

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242705
Address:	47 The Terrace, Wokingham, RG40 1BP		
Proposal:	Application for Listed Building consent for the proposed demolition of existing conservatory and erection of replacement orangery with roof light. Refurbishment and installation of secondary glazing to 7no windows. Lowering of windowsill at rear, replaced with external door. Garage door replaced with timber stable doors, new car charging point installed. 1 step to be removed from external front stairs plus stone over cladding and stone copings added to front boundary wall. Addition of rooflight replacement of stairs and relocation of fuseboard and boiler.		
Heritage Assets:	West Lodge (45 and 47 Shute End) – Grade II listed building Wokingham Town Centre Conservation Area 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:	Yes		

Summary Of Recommendations

No objection, subject to conditions

Comments On Proposal

The above application has been submitted following the refusal of applications 241624 and 241625. Revised proposals were subsequently subject to a pre-application submission which sought advice on the acceptability of proposed changes. This application, along with the companion planning permission application, reflects the pre-application advice which was positively received and considered acceptable. The application proposes a number of alterations to no. 47 The Terrace, Shute End, one half of West Lodge (recorded under a single listing with the attached neighbour no.45) located within the Wokingham Town Centre Conservation Area. The amended proposals can be broadly summarised as follows:

- Alterations to the ground floor as to include removal of walling, the creation of doorways, subdivision, removal of 1no. staircase and alteration of another

- Alterations to the first floor as to include removal of walling, reconfiguration of plan form, creation of new bathroom
- Replacement of a roof light
- Repair of fenestration to the front, side and rear
- Demolition of the conservatory with replacement and enlarged single storey element
- Alterations to the coach house, including replacement doors, insertion of doorway and subdivision.

The revised proposals have been informed by commentary on the harmful aspects of applications 241624 and 241625, which is welcomed. Positive/acceptable elements have been retained, which is again welcomed.

In respect to the ground floor plan, whilst the proposals include the loss of some 20th century fabric, either of low significance (1960s-80s) or moderate (1920s-30s), this, on balance, is considered acceptable as to rationalise the extant plan. The revised architectural form and elevational treatment of the proposed single storey element, as to form an orangery style addition is welcomed and seeks to better harmonise with the host's form and language. In conjunction, the stepping away from the boundary seeks to have better proportion in relation to the host and would have the benefit as to allow maintenance access. With regards to the first floor, as with the ground floor, some alteration to the plan and loss of fabric are proposed, but considered acceptable. The retention of doors – as to sealed shut – is welcomed, and allows for a reversible intervention for any future change. Given the relative traditional appearance and sympathetic form of the single storey element/orangery, the proposed alteration would not harm the special interest of the listed building, and would seek to preserve the character and appearance of the Conservation Area.

With this in mind, no objection is raised from a heritage perspective, as the proposed alterations would not seek to harm the significance of the designated heritage assets. If minded to approve, the following Conditions are recommended:

Conditions

Notwithstanding information shown on the approved drawings, no relevant works, or those above slab level, 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 as applicable. 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 facing brickwork and jointing mortar;*
2. *the material, size, texture, colour, profile, and source of facing render;*
3. *the material, size, texture, colour, profile, and source of facing*

stonework;

- 4. the material, size, texture, colour, profile, and source of roofing materials;*
- 5. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 6. the proposed rainwater goods*

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.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5. The works shall then proceed in strict accordance with the approved details.

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.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all new mechanical and electrical services, including vents, flues, pipework, cabling, lighting or works associated with building regulations/fire regulations or other similar works have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans, and shall illustrate the nature of materials and finishes and methodology for installation. Drawings shall be at a minimum scale of 1:20, with details at a scale of 1:5. The works

shall then be implemented in strict accordance with the approved details.

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:

04/11/2024

Signed:

Roderick McDonald
Built Heritage Officer