

TOWN & COUNTRY PLANNING ACT 1990

MR C SAWYER

HERITAGE STATEMENT

**THE OLD HOUSE
LEA FARM
LODGE ROAD
HURST
BERKSHIRE
RG10 0SS**

Erection of single storey rear extension to ancillary accommodation

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1. INTRODUCTION

1.1 This Heritage Statement is submitted in support of a planning application by Mr C Sawyer for the erection of a single storey rear extension to existing ancillary accommodation.

1.2 The Statement is divided into the following sections:

- Site and Surrounding Area
- Planning Policy Context
- Heritage Statement
- Summary and Conclusions

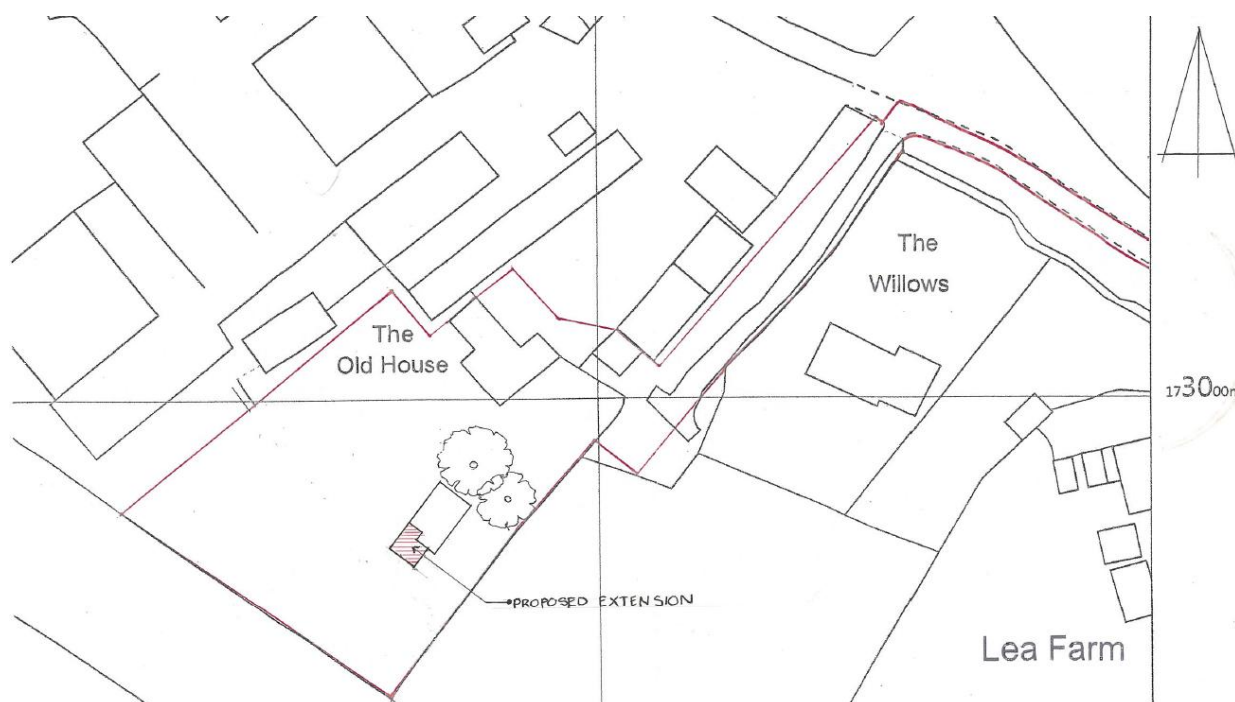
1.3 This statement describes the site and its surroundings and sets out how the proposal meets the Council's Development Plan and the National Planning Policy Framework. In particular, it will demonstrate that the proposal would not harm the designated heritage asset which includes The Old House itself. The conclusion will be that the proposal does not require the applicant to demonstrate any public benefits.

