

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242786
Address:	Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS		
Proposal:	Application to vary condition 2 of planning consent 232492 for the proposed erection of a replacement two storey link extension following removal of the existing two storey link and erection of a part single part two storey side/rear extension with 1 no. Juliet balcony, plus addition of a side dormer following removal of the existing side dormer, removal of a pergola, installation of a flue, changes to fenestration, landscaping and front boundary treatment and relocation of the dropped kerb. Condition 2 refers to approved details. (retrospective)		
Heritage Asset:	Parkers Cottage – Grade II listed building Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2023) and in the Council’s Local Plan policies.		
Site Visit Made:	No		

Summary Of Recommendations

No Objection

Comments On Proposal

The application proposes three minor alterations to an already approved scheme. The three alterations are, to raise the chimney height, adjust the position of a Juliet balcony and to re-build the front boundary wall to a different form and plan.

With respect to the proposed raising of the chimney, as is now common practice – not only arising from a regulatory safety aspect, but just that of practicality – it is proposed to increase the height of the extant chimney stack. The existing stack is unusually low, perhaps it has been reduced in height in the past, or the thatch compounded thus reducing the visible height of the chimney – perhaps a combination of both. Either way, the proposed increase is proportional and would not seek to harm the interest of the listed building, and provided the works are (as proposed) to be done in matching brick with a lime mortar, there would be a limited impact to the building's significance.

The proposed minor alteration of the Juliet balcony's position on the rear elevation of the modern extension would not seek to impact the special interest of the listed building and is negligible in nature.

In regards to the proposed re-building of the boundary wall facing the highway, the wall is relatively modern, although the exact date of construction is uncertain. It is not historic and would not be considered to be curtilage listed. It is understood to not be in the best condition, and thus given this, and its limited interest, no concerns are raised to its loss. The subsequent re-construction in a similar, albeit different form and plan would have a limited impact upon the host building. A walled boundary already exists and arguably having it lower and of superior construction and detailing would seek to enhance the setting of the building. Given this, no concerns are raised to this proposal.

As such, no objection is raised to the application. No additional material conditions are requested as the materials already approved would be applicable.

Conditions			
N/A			
Date:	15/11/2024	Signed:	Roderick McDonald Built Heritage Officer