

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242312
Address:	The Limes, Milley Lane, Hare Hatch, Wokingham, RG10 9TH		
Proposal:	Application for a certificate of lawfulness for the proposed demolition of existing outhouse and replacement with outhouse of same footing but with flat roof and changes to fenestration.		
Heritage Asset:	The Horse and Groom – Grade II listed building since 1983 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

Holding objection - further information required

Comments On Proposal

The application proposes the demolition and subsequent replacement of a lean-to outhouse at The Limes, just off the main road at Hare Hatch. The Limes is an interwar semi-detached house of c.1920 and whilst perfectly pleasant in form and appearance would not meet the test to be considered a non-designated heritage asset. The lean-to in question, however, physically attaches the walling which forms to the boundary of the neighbouring Grade II Horse and Groom public house. This walling by virtue of age, and association with the listed host would be identified as curtilage listed. Furthermore, the lean-to structure as proposed to be demolished is considerably older than the (now) host. From cartographic evidence it appears to date from the late 19th century and may have been associated with the buildings on the site which were demolished to allow for the building of The Limes and attached Mulberry Cottage. As such, it may hold greater historical significance than has been previously identified.

Given the potential impacts upon the heritage assets, a heritage statement as to assess and provide additional information is required to accompany the application as per para. 200 of the NPPF (Dec 2023). The heritage assessment should include photographs of all aspects of the site(s) and detail all elements of the structures to be impacted. The application at present contains very little information regarding the structure to be demolished and any impacts upon the curtilage listed wall and therefore cannot be appropriately determined. Any physical impact upon the wall would need to be understood and potentially

controlled by permission or under condition in terms of materials, techniques etc. The full significance of the structure to be demolished also needs to be understood as this may have bearing on the listed building.

As such, a holding objection is raised to the application given the lack of information and potential impacts upon a listed structure and other heritage assets.

Conditions			
N/A			
Date:	27/10/2024	Signed:	Roderick McDonald Built Heritage Officer