
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251635
Address:	Beech Court, Wokingham Road, Hurst, RG10 0RQ.		
Proposal:	Application to vary condition 2 of planning consent 242200 for the proposed erection of 1 no. single storey storage building in association with the existing use of Beech Court, plus changes to parking layout and landscaping. Condition 2 refers to the approved details, and the variation is to raise the ridge height of the building, relocate the central bay and change fenestration.		
Heritage Asset:	Hurst, Wokingham Road – Area of Special Character. Willow Cottage - Grade II listed building. Listed Buildings 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

No objection.

Comments On Proposal

Overall a noticeably larger building than approved, with notably higher eaves level and roof, with internally the addition of a first floor, along with more minor changes in the size and location of window openings. That said these changes are not believed to be of harm to either the setting of the listed Willow Cottage, or to character and appearance of the Hurst, Wokingham Road Area of Special Character.

Date:	01/08/25	Signed:	Keith Frost Built Heritage Officer
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