

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242872 + 242873
Address:	The Swan, Basingstoke Road, Three Mile Cross, RG7 1AT.		
Proposal:	242872: Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway. 242873: Listed building consent for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.		
Heritage Asset:	The Swan – grade II listed building. The Mitford – grade II listed building. Three Mile Cross Area of Special Character – Council identified of non-designated heritage asset status. Listed buildings 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

No objection raised subject to inclusion of the conditions (advised as set out below) being included under the permissions that may be given.

Comments On Proposal

Additional comments following receipt of revised plans:
PL.011 Rev. P2: Proposed Ground Floor Plan,
PL.013 Rev. P2: Proposed Roof Plan,
PL.014 Rev. P2: Proposed Below Ground Drainage,
PL.023 Rev. P3: Proposed North Elevation,
PL.024 Rev. P3: Proposed South Elevation,
PL.026 Rev. P3: Proposed East Elevation.

These amended plans have been submitted to address those the heritage concerns raised by the Council's Built Heritage Officer concerning scheme being applied for in term of the manner in which the new extension was to encroachment onto the

roof of the early 19th century range, and the intended introduction of air extraction systems for the new extension and kitchens in the end roof space of the historic range being considered to result in harm what contributes to the significance of the Swan, as a designated heritage asset. As such with these amended plans the roof overlap has been omitted and the air extraction systems are to now be instead sited on the area of flat roof to the new rear extension over where the kitchens are to be located. These changes are considered to adequately address the raised heritage issues such that the Built Heritage Officer raises no objection now to the proposed extension and internal alterations to the Swan. That said with no further details seemingly provided concerning apparent intended works to ground floor of the early 19th century rear range or details to confirm how the new extension is to be joined onto/built off it. However these can be dealt with by means of a condition, so as to ensure appropriate measures are used so as to avoid harm to historic significance.

Conditions

Advised conditions.

CM7 Further details required

Prior to the commencement of works hereby approved the following details shall be submitted to and approved in writing by the local planning authority and the works shall then be implemented as so approved:

1. Methodology as to how the new extension is to be connect to/built off the existing early 19th century rear range and a weather-tight junction between the two is to be formed.
2. Details setting out alteration works to interior of the early 19th century rear range.
3. Details confirm the nature and extent of repairs to walling of the historic frontage range.

Northern Gabled End to the Swan

Notwithstanding the depiction of the timber framing to the northern end gable of the Swan on drawing PL.023 Rev.3: Proposed North Elevation, the hereby given consent/planning permission does not extend to include any changes to the historic northern gable end of the Swan.

CM8 Method statement

The works hereby approved to dismantle and rebuild the section of the southern boundary brick walling shall not commence until a method statement for dismantling and rebuilding of the section of walling, along with a timetable for the works has been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the details so approved.

CN2 Matching finishes

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.

CB8 External materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Fenestration, Roof Lights & External Door Details

Notwithstanding the details submitted, no works shall be undertaken to install the hereby approved new aluminium framed windows, exterior doors, and roof-light until full details, have been submitted to and approved in writing by the local planning authority. Details to include scaled drawings of these element (at 1:10 scale), along with cross section of the frames (at 1:1 or 1:2 scale), along with confirmation as to the finish of the frames and surrounds. Works to install the glazed windows, exterior doors, and roof lights shall then be undertaken in accordance with the details as approved.

Reason: To help ensure the satisfactory control of the work to the listed building in order to safeguard its special architectural or historic interest. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Date:	01/05/2025	Signed:	Keith Frost Built Heritage Officer
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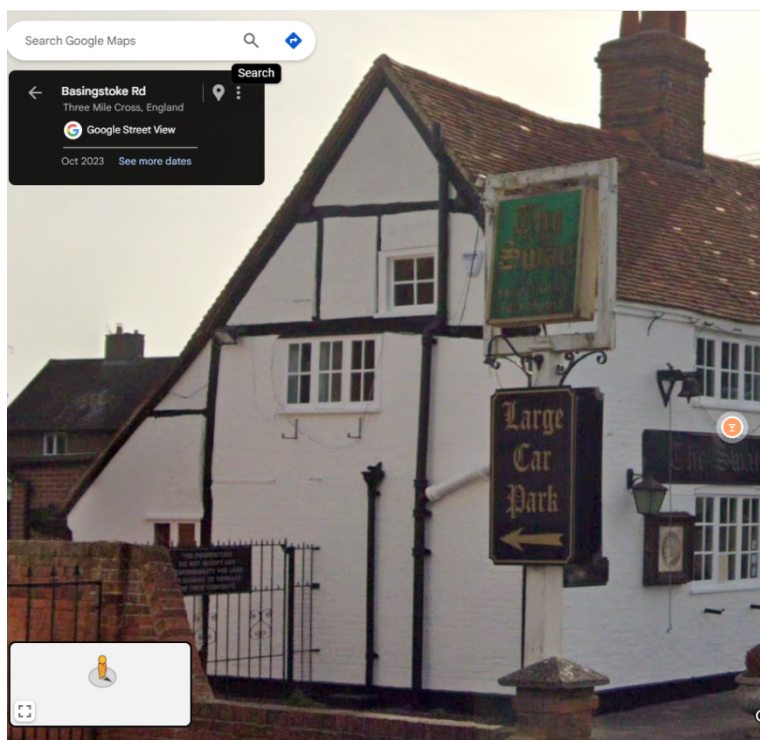
Need to note:



Extract of Drawing PL.011 Rev. P2: Proposed Ground Floor - there appears to be no key on the drawing to qualify what the square blue elements and rectangular brown features are. With respect to the latter it is not at all clear what that one in the doorway into the kitchen is supposed to represent?

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.



Google Street View Oct 2023 - Northern gable end has been repainted – with the faux painted on black timber lines not being repainted as agreed by the WBC Built Heritage Officer.



Both drawing PL.020 Rev. P1: Existing North Elevation (image to left) and drawing PL.023 Rev. P3: Proposed North Elevation (image to right) both include along with the historic timber framing of the north gabled end wall of the Swan, the faux painted on timber elements, which were omitted when the walling was repainted

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