

From: Roderick McDonald <roderick.mcdonald.wbc@outlook.com>
Sent: 13 December 2024 11:09:57 UTC+00:00
To: "Tariq Bailey-Biggs" <Tariq.Bailey-Biggs@wokingham.gov.uk>
Cc: "Built Heritage" <Built.Heritage@wokingham.gov.uk>
Subject: RE: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU
Attachments: 242601 - Rose Cottage, Limmerhill Road, Wokingham, RG41 4BU - Reconsult.docx

Hi Tariq,

Please find attached further comments for the above.

If you need anything else, just let me know.

Thanks
Rod

From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Sent: 09 December 2024 14:38
To: Roderick McDonald <roderick.mcdonald.wbc@outlook.com>
Subject: RE: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU

Hi Roderick,

Please see the heritage statement now provided by the agent for the above application.

Could you please review and comment on this statement when you get a chance?

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.

Planning Officer

Development Management

Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



WOKINGHAM
BOROUGH COUNCIL

From: Tariq Bailey-Biggs
Sent: 04 December 2024 19:11
To: Roderick McDonald <roderick.mcdonald.wbc@outlook.com>
Subject: RE: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU

Yep, I agree....

Thanks Roderick, I'll relay your comments back to him.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.
Planning Officer
Development Management
Wokingham Borough Council
Email: Tariq.Bailey-Biggs@wokingham.gov.uk
Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk



From: Roderick McDonald <roderick.mcdonald.wbc@outlook.com>
Sent: 03 December 2024 19:07
To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Subject: RE: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU

Hi Tariq,

Thanks for the email.

From what I can read the agent isn't actually proposing any changes to the current scheme?? He just seems to reiterate what is clear to be seen on the drawings and has effectively refused to make any changes? If that is the case, I would have the following comments:

- Until such a time as a full assessment of the building has been provided, which would thus inform any proposed alterations, decisive comments cannot be provided as to the acceptability of the application. Any proposed alteration to any historic building should always be informed by a full understanding of the building's interest, character and significance.
- However, for the sake of clarity, the current scheme is not acceptable from a design perspective. The 'copy and paste' approach to the additional elements reduces the interest of the building and thus requires revision. The extant 'timber framed' extension

does not reflect an authentic historic element, rather an inferior pastiche, this is particularly noted from the form and pitch angle. Therefore, to seek to reproduce this would be imprudent.

- The overall form is perhaps acceptable, however the facing treatment should be revised as to add interest. Box framing, or more specifically vertical studs on the lower element with weatherboard cladding on the higher part may be one approach, for example:



Or equally, weatherboard cladding on the entirety of the new element (with a brick plinth):



- The introduction of jerkinhead/mini-hips would add interest and variation to the roofscape, together with bonnet hip tiles. This would not result in the loss of any practical headroom and enhances the quality and character of the new elements.
- Deeper eaves may also add interest.

Kind regards

Roderick McDonald

Built Heritage Officer (Contractor)
Development Management & Compliance
On behalf of Wokingham Borough Council
Email: roderick.mcdonald.wbc@outlook.com

From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Sent: 02 December 2024 10:18
To: Roderick McDonald <roderick.mcdonald.wbc@outlook.com>
Subject: FW: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU

Hi Roderick,

The agent is now in the process of preparing a heritage statement. Could you kindly review their commentary regarding your suggested design changes to the scheme (outlined in their email dated 27 November 2024 below)?

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.

Planning Officer

Development Management

Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



**WOKINGHAM
BOROUGH COUNCIL**

From: Mark Chadd <mchaddarchitecturalservices@gmail.com>

Sent: 02 December 2024 10:14

To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>

Cc: James Gibbs <jamespgibbs@icloud.com>

Subject: Re: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU

Dear Tariq,

my email of 27th responded in detail to, what were comments only and not directives, of the Heritage Officer. Apart from maybe the barn hips, which as I explained in my email the existing property does not have, are on the rear elevation and will further restrict the internal headroom, I believe all other requirements have been met.

Whilst awaiting the Heritage Statement could you please refer my 'design' comments to the Heritage Officer to make sure he is happy so as to not delay matters further once the statement is received.

Regards

Mark

MarkAChadd Ltd architectural **SERVICES**

Tel: 07702 090009

www.berkshirearchitecturalservices.net

e mail: mchaddarchitecturalservices@gmail.com

On Mon, 2 Dec 2024 at 10:04, Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk> wrote:

Dear Mark,

Thank you for the update.

