

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243139
Site Address:	East Court, Jubilee Road, Finchampstead, Wokingham, RG40 3SD
Expiry Date:	3 March 2025
Advert Publication Date:	7 January 2025
Site Notice Date:	7 January 2025
Site Visit Date:	10 January 2024
Proposal: Application for Listed Building consent for the proposed change of roofing material from clay tile to slate tiling to a section of the rear north-west facing roof slope.	

PLANNING CONSTRAINTS/STATUS

- Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
43374	Conversion of existing stables to Kitchen, WC & Dining room	Approved: August 1994
960300	Proposed Erection Of Detached Bungalow	Refused: June 1996
160243/160244	Householder/Listed Building Consent application for single storey side extension and pitched clay tile roof over service wing with conservation roof lights plus changes to fenestration.	Approved: April 2016
183451	Householder application for the proposed erection of tennis court including perimeter fencing 2.75m high.	Approved: February 2019
183349/183450	Householder/Listed Building Consent application for the proposed changes to fenestration to main dwelling house. Raising of the garage roof to create habitable accommodation, changes to fenestration and erection of covered area for storage to side of garage.	Approved: March 2019

230800	Pre-application advice for the proposed internal and external repairs and maintenance to the Listed Building including works to the roof; structural investigation; removal of modern fittings; changes to fenestration, wiring and internal layout; alterations to main staircase; thermal upgrades; replacement of paving and extension of terrace, plus works to the converted stables including replacement of a staircase, removal of a conservatory and internal modifications.	Replied: June 2023
232151	Pre-application advice for the proposed renovation of the two-storey part of the stables block, including a new staircase, changes to fenestration and upgrading of internal insulation to the external walls, plus siting of an external heat pump and installation of PV panels; extension of the existing terrace and construction of a swimming pool.	Replied: October 2023
233044	Application for Listed Building consent for the proposed maintenance, re-roofing works and structural investigation.	Approved: February 2024
240202	Householder application for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.	Approved: March 2024
240203	Application for Listed Building consent for the proposed alterations to internal stairs, formation of internal screen, alterations to external joinery and terrace, changes to fenestration.	Approved: March 2024
242350	Application for Listed Building consent for the proposed structural repairs and re-roofing.	Approved: December 2024
242451	Application for non-material amendment to planning consent 240202 to allow change to a first-floor window, plus internal alterations.	Approved: November 2024
242452	Application for Listed Building consent for the proposed change to a first-floor window, plus internal alterations.	Approved: November 2024

CONSULTATION RESPONSES

WBC Built Heritage	No objection subject to conditions
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REPRESENTATIONS

Finchampstead Parish Council: No comment
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APPRAISAL

Site Description: East Court is a private residence in the village of Finchampstead, which lies around 5.5km south-west of Wokingham and around 13km south-east of

Reading. The property is a grade II listed building.

The property is bounded on the south by Jubilee Road, B3348 and Church Lane to the north-east. To the west is East Court Farm and beyond that the village playing fields. East Court enjoys views of the spire of the Norman church, St James' which is around 500m to the north-west. East court is a large property within grounds of approximately 0.6 hectares.

The property comprises the main house, a separate converted stables and coach house wing, a detached office and store building and a garage with attached chicken coop.

The main house is part two and part three storey with a small basement area below the main staircase.

The converted stables is single storey and the former coach house two-storey.

Assessment: The proposed works are to change from clay tiles to slate tiles over a section of the rear north-west facing roof slope.

The rear roof slope is not visible from the public realm and is not especially visible from the garden. The large chimney stack on the north-west elevation as well as the roof structure of the kitchen extension and south-west hipped gable all obscure views. The proposed works are minor in nature and will have only a limited impact upon historic fabric.



Figure 1- View from the garden looking south-east & view from garden looking due east

The application proposes the change of material covering on a section of roof area of East Court from the extant clay tile to a slate. This area of the roof structure has been altered, and as set out in the application's accompanying statement, this alteration has resulted in a much shallower roof pitch. A pitch at such an angle makes it less practical for a plain clay tile covering due to risks association with water ingress.

Given the building already has slate covered elements and that a mixture of roofing materials is not uncommon on complex, multi-phase buildings – and indeed partly demonstrates the evolution of the building – combined with the physical practicalities, no concerns are raised to the proposal.

It is important a high-quality natural slate is specified for these works, and as to match that used currently on the 'mansard' element. From the photographs provided this appears to be a natural Welsh slate. Either suitable reclaimed slate or new slate from either the Penrhyn or Cwt Y Bugail quarries is advised.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	28 February 2025
Earliest date for decision:	28 January 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	28.02.2025