

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
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Application No.	251772	Site Visit Made:	no
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Address:	The Hope And Anchor, Station Road, Wokingham, RG40 2AD.
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Proposal:	Application for submission of details to comply with the following condition of planning consent 221683 dated 31/05/2022. Condition 4 relates to Noise Mitigation and Condition 7 to Secondary Glazing.
Relevant built heritage condition text.	<u>4. Noise Mitigation</u> Prior to commencement of development, details of noise attenuation taking account of the historic fabric of the building and all nearest and affected noise sensitive receptors together with a method statement for installation and operation are to be submitted to and approved by the Local Planning Authority. The development must be implemented in accordance with the approved details prior to occupation. <u>7. Secondary Glazing</u> Notwithstanding the details submitted, no works shall be undertaken to have installed secondary glazing to windows until details for the intended secondary glazing have been submitted to and approved in writing by the local planning authority. Works to the install secondary glazing shall then be undertaken in accordance with the details as approved.

Summary Of Recommendations

- Condition 4 – further clarification necessary with respect in what way ‘the noise attenuation taking account of the historic fabric of the building’ and additional information on any required ventilation through exterior walling.
- Condition 7 can be discharged in full.

Comments

It is noted the proposed planning drawing (25 HABS PP01) with this application for discharge of conditions, is the amended proposed scheme under the yet to be determined LBC application 251780, it is however adequate for the purposes of marking up which of the windows are to have secondary glazing to them.

With respect to the secondary glazing system that is proposed, this is considered to be acceptable for condition 7 of 22183 to be discharged in full.

With respect to the details provided for the discharge of condition 4 (Noise Mitigation) as set out in the dp Acoustic Method Statement, the details set out in that document and the accompanying drawings would appear to have no indication as to

whether or what way the noise attenuation will take into account the historic fabric of the building, especially with respect to the ground floor where the public bar area is to be divided off.

The dp Acoustic Method Statement also from a heritage perspective raises concern with respect to the intention for trickle vent to be included in new fenestration, which for a listed building would not be appropriate, The only new fenestration would appear to be to the bi-folding glazed screen to the kitchen/dining area and to opening to the sitting room.

Furthermore the document makes reference to the installation where required of ventilation through the walls that would be created using a core drill to cut through the exterior walling. It is unclear if these are to accord with those shown on the approved plans for 221682. There is a need to know the location and forms of the ventilation in the walling to avoid physical and/or visual harm.

Date:	22/08/25	Signed:	Keith Frost Built Heritage Officer
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