

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	243149
Address:	High Chimneys, North Wing, Davis Street, Hurst, RG10 0TH.		
Proposal:	Householder application for the proposed partial conversion of the existing triple garage into habitable accommodation, erection of a two storey side extension to the existing garage along with changes to fenestration to include a dormer and roof lights.		
Heritage Asset:	High Chimneys (consisting of North Wing & High Chimneys) – grade II listed building status, since 1967. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Previously.		

Summary Of Recommendations

No objection subject to the conditions set out below.

Comments On Proposal

A triple garage with games room in the roof space, accessed by means of external staircase, which recently has suffered severely fire damaged to it. Built sometime in the 1970s this structure is considered in terms of its location, form and scale that is deemed to have a neutral impact to the setting of the designated heritage assets of High Chimneys.

The proposal here seeks to rebuild this detached garaging and extend it, off its western end, to create a garaging for two vehicles, whilst retaining a single storey element to its eastern, with the western half of the extended structure to provide a summer room, with a full height glazed western gable that would have bi-fold doors at ground level. Whilst the roof space would provide residential accommodation, accessed by a new internal staircase. An additional front dormer and a number of roof lights to the rear roof slope form part of the proposed changes.

With this scheme, an amended form to that originally put forward under a pre-application enquiry (242237) it is considered the changes made with respect to the form of the two dormers and their window design are believed to be positive changes, which is thought now creates a building that is overall sympathetic and in keeping with the adjacent historic host building. As such there is no objection raised from a heritage perspective to the proposals.

Conditions

CB9 External materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Windows & External Doors

The front dormer windows, the garage doors and the entrance door are to be formed in timber, unless otherwise agreed in writing by the local planning authority prior to the installation of the front dormer windows, the garage doors, and the entrance door.

Glazed Screens, Bi-folding, and Sliding Doors

The glazed end screen, the glazed bi-folding and sliding doors are to be aluminium frame. With a powder coated coloured finish, unless otherwise agreed in writing by the local planning authority prior to the installation of the glazed end screen, the glazed bi-folding and sliding doors.

Reason: In order to ensure that the external appearance of the building is satisfactory. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB24.

Date:	17/02/2025	Signed:	Keith Frost Built Heritage Officer
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