
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260015
Address:	Hinton Lodge, Waltham Road, Hurst, Wokingham, RG10 0LT		
Proposal:	Listed Building Consent for the proposed erection of a single storey side rear extension.		
Heritage Asset:	Hinton Lodge – Grade II		
Site Visit Made:	No		

Summary Of Recommendations

No objection

Comments On Proposal

The application proposes the erection of a traditional conservatory to the south-east flank of Hinton Lodge, a Grade II listed building. Hinton Lodge is a fine 18th century house located within St. Nicholas Hurst on the Waltham Road to the east of Hinton House. The primary front is well executed with grey vitrified headers and red brick panels and detailing. The building has been altered and extended a number of times, most recently under applications 153234 (planning permission) 153235 (listed building consent) centred on the north-east of the plan, but also previously either in the late 19th or 20th century to the south-east – the area subject to this application.

There is some ambiguity as to the exact age, and thus significance of the south-east flank. The historic mapping suggests an element in this position in the 19th century, however the listing description makes reference to it being 20th century. Often in such cases, an element of the building did exist earlier in the position indicated on the mapping, however it was either demolished and replaced entirely or built up/subsumed by a later alteration, whilst it is conjecture, this may have been the case here. The brick walling is of English bond, but lacks refinement, for example there are no window headers (presumably the load is carried by internal timber lintols) and no queen closers – the lack of such fundamental detail suggests later work. Irrespective, the flank still positively contributes to both the architectural and historic interest of the listed building.

The application's proposals were subject to pre-application advice in 2015 as part of discussions for a wider scheme for the building. The conservatory element was not formally proposed as part of the subsequent applications, however, was considered acceptable in principle at the time. This acceptance was considered as

part of the proposed extension and alteration to the north-east, thus took into account the encompassing impact of all the changes. This is important, as at the time of the pre-app advice, the north-east extension (and thus alteration to the fabric, form, plan etc.) did not yet exist, whereas now it has been built out and therefore forms a material difference as compared to 2015.

As noted in the pre-application advice, the south-east flank is secondary as compared to the primary frontage, however, still provides for an aesthetically pleasing built element. The proposal would result in some loss of fabric, however this is contained to the two French windows (age uncertain) and brickwork between them (as discussed above likely 20th century), thus kept to a minimum. Some impact would also occur through the affixing and jointing of the proposed conservatory. Alteration would also occur to the plan-form of the building, which is primary of a square form, however this is an evolved plan, being that historically shallower rectangle and then subsequently an L plan. Importance is always placed as to not create a 'sprawling' plan form of a historic building which consumes the historic element leading to erosion of the legibility and significance, however in this case, the proposed conservatory would be clearly read as a contemporary addition in both plan and design terms. The conservatory itself is of a high architectural standard for the type and to be constructed and finished in high-quality materials befitting a building of this type and status.

As such, no concerns are raised to the proposed conservatory, with the alteration seeking to preserve the special interest of the listed building and its setting. No additional conditions are suggested as the application is considered to have provided sufficient information.

Conditions

N/A

Date:	14/02/2026	Signed:	Roderick McDonald Built Heritage Officer
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