

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261015
Address:	Rowan Tree Cottage, Crazies Hill, Crazies Hill, Wargrave, RG10 8LU		
Proposal:	Householder application for the erection of a single storey side extension.		
Heritage Asset:	Rowan Tree Cottage – Non-Designated Heritage Asset (NDHA) Crazies Hill: Area of Special Character – identified by the Council and is classed as a non-designated heritage asset, one which holds a degree of historic and architectural merit in the traditional buildings within it (several of which are listed buildings) and the character of the area. <i>Setting of Buildings of Traditional Character:</i> • Tree Cottage • Pear Tree Cottage <i>Setting of Listed Buildings:</i> • The Old Post Office • Spring Cottage, Thatch Cottage • Rebecca's Cottage		
Site Visit Made:	Yes – highway only		

Summary Of Recommendations

No objection

Comments On Proposal

Located with the Crazies Hill Area of Special Character (AoSC), Rowan Tree Cottage is 19th century dwellinghouse, likely formed from pair of cottages. Built of red brick with rubble stone/flint, now all painted a white hue with dark green (modern) timber casement windows. The building has been previously extended to the rear and has a modern detached garage to the side. Identified in the 1994 character assessment as an “*undesigned heritage asset that makes a positive contribution to the AoSC*”, the building would, in current NPPF parlance, by virtue of its age, architectural and historic interest, as well as the positive contribution to the character and appearance of the area, be identified as a non-designated

heritage asset (NDHA). Being located within the Area of Special Character, and within the setting of a number of other listed buildings, NDHAs and Buildings of Traditional Character, it is important that any proposed alterations are sympathetic not only to the host, but the wider context.

The application proposes a modest single storey extension to the side of the building, coming off the later two-storey extension, the purpose of which is to form a practical utility room. The additional would be constructed of matching materials; painted white brick under a hipped slate roof, and thus would blend in well as compared to the host.

Given the scale, siting and design, the proposed extension would seek to preserve the interest of the NDHA of Rowan Tree Cottage and the Crazies Hill AoSC. No harm would arise through the development, with the character and appearance of the heritage assets preserved.

As such, no objection is raised to the application, and the applicant is commended for proposing a well-considered, sympathetic alteration. The application contains sufficient information in terms of materials and architectural details, and thus no conditions are requested in this regard.

Conditions			
N/A			
Date:	23/05/2026	Signed:	Roderick McDonald Built Heritage Officer