
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242714
Address:	Brook House, High Street, Sonning, Wokingham, RG4 6UP		
Proposal:	Application for Listed Building consent for the proposed replacement of the existing tiled roof.		
Heritage Asset:	Brook House – Grade II listed building - since 1967 Sonning Conservation Area – since 1971 Listed building along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	Yes – external only		

Summary Of Recommendations

No objection subject to condition

Comments On Proposal

The application proposes the replacement of the existing tiled roof at Brook House, located within the heart of the Sonning Conservation Area. In addition to the host, the proposals impact upon the setting of Cleavers, Deanery Cottage, The Malt House, The Maltings, Country Cottage, Homelea, the White House and the White Lodge, all Grade II listed buildings.

Brook House is a fine example of a vernacular Georgian village house, set back behind a high brick wall, the painted brick elevations under a tiled roof building strongly contributes to the character and appearance of the Conservation Area and setting of neighbouring buildings. Whilst the application proposes the removal of the extant roof covering and subsequent reinstatement/like-for-like replacement, this would result in little if any net change to the character of the building and thus Conservation Area. It is understood and observed a number of the roof tiles are in poor condition, having delaminated and slipped and thus the need for the repair works to be undertaken. As with all heritage assets, appropriate maintenance – in both material and time – is important to retain their condition and thus significance, and as such the proposals are welcomed. No adverse impacts would arise to the significance of the host, nor to the setting of those identified heritage assets. The character and appearance of the Conservation would be preserved, and arguably enhanced by the appropriate repair works.

It is important that any new tiles to be introduced are to best match those to be re-used and appropriate blended into the mix. All related aspects of the proposals (breathable membrane, repairs to leadwork etc.) are all appropriate in relation to the host.

With this in mind, no objection is raised to the application, with the proposals fully supported and commended. A general matching materials condition is advised, as noted below, with the attachment of the proposed drawing BHS/24/3 and Heritage Statement as approved documents sufficient to provide detail in terms of material and methodology.

Conditions

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.

Date:	07/11/2024	Signed:	Roderick McDonald Built Heritage Officer
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