

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

No objection, subject to the advised conditions set out below.

Comments On Proposal

Further comments with respect following receipt on 2nd March of email from the applicant's agent and the following revised drawings nos. P13 rev. C; P14 rev. B; P15 rev. C; P16 rev. C and P17 rev.A.

These revised plans are considered to have addressed the matters of concern

raised in the previous Built Heritage Officer comments of 23rd February. As such from a heritage perspective there is no objection raised to the proposed scheme, albeit subject to the previously advised conditions as set out below.

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 are to be commenced to the brick chimney stacks along the side and to the rear of the building to extend their height and reform the extend form the brick of the end gables to the new roof structure until detail 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.

Windows, Roof Lantern, Roof-lights & Exterior Door Details

Notwithstanding the details submitted, no new and or replacement windows and exterior doors shall be installed until full details for the windows and exterior doors 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, 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 and exterior doors,
- Materials and finish to framing of the windows and exterior doors.

The new windows and exterior doors shall then be installed in accordance with the details as approved.

Rainwater Goods

Notwithstanding the details submitted, details confirm the location, form, materials, and finish of new and replacement rainwater goods to be submitted to and approved in writing by the local planning authority.

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:	17/03/26	Signed:	Keith Frost Built Heritage Officer
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