

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	242705
Site Address:	47 The Terrace, Wokingham, RG40 1BP
Expiry Date:	20 December 2024
Advert Publication Date:	28 October 2024
Site Notice Date:	31/10/2024
Site Visit Date:	28/11/2024
Proposal: Application for Listed Building consent for the proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary glazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight and replacement of rooflight. Internal alterations including wall demolition, floor lowering, replacement of stairs and relocation of fuseboard and boiler.	

PLANNING CONSTRAINTS/STATUS

- Listed building
- Wokingham Town Conservation Area

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
MDD Local Plan (MDD)	TB24 – Designated Heritage Assets (where site is within a Conservation Area)

PLANNING HISTORY

Application No.	Description	Decision & Date
242704	Housholder application for the proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary glazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight and	Pending determination

	replacement of rooflight. Internal alterations including wall demolition, floor lowering, replacement of stairs and relocation of fuseboard and boiler.	
241625	Application for Listed Building consent for the proposed erection of a single storey rear extension following demolition of the existing conservatory, insertion additional roof lights and 7no solar panels to the main roof, installation of an electric charging point to the front, replacement of the front and side steps along with internal alterations plus changes to fenestration.	Refused 30/08/2024
241624	Householder application for proposed erection of a single storey rear extension following demolition of the existing conservatory, insertion additional roof lights and 7no solar panels to the main roof, installation of an electric charging point to the front, replacement of the front and side steps along with internal alterations plus changes to fenestration.	Refused 30/08/2024
991881	Proposed Single Storey Rear Extension To Dwelling To Form Conservatory	Approved 09/02/2000
08562	Proposed porch, conservatory and car port.	Approved 22/08/1978
32972	Two storey extension.	Approved 16/05/1989

CONSULTATION RESPONSES

WBC Conservation	No objection subject to conditions
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REPRESENTATIONS

Wokingham Town Council P&T Committee state they have no comments.

APPRAISAL

Site Description:

The application site relates to a two storey, semi-detached Grade II listed building dwelling located within the Wokingham Town Centre Conservation Area.

Proposed Development:

The current application proposes a number of alterations to no. 47 The Terrace (one half of West Lodge), recorded under a single listing with the attached neighbour no. 45 The Terrace). The application follows a recent application under Ref. 241625, which was refused with a single reason for refusal as follows:

“By virtue of the loss of historic fabric, erosion to the plan form, unsympathetic architectural form and detailing, the proposed alterations would fail to preserve the special architectural and historic interest of the listed building. The proposals would

therefore be contrary to the Section 16 of the NPPF (2023), Section 16 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Policy CP3 of the Core Strategy (2010) and Policy TB24 of the MDD Local Plan (2014)."

Following the refusal, the applicant engaged in formal pre-application advise; the revised proposals have been informed by commentary on the harmful aspects of the previous applications. The revised proposals hereby presented can be broadly summarised as follows:

- Alterations to the ground floor as to include removal of walling, the creation of doorways, subdivision, removal of 1no. staircase and alteration of another
- Alterations to the first floor as to include removal of walling, reconfiguration of plan form, creation of new bathroom
- Replacement of a roof light and addition of 1no roof light
- Repair of fenestration to the front, side and rear
- Demolition of the conservatory with replacement and enlarged single storey element
- Alterations to the coach house, including replacement doors, insertion of doorway and subdivision.

The proposal complies in terms of:

Impact on heritage asset:



Impact on the Listed Building:

Policy TB24 of the MDD Local Plan requires that works affecting the setting of heritage assets at least conserve and where possible enhance the important character of the heritage assets. The policy further adds that 'proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme'.

The core of 47 The Terrace, and shared with no.45, dates from the 16th century, a timber-framed house of a three-four cell lobby entry type, likely with an internal axial chimney stack and back-to-back fireplaces. This house type became common from the late 16th century onwards, and has been described by Matthew Johnson as 'closed' to distinguish it from its 'open' hall predecessors. The building demonstrates the result of the revolution in interior planning which took place in the 16th century - the abandonment of the open hall, in favour of upstairs and downstairs rooms heated by a massive central chimney. It is highly likely the building was constructed for a wealthy family connected with Wokingham's booming silk production, which during the mid to late 16th century created great wealth for the town. The building – and indeed the whole terrace – is notable for the elevated position, with the Reading Road being a sunken hollow way below, allowing for the new buildings to be separated, raised – figuratively and literally – away from the traffic and general unpleasantness.

As with many buildings of this type, the structure has been altered with changing ownership, fashions and building technology. During the 17th century the building was altered to the rear and side, but would have remained relatively consistent with the original appearance. In the late 18th century heavy alteration came in the form of the new façade, fenestration and roof reconfiguration. The neo-classical stuccoed

façade grafted to the front elevation reflected the high fashion of the day, but – as it common when façades are added to older structures – failed to accurately project true classical proportions. The coach house was added to the west, of which no. 45 owns a proportion in the mid-19th century. Further alteration came during the early 20th century and inter-war period with a new rear element added along with fenestration and internal reconfiguration. Post war the building was sub-divided into two, the additional front door added along with the blocking up at ground floor and first floor, and with the exception of an additional rear wing added in 1989/90 and a conservatory which was granted permission in 1999, the building effectively remains unaltered from this early to mid-20th century alteration. Crucially, the building retains a substantial amount of historic fabric from all the periods of alteration, which allows the developmental history to be clearly read and understood. Timbers and walling (including lath and plaster) from the 16th and 17th centuries – including the exceptionally fine chamfered beams (denoting a building of wealth), late 18th century windows, doors, chimney, interwar features including doors, windows, ironmongery, flooring, skirtings, architraves and walling. All this fabric and plan form strongly contribute to the special interest of the listed building, and given the demonstrable historical development makes for a highly sensitive and significant structure.

The WBC Built Heritage Officer has reviewed this application, and has indicated that the revised proposals have been informed by commentary on the harmful aspects of applications 241624 and 241625, which is welcomed. Positive/acceptable elements have been retained, which is again welcomed.

In respect to the ground floor plan, whilst the proposals include the loss of some 20th century fabric, either of low significance (1960s-80s) or moderate (1920s-30s), this, on balance, is considered acceptable as to rationalise the extant plan. The revised architectural form and elevational treatment of the proposed single storey element, as to form an orangery style addition is welcomed and seeks to better harmonise with the host's form and language. In conjunction, the stepping away from the boundary seeks to have better proportion in relation to the host and would have the benefit as to allow maintenance access. With regards to the first floor, as with the ground floor, some alteration to the plan and loss of fabric are proposed but considered acceptable. The retention of doors – as to sealed shut – is welcomed, and allows for a reversible intervention for any future change. Given the relative traditional appearance and sympathetic form of the single storey element/orangery, the proposed alteration would not harm the special interest of the listed building, and would seek to preserve the character and appearance of the Conservation Area.

As such, subject to appropriate conditions, the WBC Built Heritage Officer raises no objections to the revised proposals from a heritage perspective, as the proposed alterations would not harm the significance of the designated heritage assets. The previous reason for refusal of applications 241624/241625 has been overcome and the proposed works are now acceptable.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence

(including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	02 December 2024
Earliest date for decision:	25 November 2024

Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	2 December 2024