

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250310
Address:	47 The Terrace, Wokingham, RG40 1BP		
Proposal:	Application for submission of details to comply with the following conditions of Listed Building consent 242705 dated 02/12/2024. Condition 4 relates to details of materials and finishes, condition 5 to details of fenestration and joinery, and condition 6 to details of mechanical and electrical services.		
Heritage Asset:	West Lodge (45 and 47 Shute End) – Grade II listed building Wokingham Town Centre Conservation Area Listed buildings 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:	Yes – for original application		

Summary Of Recommendations

Acceptable subject to clarification/further details on re-pointing, external lighting and painting.

Comments On Proposal

Condition 4 – Materials and finishes

- The proposed materials are acceptable. Care should be taken when sourcing roofing slates, either suitable reclaimed slate or new slate from either the Penrhyn or Cwt Y Bugail quarries is advised.
- Can the applicant clarify if any re-pointing will take place to the front walling and piers? If so, please provide details of the proposed mortar mix and jointing specification i.e. 'NLH 3.5, natural colouring with a slightly recessed joint profile'.

Condition 5 – Fenestration and joinery

- The proposed details of the windows, doors and associated joinery are all acceptable. No further information is required.

Condition 6 – Mechanical and electrical services

- The proposed details of the electrical, plumbing and related services are all acceptable.
- With respect to the proposed external lighting, could the applicant please supply details of all external lighting fittings. Details should include sample manufacturers details of specific or similar fittings and illumination specification. External lighting in the historic environment should be kept to a minimum with a preference on traditional fittings. Illumination should be of a low-level with a 'warm white' colouring.

On a similar note, could the applicant please confirm if repainting of the front door and any associated joinery would occur? If so, please confirm details of colouring i.e. 'Stable Green (554) by Paint & Paper Library' as to match the proposed finish for the garage doors.

Once the above information is provided and acceptable, no objection is raised to the proposed details and the conditions may be discharged.

Conditions			
N/A			
Date:	16/02/2025	Signed:	Roderick McDonald Built Heritage Officer