

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242577
Address:	South Scarletts, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD		
Proposal:	Application for listed building consent for the proposed erection of a single storey side extension with installation of roof lights, following the demolition of the breakfast room.		
Heritage Assets:	Scarletts – Grade II listed building Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes		

Summary Of Recommendations

Acceptable in principle – further information and clarification is required.

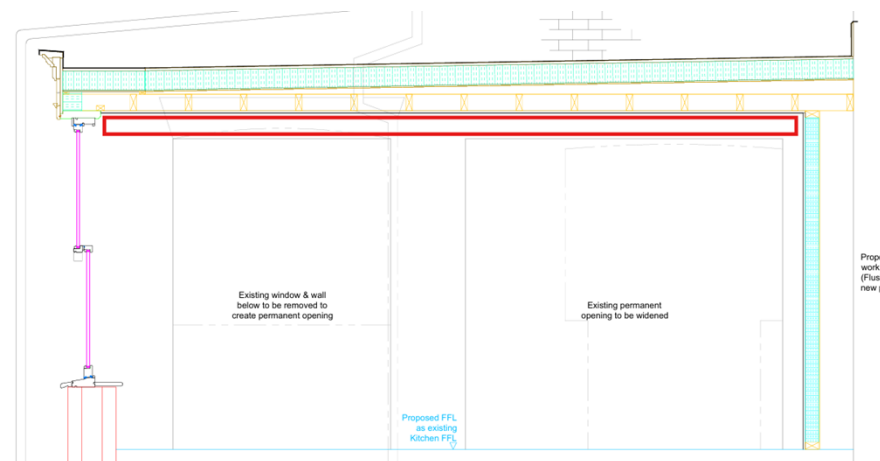
Comments On Proposal

The application proposes alteration to 'South Scarletts', the southernmost portion of the Grade II listed Scarletts, formed predominantly from the 18th century service wing with later 20th century alterations. The proposes scheme includes the removal of a glazed garden room dating from the 1970s with associated reduction of walling and removal of a window as to allow for an enlarged opening leading to a new single storey orangery structure.

Following initial Built Heritage commentary, additional information has been submitted by the applicant as to clarify certain aspects, further to this, the below points are made:

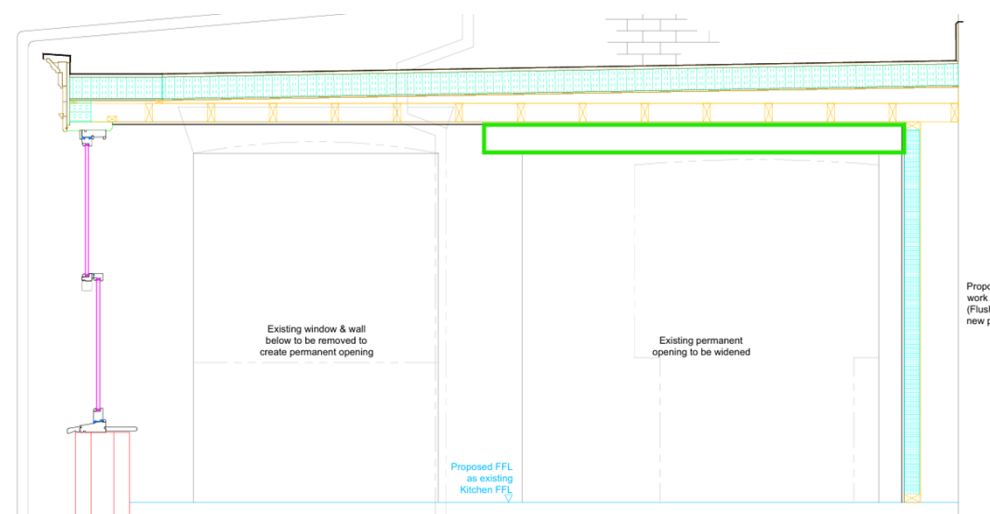
- With respect to the disparity between the relationship with the extant garden walling/oil tank storage and proposed orangery, drawings 12940/02A and 12940/01B now clarify with the orangery no longer projecting beyond the corner of the oil tank structure.
- In regards to the alignment of side walling and relationship to Scarletts Close, this has been clarified under drawings 12940/01B and 12940/02B.

