

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250650
Address:	East Court, Jubilee Road, Wokingham, RG40 3SD		
Proposal:	Application for Listed Building consent for the proposed demolition of chicken coop and chain-link enclosure forming chicken run plus replacement of powder coated aluminium store/outbuilding doors with painted timber doors.		
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 (2024) and in the Council's Local Plan policies		
Site Visit Made:	No		

Summary Of Recommendations

No objection

Comments On Proposal

The application seeks to demolish a chicken coop lean-to style structure which has been attached to the storage barn at East Court. By virtue of age, ancillary nature and ownership, the storage barn is identified as a curtilage listed building. The chicken coop itself is of no great age and very rudimentary in construction, and whilst it may demonstrate a certain degree of previous use at the site (i.e. the keeping of chickens, presumably for food supply), the structure arguably diminishes the interest of the barn and thus by association East Court. Given this, and the benefits of the associated repairs as a consequence of removal, no concerns are raised by this proposal.

The application also proposes the removal of the existing metal garage doors to the front of the barn with subsequent replacement timber doors. The extant doors are of no great age and are unsympathetic in material and appearance to the barn and to the wider site. Conversely, the proposed replacement doors are well considered, appropriate in appearance and construction and entirely appropriate. Sufficient details have been provided in regards to their detailing and thus no additional condition is required in this regard.

Overall, the application proposes significant improvements to the building, which have followed from a number of other positive interventions. The applicant, and agent, are commended in this approach.

Conditions			
N/A			
Date:	28/03/2025	Signed:	Roderick McDonald Built Heritage Officer