

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261366 + 261367
Address:	River Cottage, Church Street, Wargrave, RG10 8EP.		
Proposal:	261366: Householder application for the proposed raising and modification of the roof, erection of a single storey rear extension, external refurbishments, changes to fenestration and internal alterations to a listed building. 261367: Application for Listed building consent for the proposed single storey and replacement infill extension with adjusted roof design followed by external refurbishments, and internal alterations to a listed building.		
Heritage Asset:	• River Cottage - grade II listed building, since 1983. • Mill Green House/Old Gaunt House – grade II listed building, since 1983. • Wargrave Conservation Area Listed Buildings are classed as designated heritage assets under the NPPF and in the Council's Local Plan policies		
Site Visit Made:	Previously		

Summary Of Recommendations

No objection subject to conditions.

Comments On Proposal

Planning permission and listed building consent had previously been given in 2025, respectively under 251049 and 251050, to alter and extend to the rear of River Cottage. With in April of this year variations to that 2025 scheme being approved under 260420 and 260429 that were subject to several conditions for elements of the newly intended works.

Under this current pair of applications new planning permission and listed building consent is being sought for an amended version of the 2025 scheme of works, including those changes that had recently gain approval in April, under the applications (26040 and 260429) that sought an additional roof-light to the flat roof, a pair of exterior glazed doors to garden room rather than a single one, introduction of vented soffit details as well as alterations to the front ground-floor room's fireplace and hearth to accommodate a stove. Otherwise, the major difference the scheme approved in 2025 and that of the current application is that the scheme big proposed now omits the previously intended two-storey extension to the historic pitched roof rear range of the property and seek to retain and have altered a small WC extension added to the rear of the property.

From a heritage stance the intention now to no longer extended the two-storey rear range is a welcomed one as this means the original elevation/brickwork of this historic rear range to the property, along with the two seemingly original sash windows is retained unaltered.

As for the small WC extension attached to the rear of the property it itself holds no historic significance or architectural merit and under the 2025 approved scheme was to be removed, to allow for the new extension. The retention and alteration of this existing WC extension is considered appropriately in keeping with the building and from a heritage stance does not affect the significance of this property.

Works proposed also now include the removal of decorative faux ceiling joists in the kitchen and works to create small upstand to the rear of lead covering of the flat roofed front door hood are in both case acceptable in heritage terms.

As part of the submission for this current applications the proposed rear elevation drawing (140 PA/LB 2 024 revision 03) and the drawing (140 PA/LB 2 024 revision 03) joinery details for the bathroom windows together make clear the location and form for the two new bathroom windows that had previously been uncertain with the previous application such that there would be no need for a condition requiring joinery detail. Likewise, this would also be the case with respect to the alteration of the fireplace and hearth which had previously been made the subject of a condition in the approval of applications 260420 and 260429 to amend the 2025 approved scheme. The proposed ground-floor drawing (140 PA/LB 2 021 revision 02) in combination with the details contained in the heritage assessment (140 PA/LB 2 008 revision 02) is adequate to negate the need for further details to be provided by means of a condition.

Under the heritage assessment details are given for works to repair and insulate the main roof structure as well as for new timber boxed vented soffits (heritage assessment document 140 PA/LB 2 013 revision 01; 140 PA/LB 2 014 revision 02 and 140 PA/LB 2 015 revision 02) these details are considered acceptable that if done in accordance with those details no further details would be required by means of condition. That said with respect those details shown on the heritage assessment document 40 PA/LB 2 015 revision 02 the drawing of the roof is that for the 2025 approved scheme with the two-storey extension, with below the drawing the condition 5 text from the 2025 decision notices, with below that a photography of a roof slate. The condition 5 text for roofing slate details is for roof of the hereby approved rear extension to be clad in natural slate, and a sample to be provided to the LPA for its approval. Whilst that condition has previously been discharged it is advised to perhaps include a condition with modified wording to confirm the roof slates are for the new roof slopes to the heighten bathroom and are to match as a best as possible with the slates of the main roof.

In summary subject to the conditions advised below from a heritage stance there is not objection raised to the proposed works.

Conditions

Historic Fire Insurance Plaque

Notwithstanding the details submitted the historic Fire Insurance plage on the front

elevation is to be carefully removed and safely stored to allow for the removal of the existing pebble dash render, with the plaque to be re-instead in its original location once works to the proposed lime cork thermal plastering render system has been undertaken.

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.

Natural roof slate

The sloping roof aspects of the hereby approved raised bathroom to the rear shall be clad in natural slate, of a size and colour most appropriate to match those adjacent existing roof slates of the main roof to the property, unless otherwise agreed in writing by the local planning authority prior to those works being undertaken.

Roof Structure Repairs

Works to repair and insulated the main roof of the property and to have installed timber boxed vented soffits shall be done so in accordance with the details contained in the Heritage Assessment documents 140 PA/LB 2 013 revision 01; 140 PA/LB 2 014 revision 02 and 140 PA/LB 2 015 revision 02, unless otherwise agreed in writing by the local planning authority prior to those works being undertaken.

Secondary Glazing

The installation of secondary glazing shall be done so in accordance with the details contained in the Heritage Assessment document 140 PA 005 Rev.02, unless otherwise agreed in writing by the Local Planning Authority prior to the installation of the secondary glazing units.

Extraction Vents, Gas Flues, External Pipework & Ducting

Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/ or utility boxes on the external elevations other than those shown on the plans as approved, unless otherwise agreed in writing by the local planning authority prior to those works being undertaken.

Fireplace Alteration / Installation of Stove

Works to have altered the fireplace and hearth to the ground floor front room and install a stove on a new larger heath stove shall be done so accordance with that depicted on the Proposed Ground-Floor drawing (140 PA/LB 2 021 revision 020) and the details contained with the heritage assessment (140 PA/LB 2 008 revision 02), unless otherwise agreed in writing by the local planning authority prior to those works being undertaken.

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:	30/07/26	Signed:	Keith Frost Built Heritage Officer
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