

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260148
Address:	Field Place Farm, White Hill, Remenham Hill, RG9 3HR.		
Proposal:	Householder application for the proposed erection of a single storey front extension to form porch, enlargement of existing first floor dormer windows along with changes to fenestration to include 3no. additional dormers, garden outbuilding, plus associated works.		
Heritage Asset:	Park Place & Templecombe – On the national register of historic park and gardens, with a grade II* status. Within the parkland setting are a number of listed buildings, with the closet to the site being the grade II listed grotto at the head of Happy Valley (approx..200m SW of site) and the grade II listed Park Place (house) situated over 495m to the NW of the site. Listed Buildings and registered historic park and gardens are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

From a heritage perspective there is overall **no objection** raised although the impact of the proposed alterations to the traditional form of the property is however considered detrimental to the traditional appearance and form of dwelling.

Comments On Proposal

The detached dwelling in its present form has a very traditional form appearance to it, seemingly the result of the extension and enlargement of having a dwelling only built it is understood 50 to 60 years ago. As such, the dwelling whilst being of an attractive traditional, in keeping form with its surroundings in the 19th century era parkland environment, is itself holds no historic significance.

The proposals include a garden outbuilding. along with works to the dwelling house itself that would see the existing hipped roofed dormers replaced by ones that are substantially wider, as well as the addition of 3no new dormers of the same wider form.

Whilst given the intervening distances, landscape and vegetation there is between the site and those listed buildings nearest to Field Place Farm and the position of

the dwelling house within the parkland grounds is such that the proposed addition of an outbuilding and the intended changes to the dwelling itself is considered to have no visual impact to the setting of the listed buildings, nor it is believed to the significance of the registered park. As such, for those reasons there is from a heritage perspective there is no objection raised.

That said the proposed alterations to the dwelling house are considered to profoundly alter its appearance and character, in a way quite detrimental to the building's present traditional form. With the proposed enclosed porch being thought to be overly large and incongruous addition. Whilst the widening of the roof dormers and additional of a further 3no. wider dormers to the roof profoundly alters the appearance of the building, in a manner considered very much to the detriment of the property's present traditional form. The result of the changes is considered to result in a somewhat disharmonious and jarring outcome.

Conditions

N/A

Date:	12/03/26	Signed:	Keith Frost Built Heritage Officer
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