

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242402
Address:	West Court, Park Lane, Wokingham, RG40 4QJ		
Proposal:	Full application for creation of a swimming pool.		
Heritage Asset:	West Court (main house) – grade II listed building, since 1967 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:	No		

Summary Of Recommendations

No Objection

Comments On Proposal

The application proposes a swimming pool at West Court to be located in what is a de facto three-sided courtyard to the rear of the listed building. Following the approval of application 240428 for the conversion of the building to a hotel, such a proposal would not be unexpected and not inappropriate given the new use. The proposed swimming pool is relatively modest in size and fits well within the built context. Given the relatively limited impact upon the setting of the listed building, particularly given the historic alterations and forthcoming changes, the proposed swimming pool and associated terrace would not seek to harm the special interest of the listed building.

As such, no objection is raised to the principle of the swimming pool. However, the application does not appear to contain information regarding the associated plant/services for the swimming pool. Further information would be expected for a proposal of this nature, either as part of the application or secured by condition, as to any associated pump, heater, pipework etc. It would be presumed this would run to the 20th century element of the building, and not, for example, impact the listed building nor result in the creation of a new structure to house the equipment, however clarification is sought on the exact nature of these M&E elements.

Conditions

A suitably worded condition is suggested related to the pool's M&E as noted above if not forthcoming as part of the application.

Date:	21/10/2024	Signed:	Roderick McDonald Built Heritage Officer
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