

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252252 + 252253
Address:	L' Ortolan Restaurant, Church Lane, Shinfield, RG2 9BY		
Proposal:	252252: Householder application for the proposed erection of a rooftop extension with terrace decking to the existing main building, alongside alterations to the fenestration; the erection of a rooftop infill extension to the annex building; the erection of a detached single-storey garage with dual-pitched tiled roof and facing brickwork and stone/render to match the main dwelling; landscaping and parking alterations; and the demolition of the existing single- storey rear kitchen/service extension 252253: Listed Building Consent for the proposed erection of a rooftop extension with terrace decking to the existing main building, alongside changes to fenestration; erection of a rooftop infill extension to the annex building; erection of a detached single storey garage with dual pitched tiled roof and facing brickwork and stone/render to match the main dwelling; landscaping and parking alterations; following demolition of existing single storey rear extension.		
Heritage Asset:	L'Ortolan Restaurant (referred to in on listing as Milton Sandford Restaurant) - has held grade II listed building status since 1987. Annexe situated approx. 5.5m to NE of L'Ortolan Restaurant, considered to hold curtilage listed status. Shinfield Area of Special Character – LPA identification viewed as having a non-designated heritage asset classification. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes – previously.		

Summary Of Recommendations

Further information still required for the rooftop extension and the parapet walling for the purpose of clarification. There is otherwise **no objection from** a heritage stance.

Comments On Proposal

Comments with respect to the revised set of plans upload on 4th February in response to the comments of the Council's Built Heritage Officer comments dated

29th January 2026 seeking further clarification on aspects of the scheme proposed.

Amended Drawings (4th February):

P10 Rev. B – Proposed Site Plan.

P11 Rev. B – Proposed Ground Floor.

P12 Rev. A – Proposed First Floor.

P13 Rev. B - Proposed Second (rooftop) Floor, including inset cross-section labelled 'Section. A' that is a partial cross-section (mid- rear half of building's first and second floors).

P15 Rev. B – Proposed Front & Rear Elevations.

P16 Rev. B – Proposed Side Elevations, including inset cross-section 'Gable End Detail: Hit & Miss Wall E'.

The amended drawings have satisfactorily addressed and clarified many of those previously points raised in my response of 29th January, albeit that of the rooftop extension detailing for the roof and gable ends to it. This is not to say that the principle of the rooftop extension in the form being presented from a heritage stance is necessarily the issue, but rather the seemingly contradictory detailing shown in the drawings and insufficient explanation on matters such as

- Inconsistencies shown in the rooftop extension's roof finish detailing between that on shown on the elevations (notably at shown on the roof plans and that of the elevations)
- the alteration to the existing crenulated parapet wall detail along the front and rear elevations,
- the addition of the hit and miss lattice brick gable end walls of the roof extension,
- rainwater runoff from the flat section and fillet portions of the rooftop extension,
- no detail provided with respect to

It is thought the additional details do not satisfactorily address such matters so as to be reasonably certain the rooftop extension could be built as approved.

As well as concerning the proposed erection of a rooftop extension are still considered need to be addressed due to the apparent contradictory detailing in the plans along with a question still about the actual feasibility with aspects of the rooftop proposal.

The design for the rooftop extension is however noted:

- proposes no means of access (hatch) to the new flat roofed area,
- the large centrally sited window to the rear vertical, slate faced, aspect to the roof, it is noted is shown to be almost wholly positioned directly over the large void floor opening of the second floor, over the stairs of the first-floor below, which raise the question as to access to the window from inside.

Whilst the existing crenulated parapet walling dates from the late 1940s when the property was repaired following a fire to its original roof, and as such hold only limited heritage significance in itself, it is however considered to very much a feature that positively contributes to the character and appearance of the building now. Ideally

there is the expectation here to see the crenulated parapet walling retained and incorporated fully into the proposed rooftop extension. Presently, the submitted plans do not make clear what the situation is with the parapet walling.

