium and cast iron rainwater goods to match existing appearance. Defective aluminium and/or cast iron existing rainwater goods components to be replaced with aluminium and/or cast iron rainwater goods components to match existing on a 'like for like' basis, Repaint all rainwater goods (gutters and downpipes).

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

Morse Webb Architects' Documents:

972-1 Radstock Farm Cottages - Covering Letter
972-1 Radstock Farm Cottages - Design And Access Statement-PL01-240822
972-1 Radstock Farm Cottages - Heritage Statement-PL01-240822
972-SCH-01-PL01-Schedule of Repairs-240822
972-External Condition Survey-CS01-PL00-Report-240311

Morse Webb Architects' Drawings:

972-001-PL00 Location and Block Plans
972-002-PL00 Floor Plans As Existing
972-003-PL00 Front (South-West) Elevation As Existing
972-004-PL00 Side (North-West) Elevation As Existing - Original Cottage
972-005-PL00 Side (North-West) Elevation As Existing - 20th Century Extension
972-006-PL00 Rear (North-East) Elevation As Existing
972-007-PL00 External Photos of Building Condition As Existing
972-008-PL00 Internal Photos of Building Condition As Existing
972-012-PL00 Floor Plans - Repairs
972-013-PL01-Front (South-West) Elevation-Repairs
972-014-PL01-Side (North-West) Elevation-Repairs-Original Cottage
972-SK01-PL01-Front (South-West) Elevation-Opening Up
972-SK02-PL01-Side (North-West) Gable Elevation-Opening Up

SFK Consulting Ltd. (structural engineer) drawings and documents:

23093-SFK-RAD-XX-DR-S-0100-P1
23093-SFK-RAD-XX-DR-S-0101-P1
23093-SFK-RAD-XX-DR-S-0102-P1
SFK Report No. 23093.R01A Inspection Report
SFK Report No. 23093.R02 Oak Specification

Hutton and Rostron (materials specialist):

159-77 1 Radstock Cottage Rpt - PH - MERGED. Drill survey report

Peelaway (paint removal suppliers):

Peelaway Brochure 2021
Peelaway 7 Instructions And Application

Earles (breathable paint system suppliers):

APPLICATION-EARLES-LINSEED-OIL-MATT-EMULSION
TDS-EARLES-LINSEED-OIL-MATT-EMULSION

Neighbour and Community Consultation

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

- ☐ Yes
☒ No

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Surname

Morse Webb Ltd

Declaration Date

23/08/2024

☒ 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

Peter Webb

Date

23/08/2024