

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242137
Address:	17 Peach Street, RG40 1XJ		
Proposal:	Full application for the proposed installation of a replacement front bay window.		
Heritage Asset:	17 Peach Street – NDHA Wokingham Town Centre Conservation Area 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

Further information required

Comments On Proposal

The application proposes the replacement of a bay window and front door to no. 17 Peach Street, a 19th century townhouse, located within the Wokingham Town Centre Conservation Area. By virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the Wokingham Town Centre Conservation Area, no. 17 Peach Street is considered a non-designated heritage asset (NDHA).

The application is not accompanied by a heritage statement as to identify, assess and explain the proposals' impacts upon the affected heritage assets. As the proposals relate to both the Conservation Area (a designated heritage assets), the building itself as a NDHA, as well as to the setting of other assets, the application is mandatorily required to submit a heritage statement as per the requirement of para. 200 of the NPPF (Dec 2023).

Notwithstanding the lack of mandatorily requires assessment, the application provides little information as to the proposals. Specifically:

- Why are the changes proposed?
- What is the design rational in the curved appearance?
- Is the plinth to be re-built? And why?
- What is the significance of the shopfront? It appears to be 20th century in age, with the front door either late 19th century or early 20th century in age – its loss would not be supported.

- The application form states material to be conditioned – whilst the details of such may be subject to condition (such as glass specification), however the primary material must be stated in the application. The extant is timber, the replacement would also need to be timber.
- What is the relationship with the canted bay window on the first floor? Are there structural implications of the proposed alterations?

Until such as time as additional information is provided by the applicant, and to address the points raised above, the application cannot be supported and thus a holding objection is raised.

Conditions			
N/A			
Date:	28/08/2024	Signed:	Roderick McDonald Built Heritage Officer