Conditions

External Materials

Before the development and works hereby permitted are commenced, samples and details for all external materials and finishes shall have first been submitted to and approved in writing by the local planning authority. Details required are to include, the bricks, mortar mix (along with pointing finish to brickwork, and roof covering. Development shall not be carried out other than in accordance with the so-approved details.

Roof Gable End Brickwork

Notwithstanding the details submitted, no works are to be commenced to form the brick of the end gables to the new roof structure until further details setting just how gable ends are to be constructed have been submitted to and approved in writing by the local planning authority. The brick gable ends are then to be formed in accordance with the details as so-approved.

Chimney Stack Alteration/Extension

Notwithstanding the details submitted, no works shall be commenced to have altered the existing side and to the rear brick chimney stacks of the building until detail have been submitted to and approved in writing by the local planning authority. The details shall include scale drawings confirming at an appropriate scale showing the design for top of the chimney stack and provide details for the chimney pots where intended Works to extend the height of existing retained chimney stacks are then to be undertaken in accordance with the details as so-approved.

Flues, Vents, And/or Pipes On Exterior Elevations & Roof

Notwithstanding the details submitted, other than those shown on the plans as approved, no extraction flues, vents and or pipework to the exterior elevations and/or to the roof unless otherwise agreed in writing by the local planning authority prior to installation.

Formation & Modification of Openings In Masonry Walling (External & Internal)

Notwithstanding the details submitted, no alteration of an existing opening or formation of a hereby approved new opening is to be undertaken until further details have been submitted to and approved by the local planning authority. The details will set out the methodology for the works to alter/make new openings and included drawings to show the form and height of the openings (shown in context to the adjacent walling/floor/ceiling). The alteration of existing opening and formation of new ones are then to be undertaken in accordance with the details so-approved.

Window, Roof Lantern, Roof-light & Exterior Door Details

Notwithstanding the details submitted, no new and/or replacement window, exterior door, roof light, and roof lantern shall be installed until full details for the windows exterior doors, roof lights and roof lantern have been submitted to and approved in writing by the local planning authority. Details are to include:

- appropriately scaled drawings, at either 1:10 or 1:20 scale of the windows and

doors, roof lights and lantern shown in plan, as well as in vertical and horizontal cross sections,

- Moulding detail for frames and glazing bars shown at 1:1 or 1:2 scale as appropriate,
- Annotated proposed elevation or floor plans cross-referenced to each of the windows, exterior doors, roof lights, and roof lantern.
- Materials and finish to framing of the windows and exterior doors. The new windows, exterior doors, roof light, and roof lantern shall then be installed in accordance with the details as approved.

Crenulated Parapet Walling

Notwithstanding the details submitted no works of alteration and/or removal of the existing crenulated parapet walling surround the present main flat roof of the property is to be undertaken until further details have been submitted to and approved in writing by the local planning authority of the manner in which the parapet wall is to be altered and/or replaced, Works to the parapet wall shall then be undertaken in accordance with the details as so-approved.

Solar Voltaic Panels

Notwithstanding the details submitted, no works to install solar voltaic panels on the flat roof area of the hereby approved rooftop extension until details as to the dimensions of the panels and method of installation required (i.e. support brackets) including overall height (panel and support) as installed, have been submitted to and approved in writing by the local planning authority. The installation of the solar voltaic panels shall then be undertaken in accordance with the details as so-approved.

Rainwater Goods

Notwithstanding the details submitted, new and replacement rainwater hoppers and downpipes are to be formed of cast iron, and have a painted finish, unless otherwise approved in writing by the local planning authority prior to the installation of the rainwater goods.

Ceilings

Notwithstanding the details submitted, no existing ceiling is to be removed and/or replaced unless otherwise agreed to in writing by the local planning authority prior to the works being undertaken.

Making Good Surfaces

All 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 otherwise agreed in writing by the local planning authority prior to undertaking the works.

External brickwork

Any areas of external brickwork that are altered and/or required to be re-instated in accordance with the approved plans, shall do to match the existing brickwork in brick colour and size, mortar colour, and pointing and bonding detailing.

