

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242961
Site Address:	Heriots, Wokingham Road, Hurst, Wokingham, RG10 0RX
Expiry Date:	15 December 2025
Advert Publication Date:	13 December 2024
Site Notice Date:	13 December 2024
Site Visit Date:	13 May 2025
Proposal: Listed Building Consent for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor extension over kitchen; Removal of black timber cladding from western and eastern elevations; Replacement of ground floor French doors on east elevation with a window; Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post; Reinstatement of partition wall in ground floor front bay; removal of first floor staircase and alteration of ground floor staircase; installation of faux fireplace & removal of walls and fittings forming ground floor WC (part-retrospective).	

PLANNING CONSTRAINTS/STATUS

- Listed building

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
110450	Proposed erection of first floor rear extension	Application withdrawn
110527	Listed building application for the proposed erection of first floor rear extension to replace existing dormer	Application withdrawn
222106	Full application for the proposed formation of an access, closure of existing access and installation of hardstanding to form an enlarged parking/turning area and access track.	Approved 13/09/2022
222107	Application for Listed Building consent for the	Application

	proposed formation of an access, closure of existing access and installation of hardstanding to form an enlarged parking/turning area and access track.	withdrawn
241256	Householder application for proposed erection of a single storey extension, removal of flue, replacement of triple windows with French doors at first floor (changes to fenestration), cladding of building in black timber, alteration and extension of first floor rear extension, link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (retrospective).	Refused 31/07/2024
241257	Application for Listed Building consent for the proposed erection of a single storey extension, removal of flue, replacement of triple windows with French doors at first floor (changes to fenestration), cladding of building in black timber, alteration and extension of first floor rear extension, link extension to curtilage listed outbuilding and enlargement of first floor element over kitchen (retrospective).	Refused 31/07/2024
242960	Householder application for the proposed erection of a single storey extension; link extension to curtilage listed outbuilding and enlargement of first floor extension over kitchen. Removal of black timber cladding from western and eastern elevations; Replacement of ground floor French doors on east elevation with a window; Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post (part-retrospective).	Decision Pending

CONSULTATION RESPONSES

WBC Built Heritage Officer	No objection subject to condition(s)
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REPRESENTATIONS

St Nicholas Hurst Parish Council - St Nicholas Hurst Parish Council has no adverse comments relating to application 242961 and will rely upon WBC to apply the appropriate policies in making its decision.

APPRAISAL

Site Description:

The application site consists of a detached property known as Heriots. It is Grade II Listed and located within the designated Countryside for policy assessment purposes.

The proposal complies in terms of:**Impact on heritage asset:****Proposal Description:**

This application seeks approval for a variety of alterations and extensions to the property, namely:

- Single storey rear extension
- Link extension to curtilage listed outbuilding and enlargement of first floor extension over kitchen.
- Removal of black timber cladding from western and eastern elevations
- Replacement of ground floor French doors on east elevation with a window
- Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post
- Alteration and extension of first floor rear extension
- Reinstatement of partition wall in ground floor front bay
- Removal of first floor staircase
- Installation of faux fireplace
- Removal of walls and fittings forming ground floor WC
- Alteration to ground floor staircase

A large majority of these elements are implemented and have been subject to enforcement investigations over recent years. The purpose of this application is to regularise certain elements to be retained, and others to be removed/remediated.

Heritage Impact:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraphs 207-211 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

Due to the number of elements associated with this proposal, each element is addressed in turn below:

Single storey rear extension

Objections were raised regarding the rear extension during the determination of applications 241256/241257. Specifically, concern was raised with the scale/height of the crown roof form, which was considered historically insensitive and impacted the setting of the Listed Building.

Revised plans now indicate that the roof form will be substantially reduced in height, with the existing bulky ridge tiles replaced with a more subtle and complimentary

variety.

The Built Heritage Officer has been consulted on this revision and welcomes the reduction in height. Overall, they consider the revised design of an acceptable standard.

