

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252007 + 252008
Address:	2 Spring Cottages, Charvil Lane, Sonning, RG4 6TL.		
Proposal:	252007: Householder application for the proposed erection of 1 no. detached outbuilding following demolition of 3 no. outbuildings. 252008: Application for Listed Building consent for the proposed demolition of 3 no. outbuildings and erection of 1 no. detached outbuilding.		
Heritage Assets:	2 Spring Cottages (aka Spring Cottage 1 & 2 Charvil Lane) – grade II listed building since 1983. Spring Cottage (Spring Cottages, 3 & 4 Charvil Lane) - grade II listed building since 1983. Little Court - grade II listed building since 1983. Sonning Conservation Area Listed Buildings 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

From a heritage perspective there is **in principle no objection raised** albeit further plan details would appear to be required, whilst it is also suggested the description of works should be amended to say demolition of 1no. outbuilding, as the building appear to be a single structure

Furthermore,

No application for Listed Building Consent required, as in this case as the structures to be demolished are sited away from and do not physically form part of the listed building if 2 Spring Cottages, and the structures to be demolished are considered not to hold the status of curtilage listed.

Comments On Proposal

The proposed works are for the replacement of a conjoined rectilinear shaped flat roofed single storey outbuilding structure that has been built at the end of the rear garden to the listed property of 2 Spring Cottages for a larger five-sided single storey structure. The new structure's shape reflecting that of the end of the garden it is to be built within.

The existing detached flat roofed timber clad outbuilding is clearly not historic in age (being of a post 1948 date the building) is not considered to be curtilage listed) and does not physically abut nor is joined to the listed dwelling. As such, there application for listed building consent is not required.

As such from a heritage stance there would be no objection to the demolition of the existing outbuilding structure, nor to the proposed replacement structure, which is sufficiently distant from the listed building itself for there to be no harmful impact to its setting.

The submitted plans I would however wish to query in terms of accuracy and compliance with what would be expected for a planning application as:

- The Proposed & Existing Plan (as referred to on NEC docs) -firstly it appears rather than showing existing and proposed in separate drawings both are shown combined on one drawing. the footprint of the existing outbuilding structure marked up in blue lying within the proposed new building, which appear to be drawn in top down view (rather than as floor plan) with a sloping flat roof and a band of peg tiling across the front of the structure, with the line of solid exterior walling also shown, with the break in it for the door and window to the front. Would not expect roof details to be shown on a floor plan for the ground floor.
- The proposed elevations only cover three of the five actual elevations to the new building. There is no elevation provided for westerly facing side elevation or that for the short easterly facing side elevation, which is set at more than 90 degrees angle to the SE facing front elevation but is not indicated. The elevations notably those of the NW side and the rear southerly elevation do not depict any build up for either the sloping flat roof or for the peg tiled section of the roof. A draw there could be no provision for insulated/warm roof to the structure.
- The structure would need footings or a base for it to be built off, which is not shown and could change the overall height of the structure.

Date:	24/10/25	Signed:	Keith Frost Built Heritage Officer
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Extract from Site plan (with north to the top), with outline for new building shown in green.

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