Re-pointing

No re-pointing of the external brickwork shall be carried out until [and other than for] a discreet sample area showing the proposed mortar composition and colour and method of pointing has been prepared on-site and approved in writing by the local planning authority. The works shall thereafter be undertaken in accordance with the details so-approved.

Date:	23/02/26	Signed:	Keith Frost Built Heritage Officer
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Front elevation – parapet with hipped ends to raised lengths of copings



RH Side elevation

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

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



LH Side elevation

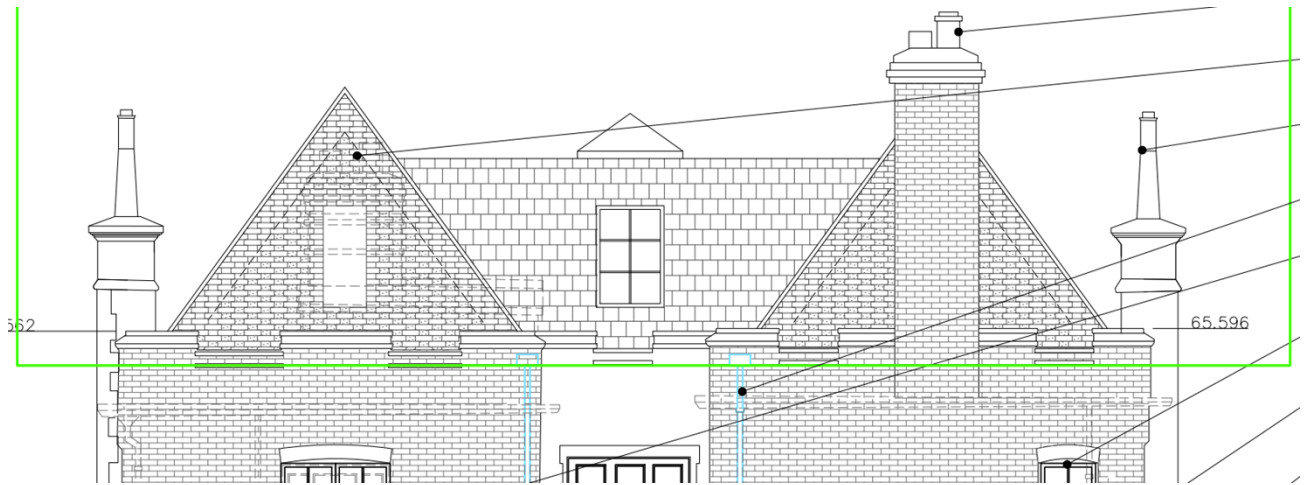
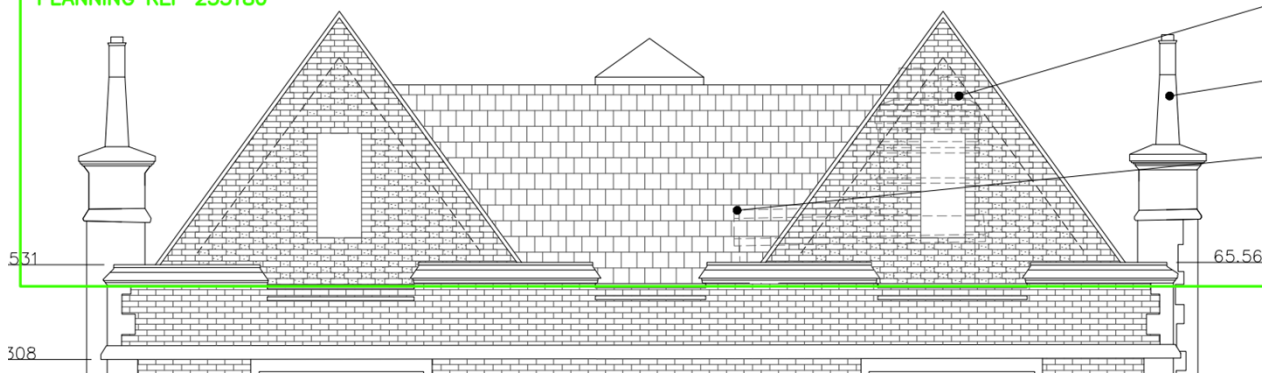