2 SITE AND SURROUNDING AREA

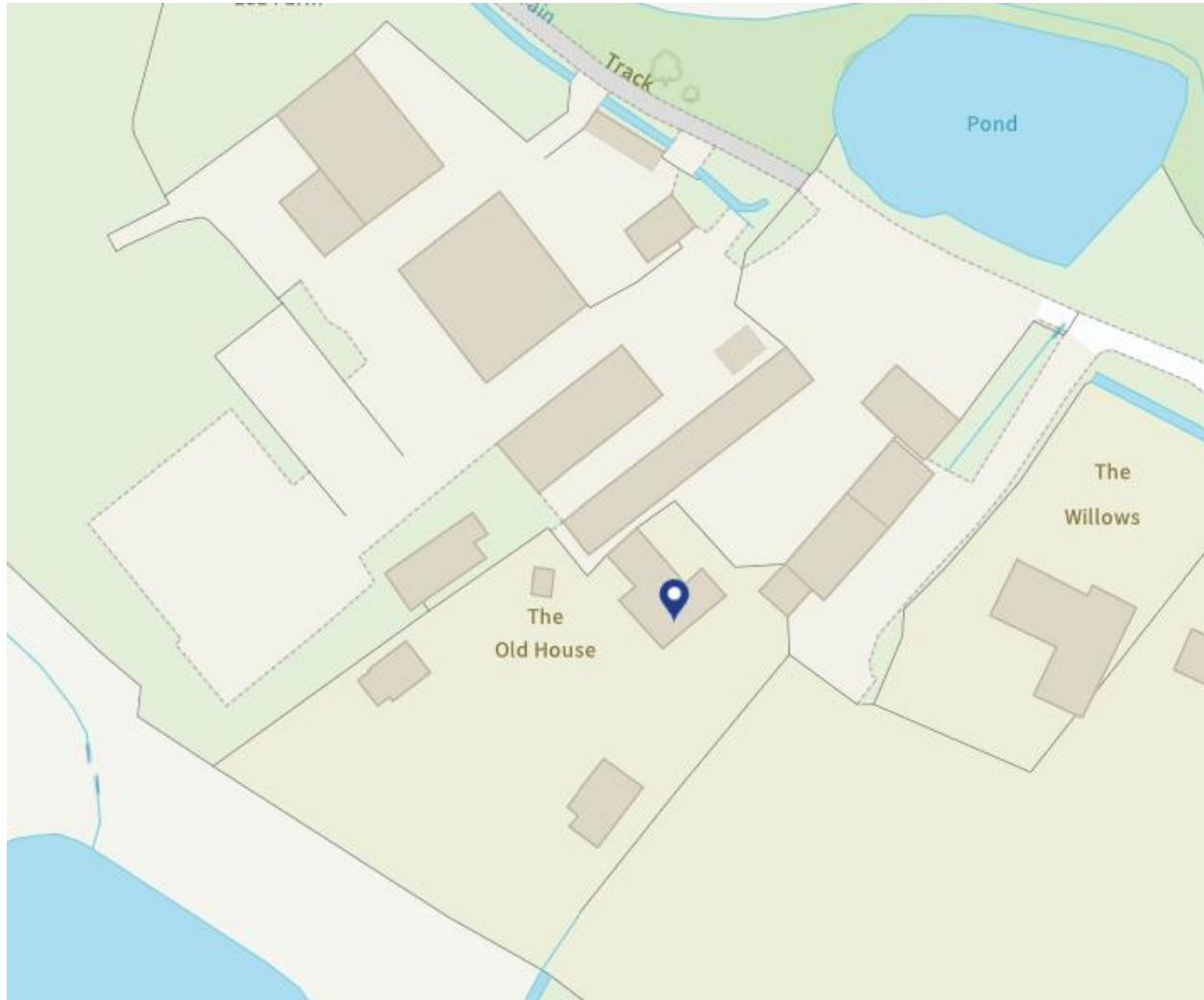
- 2.1 The application site is located to the east of Lodge Road, Hurst within land defined as 'countryside'. The main dwelling, 'The Old House', was the former farmhouse to Lea Farm which is sited further to the east within its own curtilage and under different ownership. The property is accessed by an unmade track. The old House is statutory listed (Grade II) with the listing entry details being as follows:

'House. C16 and C17, altered. Timber framed, brick infilling colourwashed, south east gable roughcast with C19 casement windows with glazing bars, old tile roof. Main part 4 framed bays. 2 storeys. North-east front has C20 two and 3-light casements irregular, some metal others leaded. Late C17 one bay framed projecting extension to left hand with large chimney on gable. South west front has large C17 added chimney on old external wall now part covered with later pent roof extension, 2-light C20 metal casement windows and ledged door to right hand. Interior has most of the timber frame visible.'

