
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250426
Address:	Glebelands, Woolf Drive, Wokingham, RG40 1DU		
Proposal:	Application for Listed Building consent for the proposed demolition of existing conservatory.		
Heritage Asset:	Glebelands – listed building with Grade II status since 1985. Setting of: Glebelands Stables and Cottage, both individually listed Grade II. Listed buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies		
Site Visit Made:	Yes		

Summary Of Recommendations

No Objection subject to conditions

Comments On Proposal

Glebelands is a former country house designed in a free-Tudor style by Sir Ernest Newton – a pupil of Richard Norman Shaw – for Alfred Nicholson, a Director, and later Chairman, of the Linoleum Manufacturing Company. Completed in 1897, the building was subsequently altered and extended in the 20th century, notably by Harry Weedon in the 1950s with a large wing to the north, having been converted for use as a rest and convalescent home in the 1930s. The latter part of the 20th century saw further development with residential buildings of Acorn Drive built within the parkland, Academy House constructed immediately off the main drive and the Broccoli Cloister built and linked to the main house (via the 1950s element) to the north. In addition to the main listed building, the former stables and cottage as well as the lodge are all separately listed as Grade II. Despite all the 20th and 21st century development, Glebelands can still be read and appreciated as a large late Victorian country house set within a verdant and open setting.

The application proposes the removal of a timber conservatory attached to the south of the main building. Anecdotally the conservatory is said to date from the 1950s, however all the fabric is no older than 30 years – within the 1995-2005 range. Cartographic evidence suggests there was no addition in this area until the late 20th century – save for the 1950s flat roofed element which the conservatory partly attaches on to, and I am unable to find planning history for it post-1998. Whilst not unpleasant, the design and construction are not of the highest quality and the

structure has evidently reached the end of its lifespan. Conservatories were a perfectly legitimate architectural concept for grand Victorian and Edwardian country houses, however there is no evidence to suggest that Newton nor Weedon ever envisioned one at Glebelands. Given the deficient detailing and current condition, paired with the rather clunky attachment to the host, the structure ultimately detracts from the interest of the building and thus the removal is supported from a heritage stance. In combination to the benefit of the removal of the actual conservatory the original elevation, and part of the 1950s addition, will be better revealed and their historic appearance effectively restored.

Given this, no objection is raised to the application. There are, however, a number of impacts to the fabric which arise as a result of the proposed works, details of such are required to be secured by condition.

Conditions

Notwithstanding information shown on the approved drawings no relevant works shall commence on site until details concerning the removal of the conservatory and repair of the remaining fabric have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include a written methodology in relation to the demolition and subsequent making good/repair, specification of materials and finishes with samples as applicable, and details of any other associated works. The works shall then proceed in strict accordance with the approved details.

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.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

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.

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.

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.

Notwithstanding information shown on the submitted drawings, no works shall commence on site until full details of all attachment between historic fabric and new construction, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

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:	04/04/2025	Signed:	Roderick McDonald Built Heritage Officer
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