Rear elevation

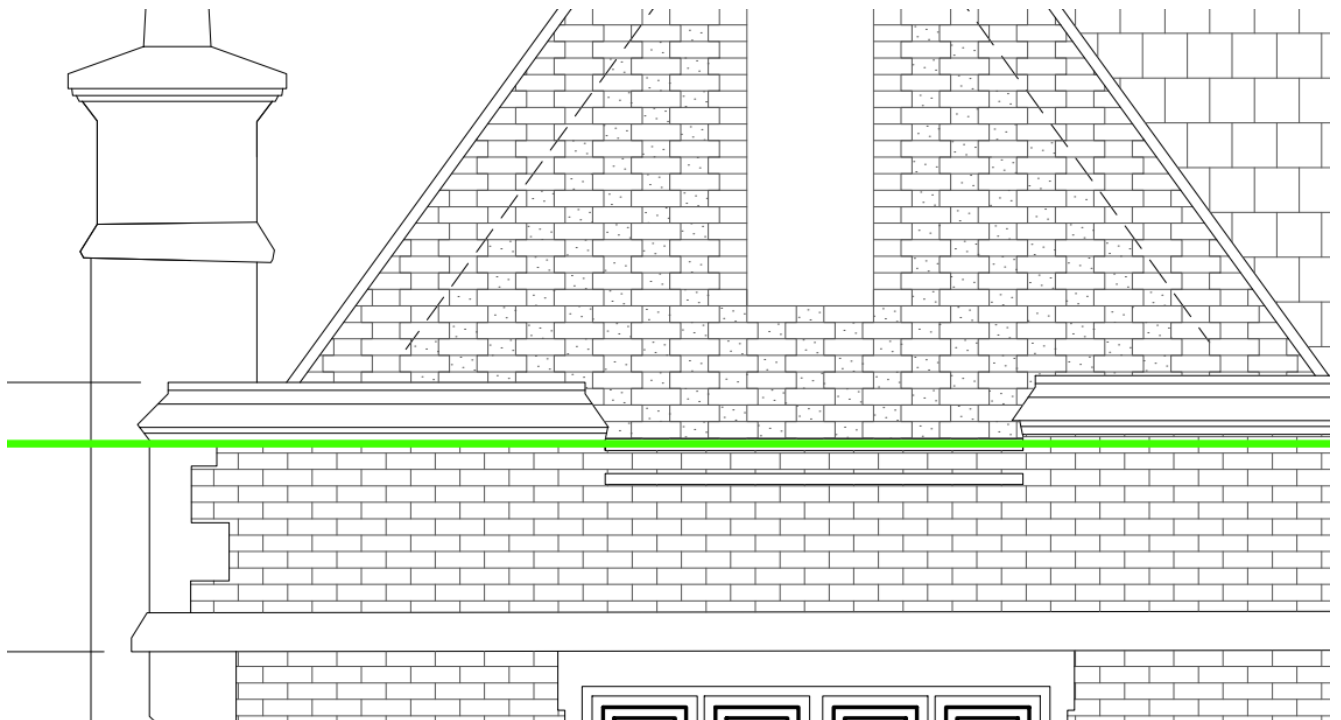


Rear elevation – raised copings have vertical ends to them except for corner returns.
Rolled tops to coping