A condition will be imposed requiring the submission of a method statement to carry out the reduction in the rear extension's roof, ensuring no harm to the historic fabric of the listed building during construction.

Link extension to curtilage listed outbuilding

As outlined above, the link extension is a modest infill between the main dwelling and adjacent outbuilding. It has been finished with materials appropriate for the site's setting and historical context (black timber cladded elevations and re-use of traditional clay tiles). The Built Heritage Officer has raised no objections to this extension within their responses.

Enlargement of first floor extension over kitchen

The first floor extension over the kitchen has a hip/crown roof form, and similar to the link extension referenced above, is finished with materials appropriate for the site's setting and historical context (black timber cladded elevations and re-use of traditional clay tiles).

The Built Heritage Officer has outlined that whilst not the most appropriate addition to the dwelling, its removal would result in unacceptable disturbance and impact to associated fabric, and that it should be retained. Therefore, no objections are raised to this development, as its overall impact on the character of the area/setting of the Listed Building is acceptable.

Removal of black timber cladding from western and eastern elevations

The removal of the black timber cladding from the western and eastern elevations is supported from a heritage perspective; its removal will re-expose the original historic fabric of the Listed Building, which would provide a visual betterment compared to the dwelling's existing context.

A condition will be imposed requiring the submission of a method statement to carry out the removal of the cladding, ensuring no harm to the historic fabric of the listed building during construction.

Replacement of ground floor French doors on east elevation with a window

The Built Heritage Officer has outlined that whilst this element only affects the 20th Century section of the building, it has wider implications for the wider appearance and character of the house.

The replacement of the French doors with a traditional window is welcomed and accepted. A condition will be imposed requiring details of the window specifications prior to the works commencing.

Replacement of first floor French doors on western elevation with a window and removal of canopy roof/post

Similar to the French doors above, the replacement of the first floor French doors on the western elevation with a traditional window is welcomed and acceptable. Similarly, the removal of the historically inappropriate canopy roof/post are welcomed from a heritage perspective.

A condition will be imposed requiring details of the window specifications prior to the works commencing.

Reinstatement of partition wall in ground floor front bay

The Built Heritage Officer raises no objections to this element; this proposed remediation measure is in accordance with previous stipulations, and should be undertaken in accordance with specifications to be determined by the local planning authority, secured via condition.

Removal of first floor staircase

The removal of this unauthorised staircase is supported, as is the reinstatement of the first-floor hatch opening with the original door. No objections are raised in this regard.

Installation of faux fireplace

The fireplace is a somewhat anomalous feature in this location, and while a modern addition its scale, style and materials are not altogether inappropriate to the character of this part of the house. Its removal and subsequent making good could potentially impact surrounding historic fabric, and the Built Heritage Officer does not consider that there is an overriding case for removal. They therefore agree with the retention of this feature.

Removal of walls and fittings forming ground floor WC

No objections have been raised by the Built Heritage Officer regarding this element of the proposals, as it negligibly impacts the setting of the Listed Building and its character.

Alteration to ground floor staircase

Concerns have been raised by the Built Heritage Officer regarding this element of the scheme; The bottom of the staircase has been altered, affecting the bottom three steps, with part of the screen wall removed. It is unclear why it is now proposed to retain the stud walling enclosing the altered lower stages of the main staircase.

From their perspective, the bottom of the stairs should be reinstated to their former position, ie. entailing a 90° change from the existing position of the bottom of the staircase.

Despite the above, the LPA do not consider this element of the proposals, in isolation from the other acceptable development, is sufficient to warrant a reason for refusal. The harm is less than substantial, with the prevailing benefits of its retention being easier access to both floors for residents of the property.

Conclusion:

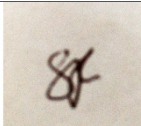
Overall, the proposed development complies with the development plan. Subject to conditions, this application is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approval
Date:	11 December 2025
Earliest date for decision:	12 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	11.12.25