

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251022
Address:	Castlemans Cottage, Bath Road, Hare Hatch, RG10 9UT.		
Proposal:	Application for Listed Building consent for the proposed repair works to the main roof. (part-retrospective).		
Heritage Asset:	Castlemans (incl. Castleman Cottage & Pandora Cottage) - Grade II listed building since 1967 Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	21/05/25		

Summary Of Recommendations

No objection subject to the inclusion of the advised condition set out below.

Comments On Proposal

In undertaking repair works to the roof that has resulted in the removal of the existing clay tile roof covering, has subsequently revealed that the roof structure to Castlemans Cottage o be in poor condition and in need repair. This application is for consent then to make repaired necessary to the historic timber roof structure, which would involve repairs to and/ or replacement of timbers.

At the meeting I had on site with the applicant's heritage advisor and the roofing contractor an agreed sympathetic approach to the roof timbers (scarf repairs) and replacement of the wall plates. An agreed scheme for these repairs/replacement in form of a revised Schedule of Works/Methodology Statement was requested to cover the works. Unfortunately at this stage such a revised Schedule of Works/Methodology Statement has, for some unknown reason. not presently been provided as expected.

As such, whilst in principle the repair works to the roof structure are considered an appropriate level of repair and replacement of the historic roof timbers, to be in a position to be able to confidently recommend consent be given there is the need for the revised Schedule of Works/Methodology Statement as agreed on site.

Conditions

Schedule of Works - which confirm those elements of the timber roof structure to be repaired /replaced (i.e. the foot/end to roof truss and its junction with the ridge board, repair of ridge board, oak replacement of wall plate, lead flashing to be let into the

mortar pointing of the brickwork, doubling up of rafters as needed).

Date: 01/07/25

Signed: Keith Frost
Built Heritage Officer

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