CHANGES FROM APPROVED
PLANNING REF 233180



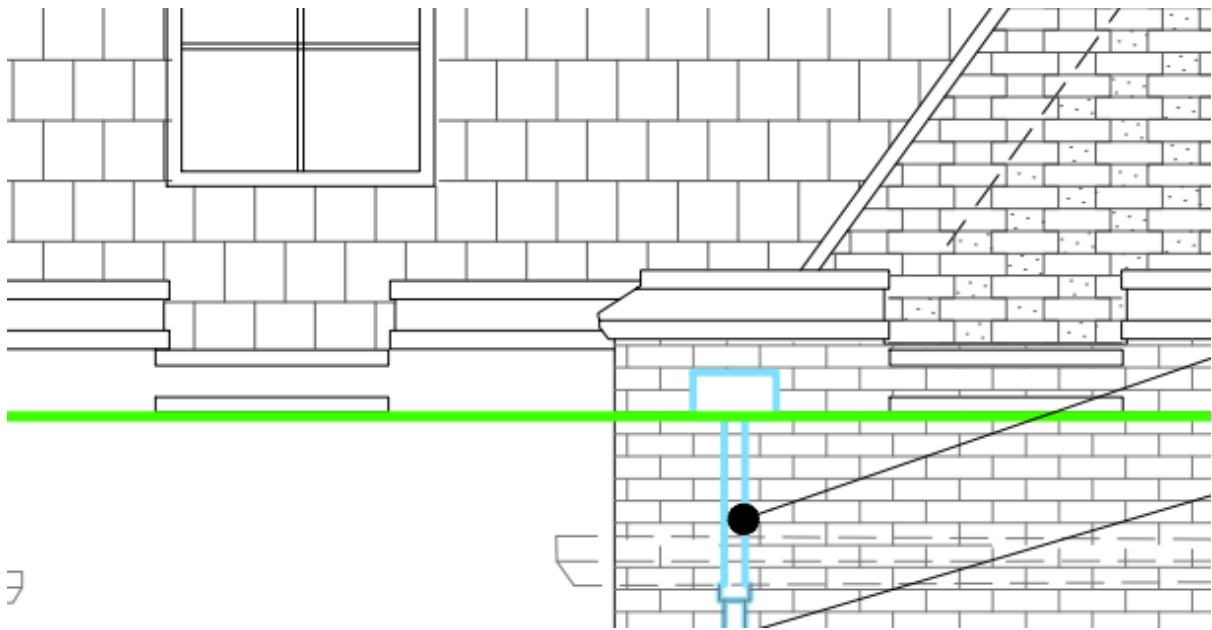
Extracts from drawing P15 Rev.B – show the pitched roof slopes to terminate behind the crenulated parapet wall to the side of the building.



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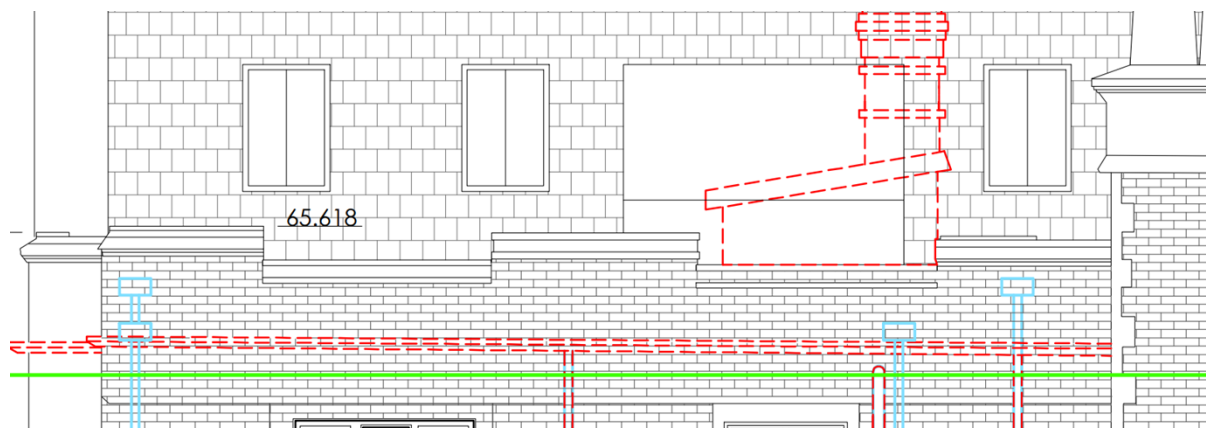
Front elevation.



