

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250220 + 250221
Address:	36 & 38 Rose Street, Wokingham, RG40 1XU.		
Proposal:	250220: Householder application for the proposed demolition of the existing conservatory, replacement of 3 no. flat roofs and repairs to 2 no. pitched roofs at the rear, installation of new front canopy roof plus changes to fenestration and erection of garden fencing. 250221: Application for Listed Building consent for the proposed demolition of the existing conservatory, replacement of 3 no. flat roofs and repairs to 2 no. pitched roofs at the rear, installation of new front canopy roof plus changes to fenestration, refurbishment, and internal repairs.		
Heritage Asset:	36-38 Rose Street – grade II status listed building, since 1969. Wokingham Town Centre Conservation Area. Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes		

Summary Of Recommendations

In principle **no objection** subject to corrected plans being submitted along the drawings for the front elevation windows, front doors, and entrance canopy, as previously provided for application 242929 & 24293, as well as the use of timber cladding to No.38 rather than a composite material.

Comments On Proposal

This pair of applications for 36-38 Rose Street by the application who had recently previously submitted applications the same property, under references 242929 and 242930. Whilst it is noted the description for the proposed works differs in the drawings submitted otherwise as far as can be determined the proposed works are the same as that of the previously submitted pair of applications.

Documents/Drawings Previously Provided for Earlier Application but Included with this current applications:

- Separate documents to cover replacement of front doors, front windows and

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front entrance canopy to Nos.36-38 Rose Street.

- Drawing P003.10-500 Proposed Replacement Heritage Style Sash Windows,
- Drawing P003.10-501 Proposed Replacement Front Door
- Drawing P003.10-502 Proposed Replacement Entrance Canopy

It is noted that whilst the above drawings have not been submitted with this current pair of applications the drawings are however referred to in the text annotating on all four of the proposed elevation drawings.

Drawings not Previously Provided for Earlier Applications

- Drawing P003.10-600 Rev. 01 Proposed Roof Works GA Roof Plan,
- Drawing P003.10-601 Rev.00 Proposed Roof Works EPDM Details

Submitted Drawing Queries

In reviewing the drawings submitted for this current pair of applications has appeared reveal aspects of the drawings that do not appear to be shown correctly.

For both these applications and the earlier still to be determined applications of 242929/242930, the existing and proposed floor plans for No.36 Rose Street – with respect to the historic rear gabled two-storey element of No.36, which at ground floor level has been extended by a 20th century flat roofed extension to it. Here it is noted that:

- Whilst all sets of the floor plan drawings set the front build line of the ground and first floor on the same horizontal axis it is however noted the line of the rear first floor gable end wall does not seem to align with the nib return/ beam spanning the removed ground floor walling, which seems to extend further out than the line of the first floor end wall.
- With respect to drawing p003.10-134 Rev.02 Proposed South West Garden View – there appears to be two issues with the details as shown,
 - Whilst seemingly correctly show on the floor plan drawing- the depth of projection of the historic gabled two-storey rear range to the modern infill between nos36 and 38 is however shown somewhat narrower in the elevation view.
 - The length of the high parapet wall to the 20th century flat roof extension is incorrectly shown in length and as drawn, as rather than abutting onto the end gable wall is show (with the removal of the previously shown conservatory roof section on the previous rendition Revision 01) as if it extends past the end of the gable wall, which in the photograph below is clearly not the case. With the raised section of parapet walling being shorter in length than depicted in the elevation drawing.

As it stands whilst as with the previous underdetermined set of applications to alter Nos.3638 Rose Street back into two separate dwellings from their long standing use as a single property, in principle the alterations being proposed are acceptable. That said there is however a need to ensure the additional drawings for the front door, front sash windows and entrance canopy are submitted with these applications, and those inconsistencies in the drawings are rectified. Along with the matter raised with respect to the unsuitable cladding materials for No.38 is satisfactorily addressed

Then on that basis and subject to the previously mooted conditions set out below there would be no objection from Built Heritage.

Conditions

Suggested conditions.

CM7 Further details required.

Prior to the commencement of the relevant works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as approved prior to occupation of the properties as hereby approved:

- a] Details identifying location with no.38 Rose Street where repair to the walling, flooring, and ceiling where repair is required due to water ingress/damp has occurred. Details are to also set out the schedule/means for repair to these areas. Works shall then be undertaken in accordance with the details as approved.
- b] Details setting out the means by which the historic beam timbers are to be prepared for redecoration.
- c] Details setting out the alterations to be made to the fireplaces of each property.

