

18 Primrose Lane,
Wokingham
Retrospective Notes

Introduction

During the course of the Planning and Listed Building Consent application process, the Conservation Officer has raised concerns that certain works to the property may have been undertaken without formal consent.

These works were, however, largely discussed and agreed in principle with the previous Conservation Officer, Giles Stephens, who at the time did not consider that Listed Building Consent was required.

Notwithstanding this, and in the interest of clarity and positive engagement, the client is content to include these elements within the current application to ensure that all works affecting the building are formally considered and, where appropriate, regularised.

The client is committed to the responsible ownership of the property and to securing its long-term use as a suitable family home. This necessarily includes undertaking sensitive repairs and alterations that support both the building's conservation and its ongoing viability.

This document therefore identifies the works considered to be potentially unauthorised and provides supporting information on their nature, rationale, and the extent of prior consultation with the former Conservation Officer.

IMAGE FROM 2015 PARTICULARS



Meadow Cottage, 18 Primrose Lane
Winnersh, Wokingham, Berkshire, RG41 5UR



Windows

The Conservation officer highlights that 2no. windows have been replaced with double glazed units. These 2 windows are at second floor level and are in the east elevation and the north elevation dormer.

The client confirms that these windows were replaced in 2017, however the window replacement and specification of the new units was discussed and agreed with Giles Stephens, the previous conservation officer. Please see email chain below, highlighting some of this correspondence.

The windows were replaced as the existing windows were in a poor condition and beyond repair. The client has not replaced any further windows at the cottage and does not currently intend any further replacements. If any further windows require replacement, an LBC application would be submitted.

From: [REDACTED]
Sent: 19 September 2017 15:16
To: [REDACTED]
Subject: RE: Windows @ 18 Primrose Lane, Winnersh, RG41 5UR ~[OFFICIAL]~

Hello Rainier,

Thank you for the details and I'm very sorry for the delay in getting back to you.

As I'm sure you've become aware, the incorporation of double glazing in a 'leaded light' format is difficult because the additional weight/rebate depth normally requires the leadwork to be applied onto a single double glazed unit. The effect of this is that the window surface becomes more uniform and no longer reflects the light slightly differently from each individual pane, an effect which adds character and interest to these older windows. I note from the details that the manufacturer can reproduce slim, individual double glazing units set within strengthened lead comes – this method is more likely to reproduce the appearance of the original (no doubt at a cost).

In this case, however, I think the option you are suggesting is applied leadwork onto a single double glazed unit. Although it will differ in appearance from the existing, the change to just the dormers could be argued not to amount an alteration which would not therefore require Listed Building Consent (LBC). However, if this were scaled up to all the windows on the house (as I think you were suggesting at a later stage), the effect on the appearance of each elevation would be greater, and my view is that LBC would be needed.

I hope this helps.

Best regards,
Giles

Giles Stephens
Urban Design and Conservation Officer (Development Management)

[REDACTED]

From: [REDACTED]
Sent: 19 September 2017 14:50
To: Giles Stephens
Subject: RE: Windows @ 18 Primrose Lane, Winnersh, RG41 5UR

Hello Gilles,

I just thought to check in and make sure you got my previous mail as I don't believe we've had any response?

Thanks

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: 08 September 2017 13:11
To: [REDACTED]
Cc: [REDACTED]
Subject: Windows @ 18 Primrose Lane, Winnersh, RG41 5UR

Giles hi,
As per my call earlier things have been progressing nicely at our cottage, and with the end wall and roof works now drawing to an end, plus Autumn looming, we're in desperate need for windows!

We've decided against renovating the current units, after consulting with numerous window specialists who have advised that the deteriorated state of our current units have limited our options. As such we've spent months researching this and evaluating the various options on the market, and believe to have found a suitable match that is within keeping of the property and it's history.

Please see attached brochure from Holdsworth Windows and specifically page #8 which shows a photo of the model that we're advised are a like for like steel frame, including fittings. The only difference being the glass, being their slim-line eco model comprising of a 2 sheets of glass filled with krypton gas, for efficiency - <http://www.cnglass.co.uk/double-glazing/eco-slim-heritage-double-glazed-units/>

We'll eventually want to replace all of the windows in the house, but our immediate priority is the top dormer as it currently has no windows fitted. You can see the units that have been removed from the top back dormer here - https://1drv.ms/f/s!Ao7yIxn9dE_Bk_kJXqBcc_zG9R9YAw

Please let me know your thoughts as soon as lead time on replacements windows is ~10 weeks.