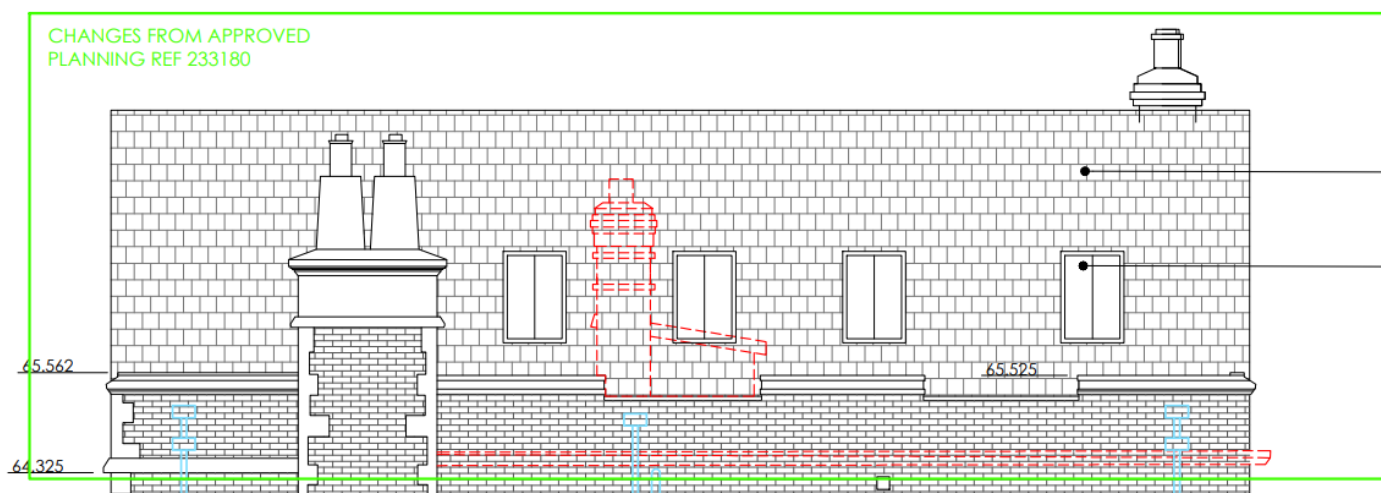
Rear elevation

Enlarged extracts of drawing P15 Rev.B showing front and rear parapet walling detailing. – it is however not clear what is happening with respect to the lower sections of the parapet walling on front elevation that appears to show as drawn a single course of brickwork over a thin detail. Whilst on the rear elevation is shown a flat narrow coping to the lower section of the parapet walling with another thin flat coping detail below separated by a single course of bricks.

