

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
Application No.	260104 + 260109	Site Visit Made:	Previously
Address:	River Cottage, Church Street, Wargrave, RG10 8EP.		
Proposal:	260104: Submission of details to comply with the following condition of planning consent 251050 dated 11/09/2025. Condition 3 Further Details. Condition 5 Natural Roof Slate. Condition 7 Windows. Condition 8 Extraction Vents, Gas Flues, External Pipework, Or Ducting. 260109: Application for submission of details to comply with the following condition of planning consent 251049 dated 1/5/2025. Condition 3 (Walling and Roofing Scheduling/Methodology), 5 (Natural Roof Slate), 7 (Joinery Details – Windows) and 8 (Extraction Vents, Gas Flues, External Pipework, or Ducting).		
Relevant built heritage condition text.	3.) Further details required Prior to the commencement of works hereby approved works, the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior. a) A Schedule of works that sets out and identifies the works to be undertaken to repair the roof structure, including the ceiling joists of the first floor. Details shall identify all those elements to be repaired and/or replaced and set out the methodology for the repair works. b) A methodology statement/details that sets out how the for the new walling of the rear two-storey extension is be constructed along the boundary with Old Gaunt House. Details to also show how the rainwater downpipe would be routed to the ground. 5.) Natural roof slate The roof of the hereby approved rear extension shall be clad in natural slate, a sample of which shall have first been submitted to and approved in writing by the local planning authority. 7.) Joinery Details (Windows) Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof- light(s), until such time as full joinery Public: Information that can be seen and used by everyone inside and outside the Council. details have been submitted to and approved in writing by the local planning authority. Details are to include.		

	• 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section • Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details. • Material for new windows frames to be stated. • Details as to means of securing the glazing i.e., (linseed oil) putty or with beading. • External finishes to be stated. Installation of the new window(s) is to then be undertaken in accordance with the details as approved. 8.) Etraction Vents, Gas Flues, External Pipework or Ducting Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/or utility boxes on the external elevations other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.
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Summary Of Recommendations	
Conditions 3, 5 and 8 can be discharged in full. For Condition 7, additional information is required to confirm the joinery details are solely for the two new rear first floor extension windows along with details stating frame colour and type of glazing to be used.	
Comments	
The letter dated 9th January from Simon Mach Architects contains details for o the intended new nature slate roof tile as well as details for measures to be undertaken to the roof attic space to insulate better vent the space through the addition of soffit vents. No alterations being intended to the historic roof timbers or the lath and plaster ceiling of the first floor. These details are considered to be acceptable Futherrmore, the details pertaining to the vent of the roof and the methodoly for construction adjacent the neighbouring walling and the detailing of rinwater drainage off the new build are also considered acceptable to allow for the discharge of the relvant conditions. With respect to the joinery details for the new windows, it would appear the dimensions and fenestration from the two new windows to the new rear first floor extension differ from that show on the approved elevation plans which show a slightly enlongated casement window form rather the more square ones in the submitted joinery details that have a equal sized two over two glazing form rather than the elongated gazling of the two over three form shown on the proposed elevations, which match the fenestration pattern of the rear sash windows. Given the wording of the joinery condition there had been an expectation for traditional integral glazing bars however it is note the glazing bars shown on the drawings are applied ones. Furthermore, with respect to the window glazing itself it	

is not clear what is intended as it appears to be comprised of two sheets of glass with a thin layer of material or void between. As such, it would seem the glazing form needs to be clarified as well as the colour finish of the frames. To avoid any ambiguity as to which the new windows are this needs to be confirmed.

Date:	19/02/26	Signed:	Keith Frost Built Heritage Officer
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