

MEMORANDUM

From:	Nina Ogrodowczyk Built Heritage Consultant	Service:	Built Heritage
App. No.	231544 & 231545	Site Visit Made:	No
Address:	11 The Terrace, Wokingham, RG40 1BP		
Proposal	Householder application for the proposed internal alterations the first floor bedroom 3 to be converted to a dressing room and ensuite shower room, with a door opening to be made into the room from bedroom 1. & Application for Listed Building consent for the proposed first floor bedroom 3 to be converted to a dressing room and ensuite shower and a door opening is to be made into the room from bedroom 1.		
Heritage Asset(s):	The application site is located within the Wokingham Town Centre Conservation Area that was designated in 1970 and extended in 1986 and 1996. The application property is 11 The Terrace, listed at Grade II as St Clements on the 12th of November 1951. The list entry reads: <i>House. C16 altered and extended late C18. Part timber framed encased in painted stucco, part rendered brick. Hipped, old tile roof. 2 storeys and basement. Tall chimneys on left and right with clay pots and offset heads. Flat eaves. Road front:- Black painted plinth. One bay tripartite sashes on left. 6 pane entrance door on right, in slightly recessed part, with plain fanlight in arched opening. One sash over door.</i> https://historicengland.org.uk/listing/the-list/list-entry/1118012 Listed buildings and conservation areas are classed as designated heritage assets under the NPPF (2021) and in the Council's Local Plan policies.		

Recommendation & Advised Condition

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☒ Objection due to the reason(s) **stated below**
(Include conditions/RFR wording if applicable)

Key issues

- Impact on the significance of a listed building
- Lack of information

Legislation and Policy

Legislation:

Under Sections 16(2) and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities to have 'special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses.'

Under Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

National Guidance:

National Planning Policy Framework (July 2021) Section(s) 4, 12, and 16.
National Planning Practice Guidance (July 2021)

Local Plan:

Policy C3 of the Wokingham Borough Core Strategy Development Plan Document
Policy TB 24 of The Managing Development Delivery Local Plan (MDD)

Supplementary Planning Documents and Guidance:

Borough Design Guide (June 2012)

Other material documents

[Historic England: Conservation Principles \(2008\)](#)

[Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment \(2015\)](#)

[Historic England: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2nd ed. \(2017\)](#)

[Historic England: Advice Note 1: Conservation Area Designation and Management 2nd ed. \(2019\)](#)

[Historic England: Advice Note 2: Making Changes to Heritage Assets \(2016\)](#)

[Historic England: Advice Note 12: Statements of Heritage Significance \(2019\)](#)

Assessment

Assessment (of key issues)

This application seeks consent for internal alterations including the installation of a new stud wall partition within a current first floor bedroom and the creation of an ensuite and dressing room therein, with an opening added to facilitate access from an existing bedroom.

The above concerns 11 The Terrace, listed at Grade II as St Clements, a building of 16th century origin altered and extended in the late 18th and 19th centuries. The property lies within the Wokingham Town Centre Conservation Area within which are located a number of listed buildings.

Whilst the proposed changes appear minor, a low level of “less than substantial harm” has been identified to the significance of a listed building and as such paragraph 202 of the NPPF is relevant. The proposed opening is to be created within a section of a wall which was originally external, before a two storey front extension was added at the end of the 19th century, as evidenced by historic mapping, and it is highly likely it may include elements of a timber framework, possibly as early as of 16th century origins. Further investigation may be needed to ascertain whether no structural elements or historic infill material will be lost as part of the proposal. Further, the creation of an ensuite in a windowless, unventilated space is likely to lead to unacceptable levels of moisture and condensation, which can in turn result in rotting and mould infestation. The application does not appear to have considered the means of ventilation, lack of which may impact the condition and integrity of the building negatively.

Summary

At present, the proposed scheme is considered to cause “less than substantial harm” to the significance of a listed building and as such paragraph 202 of the NPPF is relevant. Failing to at least conserve the relevant heritage assets and their setting, it is contrary to Policy C3 of the Wokingham Borough Core Strategy Development Plan Document and Policy TB 24 of The Managing Development Delivery Local Plan (MDD).

Conditions

N/A

Date:	31/08/2023	Signed: Post:	Nina Ogrodowczyk Built Heritage Consultant
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