

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250606
Address:	The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS		
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)		
Heritage Asset:	The Old House, Lea Farm – Grade II listed building since 1983 Listed building 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		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes a number of elements, having already been enacted, at 'The Old House' at Lea Farm, Hurst, a Grade II listed building. The first is an engineering operation/landscaping as to create a golf putting green and to alleviate ground water flooding. The second is the erection of new metal vehicular gates to the entrance of the property.

The Old House, historically, Lea Farmhouse, is located to the west of Hurst, to the east of the Loddon and Emm Brook and just to the north of Hurst Grove. The building is 16th century in core, altered in the 17th century and extended in the 19th and 20th centuries. The timber framed building was the farmhouse for Lea Farm, however, ceased to be part of the working farm and was subsequently sold off as to create an independent element of the site.

With respect to the landscaping to the south-west of the farmhouse, within what is now the domestic garden, whilst the creation of a formal golf putting green is, perhaps, unusual, it wouldn't necessarily be considered detrimental to the setting of the listed building. 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 regards 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.

As such, no objection is raised to the application, as whilst the enacted elements undoubtedly could have been more refined in themselves, they are not considered harmful to the significance of the listed building.

Conditions			
N/A			
Date:	10/06/2025	Signed:	Roderick McDonald Built Heritage Officer