Please note that the statement will need to be reviewed by our Heritage Officer prior to any decision being made; however, I anticipate this process will be relatively quick. In the meantime, would you like to proceed with the suggested design changes?

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.

Planning Officer

Development Management

Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



WOKINGHAM
BOROUGH COUNCIL

From: Mark Chadd <mchaddarchitecturalservices@gmail.com>

Sent: 02 December 2024 09:42

To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>

Cc: James Gibbs <jamespgibbs@icloud.com>

Subject: Re: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU

Dear Tariq,

just to let you know that the applicant has commissioned a Heritage Statement which hopefully will be sent to you next week. Given the time delay, it would obviously be appreciated if the application could then be concluded as quickly as possible.

Regards

Mark

MarkAChadd Ltd architectural**SERVICES**

Tel: 07702 090009

www.berkshirearchitecturalservices.net

e mail: mchaddarchitecturalservices@gmail.com

On Wed, 27 Nov 2024 at 12:21, Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk> wrote:

Dear Mark,

Thank you for your e-mail.

We apologise for not addressing this matter earlier.

I refer to [Historic environment - GOV.UK](https://www.gov.uk/guidance/historic-environment)

Specifically, Paragraphs 039 and 040:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.”

And that:

“There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.”

And:

“In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations.”

As stated by our Built Heritage Officer, Rose Cottage still presents as a historic vernacular cottage and an important surviving building in the vicinity. By virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the area, Rose Cottage is identified as a non-designated heritage asset. Therefore, in accordance with paragraph 200 of the NPPF, a heritage assessment is required in this instance to fully understand the heritage asset and the proposals' impact upon its significance.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.
Planning Officer
Development Management
Wokingham Borough Council
Email: Tariq.Bailey-Biggs@wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk



WOKINGHAM
BOROUGH COUNCIL

From: Mark Chadd <mchaddarchitecturalservices@gmail.com>

Sent: 27 November 2024 12:00

To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>

Cc: James Gibbs <jamespgibbs@icloud.com>

Subject: Re: RE - 242601 - Rose Cottage Limmerhill Road Wokingham RG41 4BU

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Dear Tariq,

reference your email and attachment from yesterday.

It is somewhat frustrating that after 7 weeks and a week before the decision is due to be issued that this has arisen. The application included photos of the existing property and your site visit some time ago will have obviously ratified this, so why is this information being requested at this late stage?

Furthermore, what constructive purpose will a Heritage Statement serve, especially as it was noted that the proposed extensions are predominately acceptable.

Some points of note:

- The property is not listed.
- The property is not in a conservation area.
- The property is not within an AONB.
- The 'original' cottage has already been the subject of an approved large extension, although the date of said approval is not available online.
- A large garage and associated workshop immediately adjacent to the original cottage has already been constructed some considerable time ago.

To address the comments made regarding the design of the proposed extensions themselves;

- Materials are noted as matching existing, including timber windows and doors.

- The proposed rear elevations have a mixture of brickwork to match existing, timber feature beams to match existing and vertical tile hanging.
- The dormers are rendered to match existing.
- The existing property has gable or hipped ends, no barn hips.
- The headroom within property is very low, but the ridge height of the proposed extensions has been maintained as per the existing to maintain the character of the property, something the applicant is keen to retain.
- There have not been any objections to the application.

In view of the foregoing I would question once again what constructive use would a Heritage Statement provide, the commissioning of which would simply delay the processing of the application and incur further expense for the applicant. Hopefully the application can be considered on its merits 'as is' and that approval can be forthcoming promptly.

Regards

Mark Chadd

Tel: 07702 090009

[email:mchaddarchitecturalservices@gmail.com](mailto:mchaddarchitecturalservices@gmail.com)

www.berkshirearchitecturalservices.net

On Tue, 26 Nov 2024, 16:31 Tariq Bailey-Biggs, <Tariq.Bailey-Biggs@wokingham.gov.uk> wrote:

Dear Mark,

I am the Case Officer assigned to the above planning application.

Please see the attached consultation response from our Built Heritage Officer. Could you provide a Heritage Statement and explore the proposed design changes?

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.

Planning Officer

Development Management

Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business

Website: www.wokingham.gov.uk

Error! Filename not specified.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive

use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressees any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

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.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressees any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

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.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressees any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

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.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressees any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

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.

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.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressees any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

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.

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.