Thanks

[REDACTED]

Roof Replacement and Attic Space

The Conservation officer highlights that the cottage has been re-roofed and has a membrane in place. The Conservation officer also highlights that the lath and plaster in the attic has been removed, along with the wood-chip wall paper finish. The conservation officer also notes that a number of timber repairs have been undertaken to the main roof structure, using softwood.

The client has confirmed that the cottage was re-roofed in 2017, however the existing roof tiles were largely re-used, based on the advise from Giles Stephens when he visited site to review 18 Primrose Cottage. A breather membrane was added to the roof during the re-roofing project. The wood-chip wall paper and lath and plaster were removed at this time to enable the roof structure to be fully reviewed. The hardwood historic timbers were defrassed to confirm there structural integrity. No historic timbers were replaced, however softwood firings were added above some of the hardwood rafters and softwood timbers around the dormer to improve the fall of the lead roof to the dormer.

Giles Stephens, the conservation officer at the time of the re-roofing project was aware of the works and noted verbally whilst on-site that Listed Building Consent was note required for these works. The email chain above for the windows shows that verbal phone conversations had been held with Giles regarding the gable end wall works and roof works, which at the time were coming to an end on-site.

I attach some images below of the current attic timbers and some images over page during the re-roofing works.



Roof Replacement and Attic Space



West Gable Works

The Conservation officer highlights that the west gable wall has undergone a series of repairs which did not have Listed Building Consent and if undertaken inappropriately could have resulted in further harm to the historic building and its fabric.

The client has confirmed that repair works to the west gable were undertaken in 2017, with Dunne and Co. undertaking these works. The gable was in a poor condition due to being finished with inappropriate masonry paint and a cementious skim, furthermore the rainwater goods in this area were leaking and concentrating water onto some of the timber frame, causing decay. The timber frame had repairs undertaken, retaining as much of the historic fabric possible. The repairs to the timber frame were largely face place repairs and scarf repairs, retaining as much of the historic timber possible.

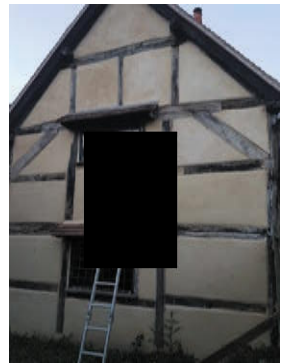
The infill panels were a combination of brick infill panels, block work panels and lime panels. These were repaired and replaced. The panels were finished with lime render and then lime washed with an ochre lime wash. The lime infill and brick infill panels were retained and repaired, with new lime render put over the panels. The block work infill panels were removed and replaced with lime infill panels, rendered over.

Giles Stephens, the conservation officer at the time of the west gable wall was aware of the works and noted verbally whilst on-site that Listed Building Consent was not required for these works. The email chain above for the windows shows that verbal phone conversations had been held with Giles regarding the gable end wall works, which at the time were coming to an end on-site.

I attach some images below of the condition of the west gable prior to the works being undertaken and over page of the west gable end both internally and externally today.



West Gable Works



Shed and Home Office

The client purchased the property in 2015 and the shed was in place at this point in time and appears to have been at the property for a considerable amount of time before this. I attach an image from the 2015 particulars below. This is a small scale shed and is not affecting the significance of the Listed Building or its context. It provides a space for garden tools and equipment which is needed to maintain the garden at 18 Primrose Cottage.

The home office to the west of the property is proposed to be removed as part of this application, so is not included within this retrospective consent document.

IMAGES FROM 2015 PARTICULARS



Fencing and Gates

The client purchased the property in 2015 and the fences and gates were in place at this point in time and had been providing boundaries for the property for a considerable amount of time before this, however the date that the fences and gates were erected is not known. I attach the particulars from 2015 which show the fencing on-site.

The 2002 planning application (ref: F/2002/7999) for a new dwelling next to 18 Primrose Cottage was granted and in these plans reference to 6ft fences around the existing property boundaries were made, so it would appear fences have been in place since before this date.

The fencing does not negatively impact the listed building and has been in place for a considerable amount of time and it is unknown what the boundaries were previously to this fencing, although it is likely that this fencing or a similar style of fencing was in place before the cottage garden was split and no. 19 Primrose Cottage was erected.

IMAGES FROM 2015 PARTICULARS

