

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242452
Address:	East Court, Jubilee Road, Wokingham, RG40 3SD		
Proposal:	Application for Listed Building consent for the proposed alterations to front facing first floor window.		
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) as whilst the proposals would lead to the potential loss of small amount of historic fabric this loss would not otherwise be considered to harm the overall significance of East Court, as a designated heritage asset.

Comments On Proposal

The above submission is further to the listed building consent 240203, which granted the alteration of the window on the north-west elevation. The current application seeks to amend the proposed alteration as to retain the arched header element of the design as well as other internal alteration.

The proposed alterations largely accord with that previously sought guidance on under a pre-application made last year under 230800.

Given, the previously approval, no objection is raised to the amended proposal for the replacement window design. The inclusion/retention of the arched element is welcomed. It should, however, be noted the submitted drawing indicate 24mm thick double glazed units with applied glazing bars, such a design is not considered appropriate for use on a listed building.

In respect to the proposed internal alteration, which includes removal of walling and thus alteration to the planform, such proposals seek to reinstate previously

blocked openings and altered fabric. Given this, there is limited impact upon significance of the building in terms of fabric and planform.

As such, no objection is raised to the application. If minded to approve, conditions are suggested as to align with the grant of 240203.

Conditions

Notwithstanding the details submitted the new window hereby given consent for is to match the existing adjacent windows in all matters (materials, design, dimensions, moulding/glazing bar profiles, glazing and finish) unless otherwise agreed in writing by the local planning authority prior to the works being undertaken to install the new window.

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
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