Joinery Details (Rear Windows/Rear Exterior Doors/ Internal Doors)

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new windows/external doors to the rear of nos.36-38 Rose Street, along with all new/replacement internal doors to the properties, until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include:

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior and interior door(s), along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Profile drawings at 1:1 or 1:2 scale for door frames and thresholds.
- Material for new windows frames and doors to be stated.
- External finishes to be stated.

Installation of the new windows and doors is to then be undertaken in accordance with the details as approved.

CN4 No mechanical or chemical cleaning

No mechanical or chemical cleaning or stripping treatment shall be applied to the timber frame of the building without the prior written approval of the local planning authority.

Lath & Plaster Ceilings

Notwithstanding the details submitted no existing traditional lath and plaster ceiling are to be replaced unless otherwise agreed in writing by the local planning authority prior to works to the ceilings being undertaken.

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.

CP7 No sawing or drilling, channelling, and/or notching of Historic Timbers

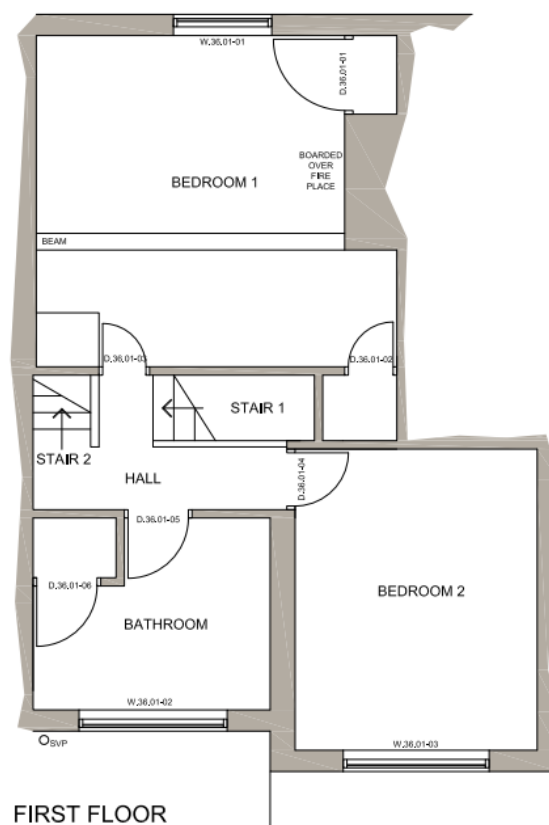
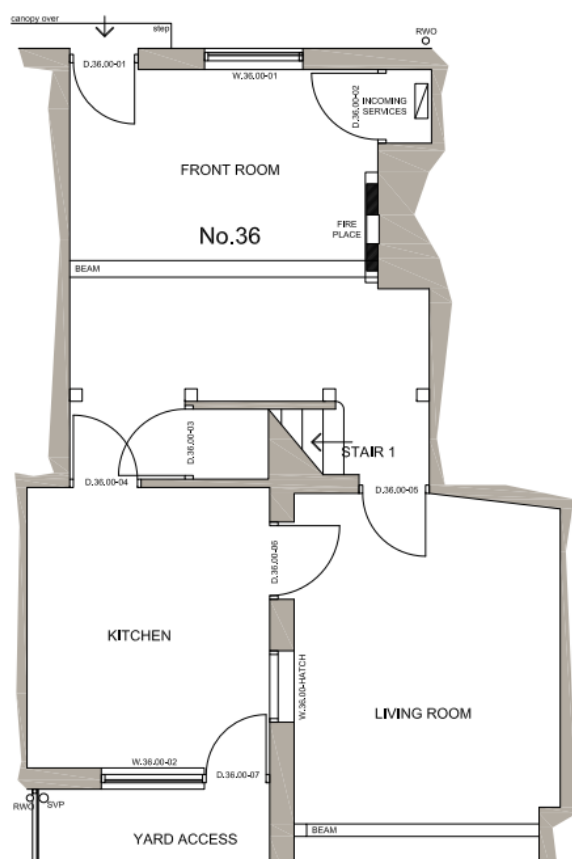
No historic timbers or joints between timbers shall be sawn, drilled through, or notched/channelled in connection with the works hereby approved without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