- Details concerning the two rainwater downpipes have now been clarified and acceptable, under drawing 12940/10A and 12940/09B
- Section drawing ref 12940/11A has been submitted in regard to structural steel to be inserted as to support the enlarged opening. However, this drawing implies the loss of the brick arch above the extant window if the steel is the span the whole width (red shape added to drawing 12940/10A to indicate steel):



Proposed Internal East Elevation
Scale 1:20

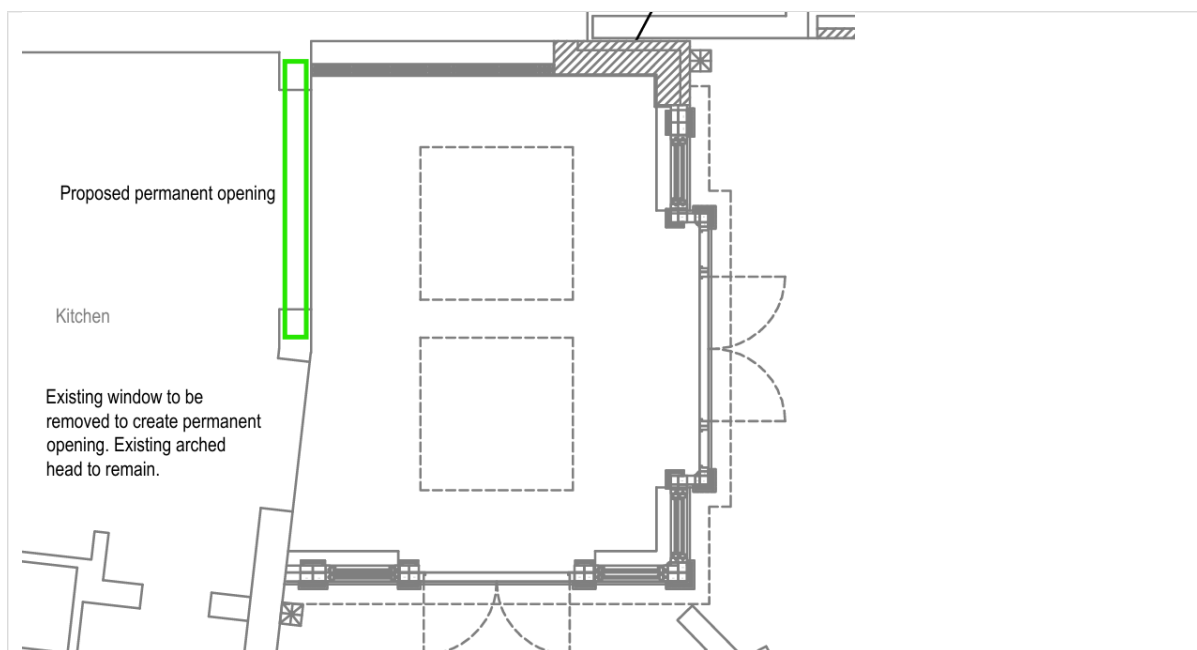
- As drawing 12940/11A shows, the cross section of the steel is almost the full depth of the walling, and as (presumably the bricks for the arch have a standard c10mm measurement) there wouldn't be enough room to retain the arch and insert the steel – is this the proposal? Or is it proposed to only span the newly increased opening and not the window – something along the lines of this (green shape added to indicate steel):



Proposed Internal East Elevation
Scale 1:20

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.



- If this latter option is the proposal, please could the drawings be revised as to include this for absolute clarity. As the walling kinks off, it is presumed a single span wouldn't work here in any regard. Furthermore, as the brick arch of the window is designed to take the load, and only a limited additional load is being proposed to be added, it – presumably – has sufficient structural capacity as extant.
- In respect to the current finish of the fabric behind the cupboards in the 1970s garden room and how would this area be treated within the new structure, this has clarified as being a breathable lime-based plaster with a new stud to be constructed adjacent. It is important the area is treated corrected as to avoid the build-up of moisture and thus leading to damp. Further information was also requested as to the treatment of the interior finishes of the areas of walling, currently external, which will become internal e.g. repairs to the brickwork, re-pointing etc., this, however, can be conditioned (below).
- Following concerns over the attachment the scheme has been amended with a new retaining parapet wall to be fixed to the outer corner of Scarlets Close instead of the garden wall with the use of lead flashing as to waterproof the area, as shown on drawings 12940/05a and 12940/05b – this amendment is welcomed and acceptable.
- Clarification of the details of the roof lanterns, as to be fixed, is welcomed and acceptable.
- Finally, and it is a more a general planning point, is that given works will impact the neighbouring property of Scarlettts Close, have the correct notices been served and the application forms show the correct sections? Additionally, it has been advised Scarlettts Close has been recently sold or is pending sale, and thus potentially complicates the proposed works.

Provided the above information and revised of the drawings as to clarify the steel beam, the application is acceptable from a heritage perspective, subject to standard conditions advised upon below.

Conditions

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. In the form of a sample panel, the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar;*
- 2. the proposed rainwater goods*

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.

Notwithstanding information shown on the approved drawings, no relevant works, shall commence on site until details of all new finishes or works of making good to the retained fabric, whether internal or external have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples as applicable. The works shall then proceed in strict accordance with the approved details.

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:	05/10/2025	Signed:	Roderick McDonald Built Heritage Officer
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