

LISTED BUILDING CONSENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 March 2026

Application Number: 260126

Location: Riseley Farm, Part Lane, Swallowfield, Wokingham, RG7 1TB

Proposal: Application for the Listed Building Consent for the proposed repair and renovation of existing Grade II listed farmhouse, including fenestration alterations, internal alterations and external works and landscaping.

Recommendation: Approve

Conditions and/or Reasons

1. Time Limit

The works hereby permitted shall begin no later than three years from the date of this consent.

Reason: In accordance with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. Approved Plans

The works to the Listed Building hereby permitted shall be carried out only in accordance with the following approved plans:

Drawing No:

P02 RevP2 - Proposed Farmhouse Ground and First Floor Plans

Received 26th February 2026

P04 RevP1 - Proposed Farmhouse Front and Side Elevations

P03 RevP1 - Proposed Farmhouse Roof Plan

P05 RevP1 - Proposed Farmhouse Rear and Side Elevations

Received 22nd February 2026

E02 Rev P1 - Farmhouse Site Plan

Farmhouse Location Plan

Received 19th January 2026

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the Listed Building Consent hereby approved.

3. Like-for-like

All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Methodology

Prior to the commencement of the relevant part of the work, the following details shall be submitted to and approved in writing by the local planning authority and shall then be implemented as approved:

- a) Methodology for the cleaning and repair to existing tiled flooring.
- b) Methodology for removing paint finish from the historic timber.
- c) Details that confirm the means by which the built-in wardrobe cupboard to the main bedroom would be installed without affecting the historic roof and wall timbers.
- d) Methodology for installation of false ceiling in bathroom and details of how it would be formed/supported

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

5. Window & Door Joinery Details

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new replacement of existing window(s) and door(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include:

- Annotated approved proposed drawings clearly identifying the location of the of window and/or door for which joinery details are being submitted for,
- 1:10 or 1:20 scaled drawings of the new window(s) and door(s), along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds where these are to be replaced.
- Material for new windows frames and doors to be stated.
- External finishes to be stated.

Installation of the new replacement window(s) and door(s) is to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Informatives

1. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the recommendation text.

Date: 02/03/26

REMEMBER - The earliest date for a decision on this application is: **23 February 2026**