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# MEMORANDUM

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| <b>From:</b>            | Built Heritage Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Service</b>          | Green Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>App No:</b> | 242567 |
| <b>Address:</b>         | Albany House, 14 Shute End, Wokingham.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Proposal:</b>        | Application for Listed Building consent for the proposed partial demolition of the existing rear boundary wall and erection of a replacement rear boundary wall. (part-retrospective).                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Heritage Asset:</b>  | <ul style="list-style-type: none"><li>Albany House (aka Barford House) and front railings, 14 Shute End – grade II listed building.</li><li>Hulbert Gate (aka Admiral House), 16 Shute End - grade II listed building.</li><li>Rear brick boundary wall - curtilage listed status to Albany House</li><li>Wokingham Town Centre Conservation Area.</li></ul> <p>Listed Buildings along with Conservation Areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.</p> |                |        |
| <b>Site Visit Made:</b> | Yes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |        |

## Summary Of Recommendations

**No objection in principle** subject to conditions set out below.

## Comments On Proposal

A curtilage listed brick boundary wall situated to the rear of the listed buildings of Albany House and neighbouring Hulbert Gate has prior to the recent removal of a couple of trees growing directly adjacent the walling had had a dangerous lean to it caused by the tree growth. With the removal of the trees a section of the brick boundary wall has had to be dismantled, with the apparent need to take down a further section of the walling to that already taken down, to a point approximately in line with the rear corner of 9 Hulbert Gate's southern end wall. This further section of walling to also be dismantled and rebuilt using the salvaged bricks also has a notable lean into the car park of Albany House.

On the basis of the defined section of the brick walling is dismantled by hand with the bricks cleaned and set aside safely, to be then used to reconstruct the walling back the form and height, in the same brick-bond, coping details and shallow pier buttress forms.

### Conditions

Notwithstanding the details submitted the section of the curtilage listed brick boundary given consent to be taken down and rebuilt, the section of walling is to be dismantled using hand tools only, with the removed brick to be set aside to be reused. The bricks are to remain stored on site, in a secure manner, for their use to reconstruct the section of walling, unless otherwise agreed in writing by the local planning authority prior to alternative arrangements to store the bricks is implemented.

Notwithstanding the details submitted the section of the curtilage listed brick boundary for which consent is hereby given to be taken down and reconstructed shall be done so using the salvaged bricks and coping from the dismantled section of the walling and the wall rebuilt in the same form, including the coping detail atop the walling and the position and form of the shallow buttress detailing, unless otherwise agreed in writing by the local planning authority prior to making changes. Should there be the need for additional bricks to rebuild the section of walling these are to match in size form and colour with the existing bricks.

Notwithstanding the details submitted, prior to undertaking the rebuilding of the brick boundary wall, details, and sample of lime mortar to be used shall be submitted to and approved in writing by the local planning authority. Works to reconstruct the section of the brick boundary wall shall then be undertaken in accordance with the details as approved.

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.

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| <b>Date:</b> | 27/11/2024 | <b>Signed:</b> | Keith Frost<br>Built Heritage Officer |
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