

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242195
Address:	8 South Drive, Wokingham, RG40 2DH		
Proposal:	Householder application for the proposed single storey extension to facilitate leisure facilities followed by the erection of a detached garage. Revised Plans		
Heritage Assets:	Murdoch Road Conservation Area Setting of 7 South Drive – Grade II listed Host, 8 South Drive - NDHA 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

Thank you for re-consulting Built Heritage following the submission of amended plans. The revised proposals as to take into account previous commentary are welcomed. The increased architectural detailing as to align with the host allows for the additions to have a greater degree of sympathy and thus appropriate in relation to the context.

With this in mind, no objection is raised from a heritage perspective. If minded to approve, the following Conditions are recommended:

Conditions

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical

samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;*
- 2. the material, size, texture, colour, profile, and source of roofing materials;*
- 3. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 4. the proposed rainwater goods*

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.

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.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and external doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

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:	18/10/2024	Signed:	Roderick McDonald Built Heritage Officer
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