

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252196
Address:	37 Broad Street, Wokingham, RG40 1AU		
Proposal:	Householder application for the proposed erection of part single, part two-storey rear extension, basement extension, 1no. roof dormer, addition of 3no. rooflights, removal of side wall and changes to fenestrations.		
Heritage Assets:	Nos 35 And 37 And Front Railings, 35 And 37, Broad Street – Grade II listed building since 1969 <i>Setting of:</i> Oxford House – Grade II Colburn House – Grade II Montague House – Grade II 30-36 Broad Street – Grade II 28 Broad Street – Grade II The Elms – Grade II* 24 Broad Street – Grade II 22 Broad Street – Grade II Tudor House – Grade II* (N.B. – not an exhaustive list) Wokingham Town Centre Conservation Area Listed buildings along with 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

Further amendments required

Comments On Proposal

The application proposes of a number of proposed alterations to no. 37 Broad Street, a semi-detached Grade II listed building located within the heart of the Wokingham Town Centre Conservation Area. Along with its attached mirrored neighbour - no. 35 - the Victorian townhouse of c.1850 is distinctive in the townscape, formed with an almost eclectic collection of architectural features combined together to form an interesting pair of buildings. No. 37 was used as

commercial offices until 2009 when it reverted back to a single residential dwelling. The proposals can be broadly summarised as follows:

- Alteration to the roof including box dormer and rooflights
- Insertion of new window to the side elevation
- Alteration and extension to the rear elevation
- Internal reconfiguration

The below comments are made following the submission of amended plans:

The general amendments in line with previous Built Heritage comments are welcomed, these have sought to address the original concerns, however some harmful elements remain and require further revision:

- The proposed rooflight furthest forward to the front of the roof pitch should be omitted. As previously noted, this area forward of the chimney should be left clear as to retain the original appearance of the roofscape. However, given the set back nature of the second rooflight (closest to the chimney) this one may remain, but the one closest to the front should be omitted as to avoid cluttering the roofscape. The bedroom already sources natural light through the sash window to the front, and so this, combined with the single rooflight, will provide sufficient natural light for the occupier.
- The applications propose replacement of the wooden staircase balusters with new metal spindles. The ground to first floor flight retains the original 19th century balusters (along with the fine mahogany handrail and volute, newel etc.) and thus of high significance. Given this, this historic architectural feature should be retained. The upper flights, and flight to the basement, are modern replicas, but fairly reproduce the original 19th century detail, and whilst (given they are modern) there is no overriding concern in replacing this fabric, to have a mis-matched material and appearance for the staircase would be unusual and seek to erode the overall architectural interest. As such, this element should be omitted and the extant staircases remain and repaired/refurbished as appropriate.
- Details of various elements (such as joinery, fenestration, materials etc.) are required to be secured under condition (wording below). However, provided the above two amendments are forthcoming (please re-consult Built Heritage to confirm acceptability) no objection would be raised to the approval of the two applications.

Conditions

Notwithstanding, and in addition to, the 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:

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.

1. *the material, size, texture, colour, profile, and source of facing brickwork and jointing mortar (to be demonstrated by an on-site sample panel of minimum 1m x 1m);*
2. *the material, size, texture, colour, profile, and source of roofing materials;*
3. *materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
4. *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 and 1:1 as appropriate. 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.

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full details of all balustrading and related fixtures and fittings, 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 and glazing. 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.

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 unless specifically approved otherwise.

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:	28/11/2025	Signed:	Roderick McDonald Built Heritage Officer
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