

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242519
Address:	40 Reading Road, Wokingham, RG41 1EH.		
Proposal:	Application for Listed Building Consent for the proposed erection of a single storey rear extension to the existing office space plus changes to fenestration.		
Heritage Asset:	W.A.D.E. Day Centre, No. 40, Reading Road – listed building status since 1951, grade II*. Cottage in garden adjoining No. 40 Reading Road on south-west – listed building status since 1969, grade II. Garden wall to road at No.40 Reading Road - listed building status since 1969, grade II. Outbuilding/Stables approx. 15M to south of 40 Reading Road – curtilage listed building status. Listed Buildings are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies.		
Site Visit Made:	Previously		

Summary Of Recommendations

No objection subject to advised condition below.

NB: The present status of the corresponding planning application made under 242580 is that it is currently invalid.

Comments On Proposal

The proposed small infill single storey extension to 'square-off' a rebated element on the rear aspect to the modern dining room extension that has been built off the south-western end of the grade II* listed building and connects up with the nearby separately listed grade II status former cottage.

This proposed extension appears unchanged from the scheme previously put forward in a pre-application enquiry (241010) earlier in the year for comment on, and which from a heritage stance was considered in itself to not unduly effect the significance of the designated heritage assets. That said, concern was expressed then of any further future enlargement of the combined listed buildings in the cumulative additions to the two historic buildings potentially reaching a tipping point in terms of being viewed as being detrimental to the original historic form and layout of these designated heritage asset and have an adversely impact to their setting as well.

In summary, whilst the proposed small infill extension is hereby considered to be acceptable

it is however believed any further additions will need to be carefully considered if they are to avoid adding to this situation, whereby the prominence and legibility of these important historic host buildings being subsumed and overwhelmed by the modern additions to them.

Conditions

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.

Date:	08/11/2024	Signed:	Keith Frost Built Heritage Officer
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