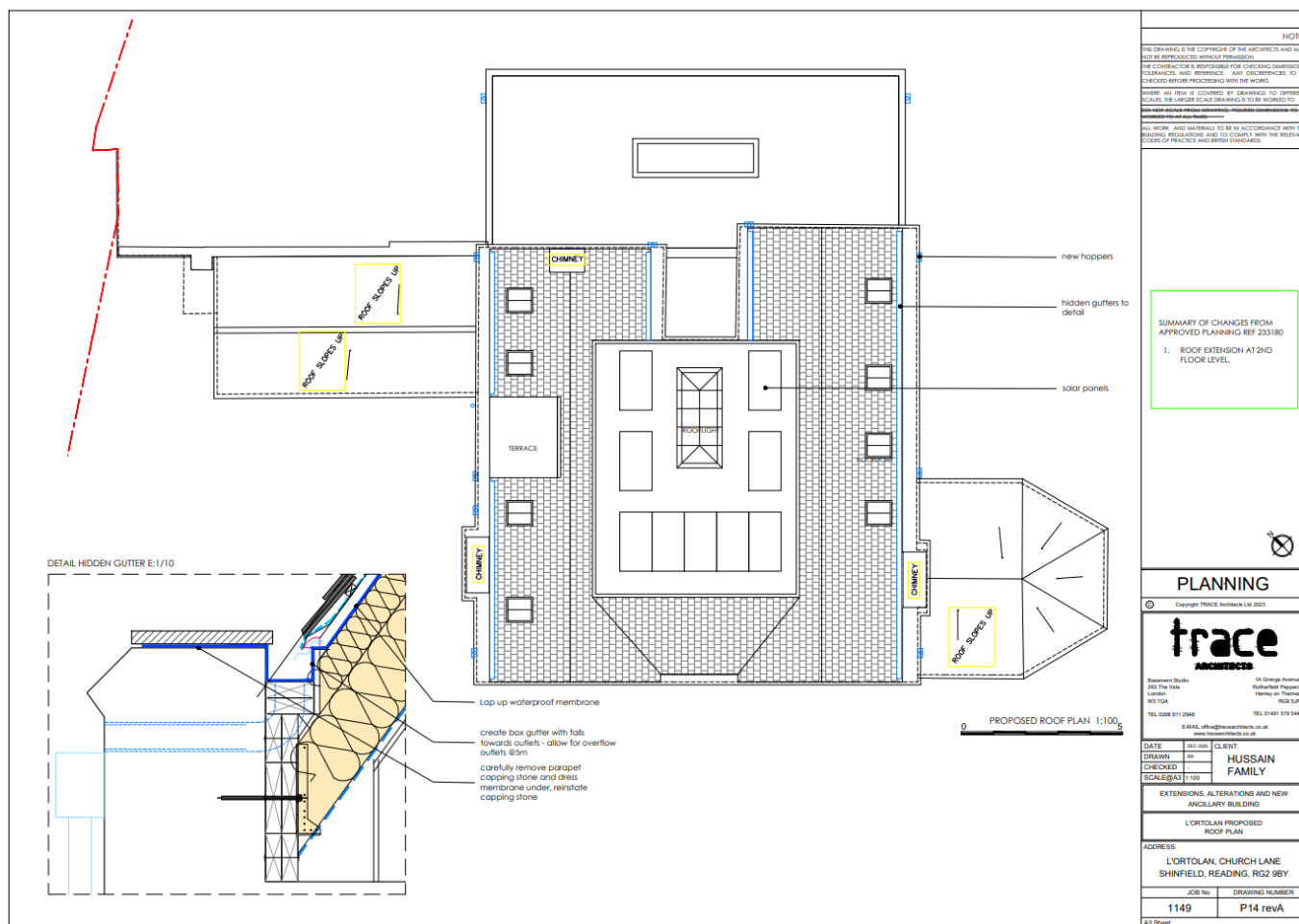
As depicted in the side elevations (P16 Rev. B) and roof plan (P14 Rev. B) appear to depict the front and rear gable ends of the rooftop extension extending out on top of the coping detail of the parapet walling to be in line with masonry walling of the elevations. This is considered to be a somewhat poor detailing in this case. Ideally the ends of the roof preferably should be brought in to be rear of the parapet coping in order to visually better frame the ends of the building.



Extract from P16 Rev.B appears to show roll topped coping to one of the lower sections of the parapet wall on the northern side, whilst the other lower portion appears to be shown as brick (and not the stone roll top coping that is there).



Extract from P16 Rev.B - Southern side elevation – appears to show the roll top coping to the lower crenulated part of the parapet wall replaced by a narrow flat-topped detail.