Site location plan



Historic England map search



- 2.2 The building that is proposed to be extended as part of this submission was built approximately 7 years ago under planning permission ref.181909. It lies circa 15m to the south-west of the main heritage asset (The Old House). The site itself is not close to any further heritage assets and is not located within a Conservation Area.

The Old House (front elevation)



Existing outbuilding proposed to be extended



3 PLANNING POLICY CONTEXT

3.1 Relevant planning policy guidance falls within the National Planning Policy Framework and the Wokingham Borough MDDD (2014).

i) National Planning Policy Framework (2024)

3.2 Section 16 of the NPPF is concerned with conserving and enhancing the historic environment. Paragraph 202 confirms that these assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

3.3 Paragraph 203 states that in determining applications, LPA's should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

3.4 Paragraph 212 of the Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

3.5 Paragraph 215 of the Framework confirms that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

ii) Wokingham Borough Managing 'Development Delivery Document (2014)

- 3.6 Policy TB24 (Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas). States that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
- Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views;
 - Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiative that would improve any assets that are recognised as being in poor condition or at risk.
- 3.7 Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

4 HERITAGE STATEMENT

- 4.1 The application site lies outside of the built up area of neighbouring settlements and within land defined as open countryside. Whilst the building which is proposed to be extended is not listed, the host property (The Old House) is Grade II listed.
- 4.2 As stated above, The Old House comprises of a two storey, timber framed former farmhouse which historically formed the main residential dwelling for the farmstead of Lea Farm. The main dwelling is essentially a two storey timber framed dwelling with painted brick infill panels and a gabled clay tiled roof. The 'L-plan' building appears to have been constructed in several phases from the C 16th and C 17th through to the C 19th. From the C 19th through to the mid C 20th, the building appears to have been in use as two dwellings. Its role as a working farmhouse continued until the late C 20th. In terms of former associated farm buildings, these include a stable block which is now converted to offices and a number of detached outbuildings and former agricultural structures which are now in separate ownership. This includes offices and storage for the neighbouring 'Chocaholics' business.
- 4.3 When the application was made to erect the outbuilding in 2018, the Council's conservation officer did not object to the principle of its construction. The proposed extension would be attached to its southern elevation which ensures that the gap between the heritage asset and the outbuilding is not diminished. In terms of its physical extent it would represent only a modest increase to the size of the existing structure (i.e. an additional 20sq.m onto a building with an existing floor area of circa 60sq.m. Materials will match which are existing (i.e. external walls to be built using feather boarding and facing brickwork). The proposed flat roof is modest in its extent and would ensure that most of the extended building would maintain the pitched roof character. The increased size of the outbuilding will not compete with the heritage asset as a result.
- 4.4 The NPPF states that a Heritage Impact Statement should be 'appropriate' to the asset's significance and enable an assessment of any heritage assets and how the proposed development may affect it.

- 4.5 As stated above, the ancillary building sits circa 15m to the rear of the main heritage asset. The house has already severed its relationship with former farm buildings such as the stable and granary. Whilst there were some reservations about the siting of the outbuilding in 2018 (in respect to the conservation officer), the structure is now built and fully operational as ancillary accommodation. With this point in mind, the modest extension further to the south is highly unlikely to result in any material harm to its setting.
- 4.6 In conclusion, in terms of the impact on the listed building, as there is no material harm arising to its setting, there is no requirement to consider any public benefits arising from the development in this regard. There is no obvious conflict with the requirements of Chapter 16 of the NPPF or Policy TB24 of the Wokingham Borough MDDD (2014).

5 SUMMARY AND CONCLUSIONS

5.1 The application should be supported for the following reasons:

- i) The proposed extension is of a traditional design and appearance and would be constructed in matching materials which would ensure that the development would harmonise with the appearance of the host building. In terms of the impact on the setting of the listed building, as the extension is sited on the rear elevation of the outbuilding, it would not be viewed in the same context as the heritage asset given it would maintain the same separation distance.
- ii) Paragraph 215 of the NPPF is not considered to be engaged as any harm falls well below the 'less than substantial harm' threshold. As such there is no requirement to consider any public benefits.