

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	243139
Address:	East Court, Jubilee Road, Wokingham, RG40 3SD		
Proposal:	Application for Listed Building consent for the proposed alterations to front facing first floor window.		
Heritage Asset:	East Court – listed building with grade II status since 1967. Finchampstead Village Area of Special Character – LPA identified area of historic buildings and landscape. Listed buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies		
Site Visit Made:	No		

Summary Of Recommendations

No objection (subject to condition)

Comments On Proposal

The application proposes the change of material covering on a section of roof area of East Court from the extant clay tile to a slate. This area of the roof structure has been altered, and as set out in the application's accompanying statement, this alteration has resulted in a much shallower roof pitch. A pitch at such an angle makes it less practical for a plain clay tile covering due to risks association with water ingress.

Given the building already has slate covered elements and that a mixture of roofing materials is not uncommon on complex, multi-phase buildings – and indeed partly demonstrates the evolution of the building – combined with the physical practicalities, no concerns are raised to the proposal.

It is important a high-quality natural slate is specified for these works, and as to match that used currently on the 'mansard' element. From the photographs provided this appears to be a natural Welsh slate. Either suitable reclaimed slate or new slate from either the Penrhyn or Cwt Y Bugail quarries is advised.

Conditions

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.

Notwithstanding information shown on the approved drawings, no relevant works 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. 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 roofing materials;
2. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;

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:	17/01/2025	Signed:	Roderick McDonald Built Heritage Officer
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