CC1 Details of boundary walls and fences

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

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:	07/04/2025	Signed:	Keith Frost Built Heritage Officer
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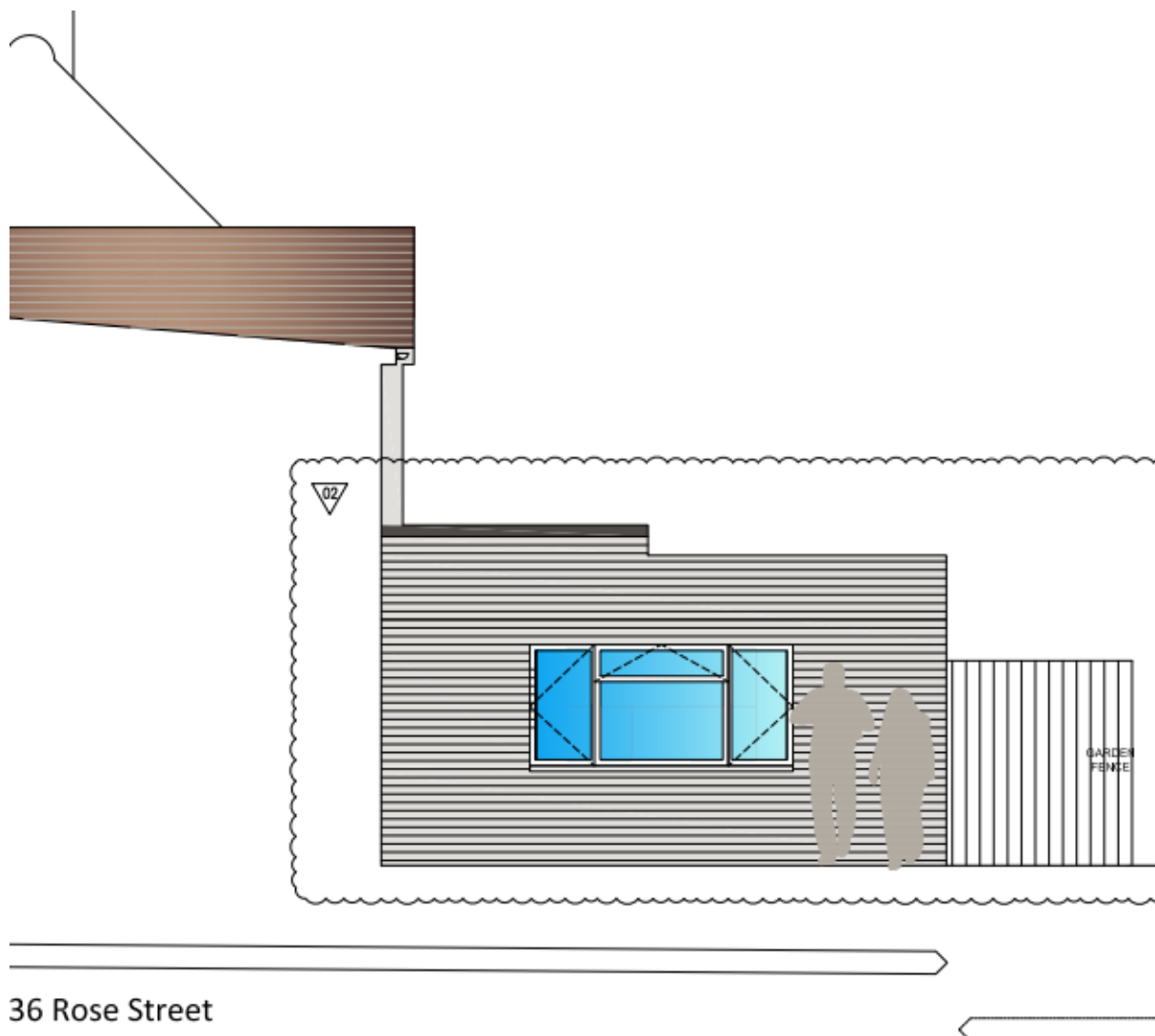
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Extract of drawing P003.10-011 Rev.00 Proposed Floor Plan No.36 All Levels



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Extract of drawing P003.10-134 Rev.02 Proposed South West Garden View