

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251049 + 251050
Address:	River Cottage, Church Street, Wargrave, RG10 8EP.		
Proposal:	251049: Householder application for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building. 251050: Application for listed building consent for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations.		
Heritage Asset:	• River Cottage - grade II listed building, since 1983. • Mill Green House/Old Gaunt House – grade II listed building, since 1983. • Wargrave Conservation Area Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes - for pre-app		

Summary Of Recommendations

No objection, subject to the conditions advised below.

Comments On Proposal

From a heritage stance with the scheme as proposed, which is considered to have substantially addressed those concerns raised with the design of the pre-application scheme, the significance of River Cottage as designated heritage asset is not harmed. Whilst in terms of the proposal to replace the external render for one appropriate for a traditional building and the removal from the front elevation of the faux Venetian shutters, and metal planters, are considered to be beneficial changes to the traditional appearance of River Cottage and in so doing to the character and appearance of the conservation area in which it is situated.

In terms of the submitted details there would appear to be elements requiring further detailing and/or clarification, which whilst ideally should be addressed prior to determination of the applications, however it would be possible to deal with these

matters through conditions.

- Historic fire insurance plaque, noted in the listing description, and depicted on the existing front elevation drawing, is not shown on the proposed drawing. It would be expected that this historic feature be put back once the re-rendering has been done.
- Proposed front elevation (drawing PA018 Rev.01) needs clarification with respect to
 - i) the rainwater downpipe on the left hand side, which appears to be in a slightly different position to that shown on the existing. Is it intended to move this?
 - ii) The roughcast covered downspout to the left of the front door. Is this to be removed?
- The existing elevation drawing include the terracotta chimney pots however the proposed elevations do not. There is no mention in the works being applied for that there is any intention to remove the existing pots. However in approved the proposed elevation showing no pots could be misinterpreted.
- There are 2no. new windows indicated for the proposed new rear bathroom, for which there are no joinery details.
- The brick boundary walling to the western side of River Cottage, which in part runs along the side elevation of the cottage, and which appear to be of a hick width to the rear. The ownership of this boundary wall is not stated and seemingly would belong to Old Gaunt Cottage, itself a listed building. The boundary walling may well hold curtilage listed status to Old Gaunt Cottage. Seemingly the proposed rear new two storey extension, for which there would be an apparent need for foundations, would require part of the boundary wall to be removed/rebuilt to do so. Also there is the question as to the routing of the rainwater downpipe that appears is intended to pass through the boundary wall. (see attached images below)

Subject to the above matters being satisfactorily responded to, the Built Heritage Officer otherwise raises no objection to the scheme proposed.

Conditions

Notwithstanding the details submitted prior to works being undertaken to replace the external render to River Cottages, until details confirming the finish (i.e. colour of paint /lime wash or is to be left undecorated) to the replacement exterior render shall be submitted to and approved in writing by the local planning authority. The replacement of the exterior render shall then be undertaken in accordance with the details as approved.

Notwithstanding the details submitted, the historic fire insurance plaque on the rendered front elevation of River Cottage is to be carefully removed and kept in a safe location, whilst the exterior render is replaced, and within one calendar month of the render being replaced, the historic fire insurance plaque shall be re-instated in its original position on the front elevation of the cottage.

Notwithstanding the submitted proposed elevations (Drawings: PA018 Rev. 01 & PA018 Rev.01) the existing chimney pots to River Cottage are to be retained unless otherwise agreed in writing by the LPA prior to their removal.

CM7: Further details required.

Prior to the commencement of works hereby approved works, the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior.

- a) A Schedule of works that sets out and identifies the works to be undertaken to repair the roof structure, including the ceiling joists of the first floor. Details shall identify all those elements to be repaired and/or replaced and set out the methodology for the repair works.
- b) A methodology statement/details that sets out how the for the new walling of the rear two-storey extension is be constructed along the boundary with Old Gaunt House. Details to also show how the rainwater downpipe would be routed to the ground.

