

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242350
Address:	East Court, Jubilee Road, Wokingham, RG40 3SD		
Proposal:	Application for Listed Building consent for the proposed structural repairs and re-roofing.		
Heritage Asset:	East Court – listed building with grade II status since 1967. Finchampstead Village Area of Special Character – LPA identified area of historic buildings and landscape. Listed buildings 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 (subject to conditions)

Comments On Proposal

The application seeks to repair and rectify ongoing structural issues to a storage outbuilding at East Court. By virtue of age, ancillary nature and ownership, the storage barn is identified as a curtilage listed building.

The proposed repair is welcomed, as it is evident the issue has been ongoing for many years and without invention may result in further decay to the building. Having reviewed the application, no concerns are raised as the methodology and proposals are considered appropriate given the requirement.

The application proposes the replacement of the plain tiles in a like-for-like manner, such materials will need to be controlled by condition as to ensure the replacement tile (and associated detailing, such as bonnet hip tiles) are appropriate for the building and related setting.

As such, no objection is raised to the application. If minded to approve, the below conditions are advised to be attached to the grant of listed building consent.

Conditions

Notwithstanding information shown on the approved drawings, no relevant works shall commence on site until details of materials and finishes have

been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

1. the material, size, texture, colour, profile, and source of roofing materials;
2. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

CN2 Matching finishes All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

Date:

11/10/2024

Signed:

Roderick McDonald
Built Heritage Officer