

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
Application No.	261026	Site Visit Made:	Yes
Address:	31 Rose Street, Wokingham, RG40 1XS.		
Proposal:	Application to vary condition 3, 6 of planning Listed Building Consent 232346 for the proposed erection of two storey rear extension, plus changes to fenestration, to include 1no rooflight. Condition 3 refers to External Materials, and the variation is to amend to Lime Render. Condition 6 refers to Matching Finishes, and the variation is to amend to Lime Render.		
Relevant built heritage condition text.	<u>3. External Materials</u> The materials to be used in the construction of the external surfaces of the extension hereby permitted are to match the appearance of those used in the existing building, unless otherwise agreed in writing by the local planning authority prior to those materials applied to be varied being used. <u>6. Matching Finishes</u> All new works and works of making good to the retained fabric, whether internal or external, shall be finishes to match the adjacent work, with regard to the method used and to the material, colour, texture, and profile.		
Summary Of Recommendations			
No objection to the variation of Condition 3. (External Materials) and Condition 6. (Matching Materials) with respect to the use of a lime render for exterior walls of the building. are from a heritage stance acceptable and more appropriate change of material for the building than the existing pebble dashed cement render finish.			
Comments			
The applicants seek a variation to the works given under the planning consent 232346 to allow instead of the existing pebble dash cement render used on the dwelling for the use of a lime render exterior finish instead. The change being workd intended at the time of the intial application and whilst referred to in the associated text submitted with the application, was not however not stated on the proposed elevation plans that subsequently were approved and lans From a heritage stance the lime render is a much more appropriate traditional finish for the building than the existing pebble dashed cement render finish. It is noted the submitted documents also include photographs and details pertains to			

the rear boundary walling with No. 29, a reclaimed oak (front) door and measured drawing of flush casement window (dining room) that are not directly pertain to the variations of works being applied for here.

Date:	03/06/2026	Signed:	Keith Frost Built Heritage Officer
--------------	------------	----------------	---------------------------------------

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent Town and Country Planning Act 1990 (as amended)

Condition(s) - Variation/Removal Please state why you wish the condition(s) to be removed or changed:

3. the applicant would like to finish the external walls with Lime render as discussed with the Heritage Officer and not the existing concrete pebble dash render
4. Discharged - confirmation details will be attached to the application.
6. in line with condition 3, the applicant would like to use the more traditional Lime Render and not the existing concrete pebble dash render externally
7. Discharged - confirmation details will be attached to the application.
8. Discharged - confirmation details will be attached to the application.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

3. External Materials - The materials to be used in the construction of the external surfaces of the extension hereby permitted are to match the appearance of those used in the existing building, unless otherwise agreed in writing by the local planning authority prior to those materials applied to be varied being used, with the exception of the Lime Render to replace the Concrete Pebble dash Render.
6. Matching Finishes - All new works and works of making good to the retained fabric, whether internal or external, shall be finishes to match the adjacent work, with regard to the method used and to the material, colour, texture, and profile, with the exception of the Lime Render to replace the Concrete Pebble dash Render.