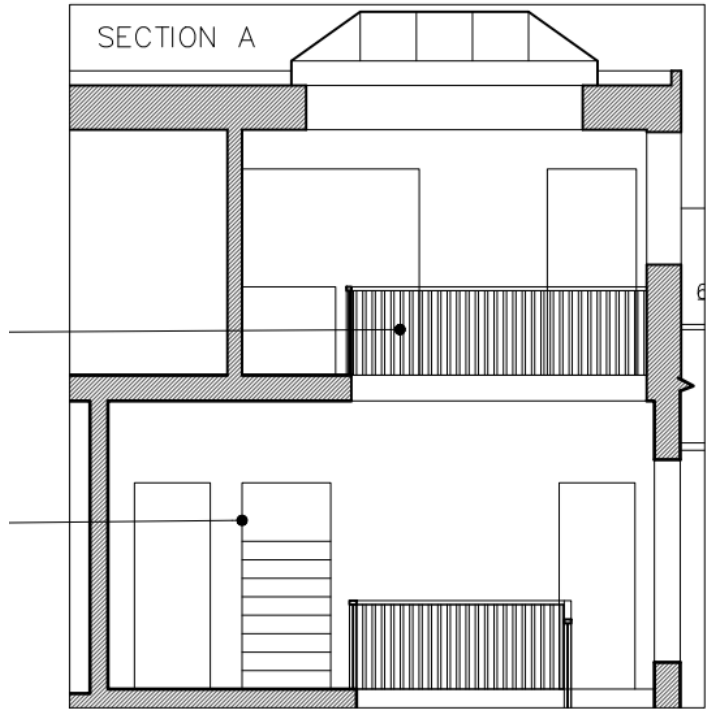


Drawing P14 Rev. A: Proposed Roof Plan – this drawing gives no indication as to how rainwater drainage of the rooftop extension is to be achieved with respect to flat roofed area (though seemingly it the fall of the flat roof would be towards the back of the property to utilize the rainwater drainage around the inset courtyard) or for the frontage area of the roof for the inner facing roof slopes of the pitched roof or the sloping fillet roof element in between.

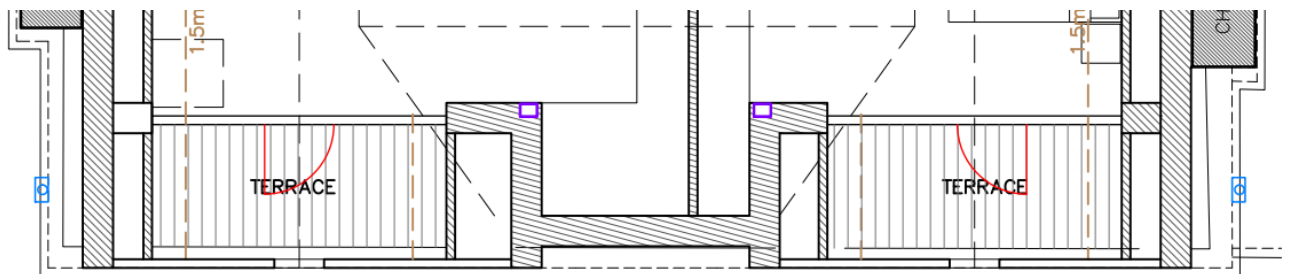
The section detailing the manner in which the roof along the sides of the building would be formed behind the parapet walling so as to include a hidden drainage channel is acceptable in principle however the form of the parapet is shown as being quite different to what is presently there, which is only one brick length thick and capped with a roll-top 'stone' coping.

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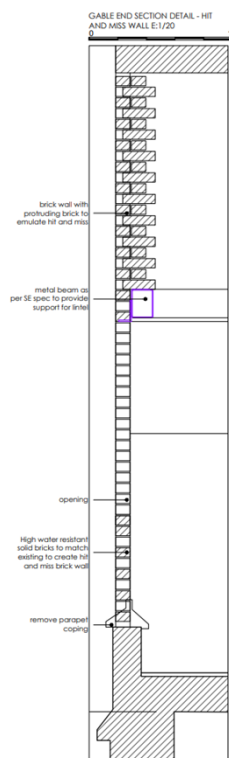
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Section A - extract from drawing P13 Rev. B - the section drawing does not answer the questioned raised with respect to what the end elevation to the rooms to the front of the rooftop extension are to be. Also, it is not clear what the shaded triangle projection on the rear elevation is meant to indicate (is this the coping to the rear)?



Off kilter alignment of walling to front & side – extract of drawing P13 Rev.B ?



Extract from drawing P16 Rev.B would appear to imply the brick wide hit a& miss lattice gable end walling is to be built off seemingly the existing parapet walling, with the coping whilst shown stated to be removed and not kept. However, on the front and rear elevations of drawing P15 Rev.B show the coping detail.

Also, with the cross-section it is not clear with respect the brick eaves to the gable whether these are to be flush with the end of the roof or with a setback to give an overhang?

In terms of a single brick depth hit and miss lattice walling the gable end there is still concern here as to how safe such an arrangement would be.