

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250983
Address:	5 Remenham Terrace, White Hill, Remenham Hill, Wokingham, RG9 3EN		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242351 dated 06.11.2024. Condition 5 relates to full working details of windows and external doors and related joinery.		
Heritage Asset:	Remenham Hill Terrace – Grade II listed building Setting of Park Place and Temple Combe – Grade II* Registered Park and Garden Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes, external only		

Summary Of Recommendations

Objection – inappropriate and incorrect details provided.

Comments On Proposal

The above application seeks discharge of Condition 5 of planning permission 242351 which requires the details of the proposed windows, doors and related joinery.

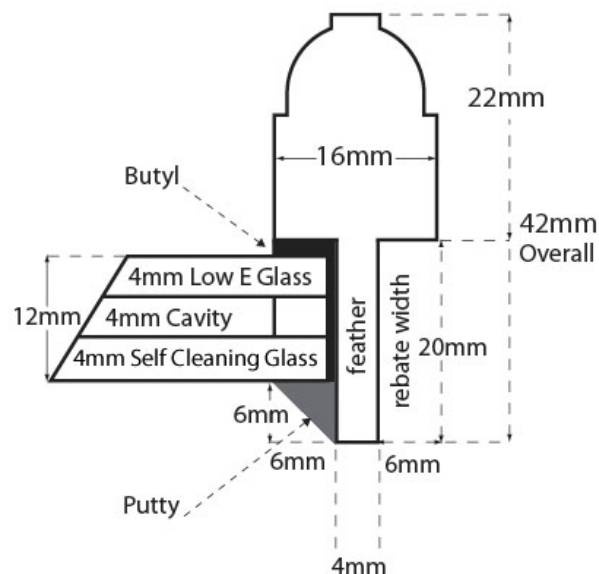
Having reviewed the submitted information, the following points are raised:

Sash windows

- The proposed 24mm thick 'standard' double glazed units are not acceptable. The glazing should be of a 'slim-line' type, that is 4mm/4mm/4mm or a maximum of 4mm/6mm/4mm (depending on manufacturer).
- The sashes shall be constructed with true (through) glazing bars. Applied (stuck-on) glazing bars are an inauthentic detail, which ultimately fail.
- The proposed glazing bar width of 25mm is far too large. In the first instance, the proposed glazing bars are expected to be informed by the extant windows. It would be usual for a measured survey to be undertaken

of the existing fenestration as to be inform the new units. No evidence has been provided of such a survey. It would be expected the glazing bars to be c18mm-20mm in width (this will depend on the exact dimensions of the extant ones). The profile of the new glazing bars shall also match those on the existing windows.

- The individual panes shall be affixed with putty externally (a butyl type is acceptable).
- It appears not trickle vents are proposed – this is correct, as this is an inauthentic detail – however, there is no annotation or written confirmation that no trickle vents would be included. Under paras. 0.5-0.8 of Approved Document F, listed buildings (including new extensions) are exempt from meeting the ventilation requirement.
- Whilst briefly mentioned, no specific details have been provided of the proposed lifting mechanism (to be corded weights).
- No particular concerns are raised over the proposed window furniture (ironmongery).
- It would be expected for further details to be provided as part of the discharge of condition application, with the related drawings – referred to as ‘Sash windows A&B elevations.pdf’ and ‘Sash windows A&B sections scale 1-5 A4.pdf’ not appearing to be correctly detailed or scaled, nor appropriately annotated and referenced to the approved drawings. It would also be expected details of the glazing bars, such as the following example, be provided:



Bi-folding doors

- As with the sash windows, it would be expected for the proposed design to be informed by the existing bi-folding doors. If this is the case, and further information is required to confirm, then the proposed details would be acceptable.

Roof lantern

- The proposed details are acceptable, with no further information required.

Until such a time as the details are amended in line with the above commentary, including evidence of the extant windows and doors to match (by ways of a drawn survey, photographs etc.) an objection is raised to the application based upon the inappropriate detailing of the proposed, and subsequent harm to the significance of the listed building.

Conditions

N/A

Date:	07/05/2025	Signed:	Roderick McDonald Built Heritage Officer
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