CN2: Matching finishes

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

CN9: Natural roof slate

The roof of the hereby approved rear extension shall be clad in natural slate, a sample of which shall have first been submitted to and approved in writing by the local planning authority.

Secondary Glazing

The installation of secondary glazing shall be in accordance with the details contained in the Heritage Assessment document 140 PA 005 Rev.01, unless otherwise agreed in writing by the Local Planning Authority prior to the installation of the secondary glazing units.

JOINERY DETAILS (Windows)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof-light(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.

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Material for new windows frames to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to be stated.

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

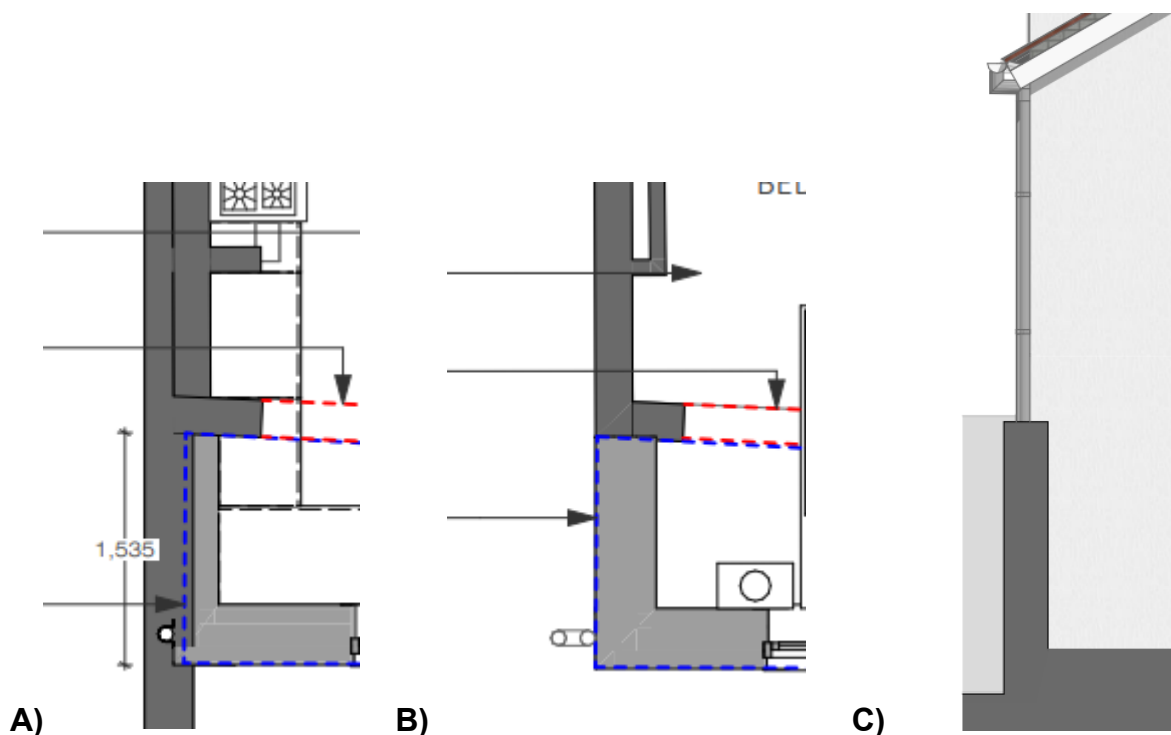
EXTRACTION VENTS, GAS FLUES, EXTERNAL PIPEWORK, or DUCTING.

Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/ or utility boxes on the external elevations

other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

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.

Date:	02/07/25	Signed:	Keith Frost Built Heritage Officer
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- A) Extract of drawing PA014 Rev.01 – the corner return of the existing rear range and the boundary wall appears erroneous,
- B) Extract of drawing PA015 Rev.01
- C) Extract of Drawing PA018 Rev.01