

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250167 & 250168
Address:	The Verge, The Village, Finchampstead, RG40 4JR.		
Proposal:	250167: Application for non-material amendment to planning consent 220603 to change fenestration on the west elevation. 250168: Application to vary condition 2 of listed building consent 220604 for the proposed erection of a part single, part two storey side and rear extension plus fenestration changes. Condition 2 refers to the approved details and the variation is to amend fenestration on the west elevation. (Part retrospective).		
Heritage Asset:	The Verge - grade II listed building. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

Minor differences from scheme as approved under 220603/220604 in form and arrangement of windows on western elevation of the Verge, which does not affect the significance of this designated heritage asset. As such from a heritage stance no objection to the changes.

Further details required to confirm the joinery details for the windows on the western elevation, the window to the recessed doorway and for the roof lanterns. Additional flat roof parapet details are required.

Comments On Proposal

Observed changes to the form and location of the windows to the western elevation of the Verge and the new extension to, which has a different in external finish to that shown on the plans as approved new extension. As well as the applicant having not formerly having had any of the pre-commencement conditions discharged. As a result the above application have been made to cover the changes and the details that had been required by condition.

Below is a list of the drawings as originally approved under planning permission 220603 and listed building consent 220604 with current revision number for the drawings of these applications shown alongside, in in red.

- 21/TVF/05 Rev. C (D)

- 21/TVF/06 Rev. D (F)
- 21/TVF/07 Rev. D – two versions of rev. D submitted, one of which has reference letter E for the French door to the new extension.
- 21/TVF/08 Rev. E (I)
- 21/TVF/09 Rev. C - two versions of rev. C submitted, one of which has reference letters A and C for the ground floor window of extension and new rear first floor window.
- 21/TVF/10 Rev. A

Additional drawings and details previously submitted under the discharge of condition applications 232516 (for condition 3 of LBC 220604) and 232626 (for conditions 5 & 6 of LBC 220604). Where revised drawings submitted the revision number is shown in red.

- Material details – Weathered Original London Stock brick & ACME single camber clay plain tile – these details on 250167 but not on 250168.
- 21TVF/16 Rev. A (B) – Window type A - original drawing included window type B omitted on this revised drawing.
- 21.TVF/17 Window types C & D
- 21/TVF/18 - E French doors & Side Exterior door
- TVW/1; TVW/2; TVW3 - window moulding profiles & fittings

The differences from scheme as approved under 220603/220604 in form and arrangement of windows and external treatment on western elevation of the Verge are consider minor changes that ultimately do not affect the significance of this designated heritage asset. As such from a heritage stance no objection to the changes. That said, for clarity purposes and to cover the information that had been required by condition under the original permission/consent, the following are believed to be required:

- Need for proposed western elevation and/or ground and first floor plans to be clearly annotated/cross-referenced to the drawings of the windows and doors.
- To ensure full set of window drawings to cover each type installed. No details given for the small square window to the extension nor is it known what the window form is in the northern end of the extension that forms the recess to the side exterior door. Furthermore there is the need to confirm the form of the new side first floor bathroom window.
- Roof lantern details i.e. dimensions, material of frame and finish
- Flat roof details – materials and what the coping material/finish for the parapet around the extension's flat roof

Conditions

As per the original permissions should the revised elevations and requested further details fail to be provided prior to determination.

Date:	10/04/25	Signed:	Keith Frost Built Heritage Officer
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LBC 220604 conditions

2 Approved Details

This permission is in respect of the submitted application plans and drawings numbered (21/TVF/10 RevA), (21/TVF/05 RevC), (21/TVF/06 RevD), (21/TVF/07RevD), (21/TVF/08 RevE), (21/TVF/09 RevC), received by the local planning authority on 08/03/2022 & 01/03/2023. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

3. External Materials and Finishes

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 hereby permitted extension, shall have first been submitted to and approved in writing by the local planning authority. Details shall confirm any intended exterior finishes to external walling. Development shall not be carried out other than in accordance with the details as approved.

4. Flat Roof Details

Notwithstanding the details submitted, no works beyond foundation works for the hereby approved extensions are to be undertaken until details confirming the construction methodology for the flat roof have been submitted to and approved in writing by the local planning authority. Details are to include measured crosssectional details through the roof structure that details the edging/parapet upstand to the roof. The flat roof shall then be constructed in accordance with the details as approved.

5. Joinery Details

Notwithstanding the details submitted, no works shall take place to install those windows, and exterior door of the hereby approved extension until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include: - Annotated elevation drawing that cross-references the location for the window on the building to the submitted window details. - 1:10 or 1:20 scaled drawings of the new window(s) and exterior door, along with vertical and horizontal cross-section. - Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details. - Frame materials & external finish to be stated Installation of the new windows is to then be undertaken in accordance with the details as approved.

6. Roof Lantern Details

Notwithstanding the details submitted prior to the installation of the roof lanterns of the hereby consented extension full details of roof lanterns are to be submitted to and approved in writing by the local planning authority. The details shall confirm the dimensions of the roof lanterns, frame materials and finishes. Installation of the roof lanterns shall then be carried out in accordance with the details as approved.

Conditions 2 & 6 also appear under same condition numbers on the PP 220603.