

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
Application No.	252192	Site Visit Made:	Previously
Address:	Moat House, Biggs Lane, Arborfield, RG2 9LN.		

Proposal:	Application for submission of details to comply with the following conditions of planning consent 242252 and those of listed building consent 242253 , dated 21/02/2025. Condition 3 relates to building recording; 4 to detailed drawings (strip-out/removal works); 5 to thermal insulation, noise and fire protection between flats; 6 to secondary glazing details; 11 to original room doors and door surrounds; 12 to joinery details (windows/doors); 17 to entrance intercom/ entry system; 18 to highway construction details; 20 to cycle parking; 21 to bin storage; 22 to boundary treatment, and 23 a Landscape Scheme.
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Summary Of Recommendations

The Built Heritage Officer recommends based on the details provided so far; the following conditions attached to the planning permission (242252) and the listed building consent (242253) be discharged in full.

Below those conditions previously recommended in the response dated 27/03/26 for discharge in full:

- Condition 4. (Strip-out/removal works)
- Condition 11. (Original room doors and door surrounds)
- Condition 21. (Bin Store) of PP 242252
- Condition 22. (Landscape Conditions Boundary Treatment) of PP 242252
- Condition 23. (Landscape Scheme) of PP 242252

It is noted with respect to conditions 18 (Highway Construction Details) and 20 (Cycle Parking) these are Highway Conditions, which the Council's Highways Officer have stated the submitted details to be acceptable.

Those further condition it is recommended to be discharged in full as a result of 1st April:

- Condition 3. (Building Recording)

Those further condition it is recommended to be discharged in full as a result of 7th April and attached amended drawings:

- Condition 5. (Thermal Insulation, Noise & Fire Protection between flats) subject to confirmation that the ceiling architrave feature of the ground and first floor are to be retained on the internal walls as well as to those forming

- Condition 6. (Secondary Glazing Details)

Recommend the partial discharge of Condition 12 (Joinery Details - windows/doors) as details for the new entrance doors to the apartments and those internal doors for the apartments are required and found to be acceptable.

Further details required for Condition 17. (Entrance intercom/ entry system) including mechanism to be used on front door itself.

It would seem advisable to have Condition 2 of the original permission and consent, given respectively under 242252 and 242253 amended to address the revised/altered plan showing changes that were not part of the original. To avoid confusion arising from the changes being made in the proposed plans as to what works actually have the benefit of consent and planning permission.

Comments

Additional comments here are made with respect to the submission of

- emailed dated 1st April confirming HER Officer has received the final version of the building recording document
- email 7th April with additional details and amended drawings (listed below)
- Drawing 11-001 Rev. C3: Proposed Basement Floor Plan
- Drawing 11-002 Rev. C5: Proposed Ground Floor Plan
- Drawing 11-003 Rev. C3: Proposed First Floor Plan
- Drawing 13-001 Rev. C3: Sections
- Drawing 16-004 Rev. C3: Cill, Head and Reveal Details

The additional information and revised drawings appear to address the previously raised matter of my 27th March comments such that aside from two points that it believed need to be clarified to ensure no ambiguity, the majority of the conditions are now acceptable albeit for conditions 12 and 17.

In the case of drawing 16-004 Rev. C3: Cill, Head and Reveal Details this confirms that along with no insulation will be introduced to the reveals of those windows where secondary glazing units are to be fitted. Furthermore, the installation of the secondary glazing units is to be undertaken in a manner that now retain unaltered the original window cills.

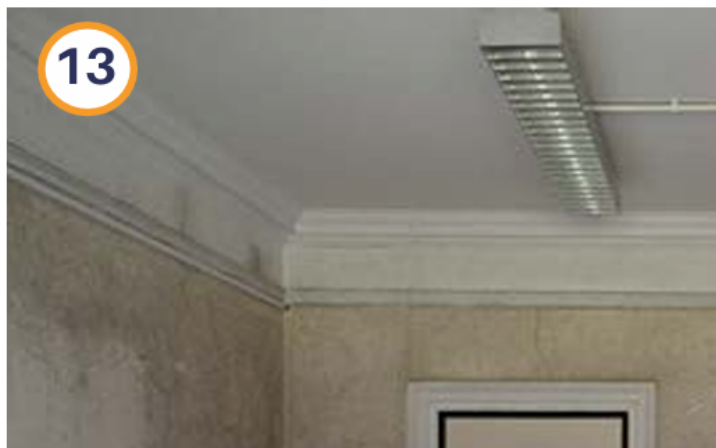
In the case of condition 12 there is however the requirement still for details of the new internal doors to be provided in order to discharge this condition in full. Whilst for condition 17 the additional information requested in my response of 27th March has still to be provided.

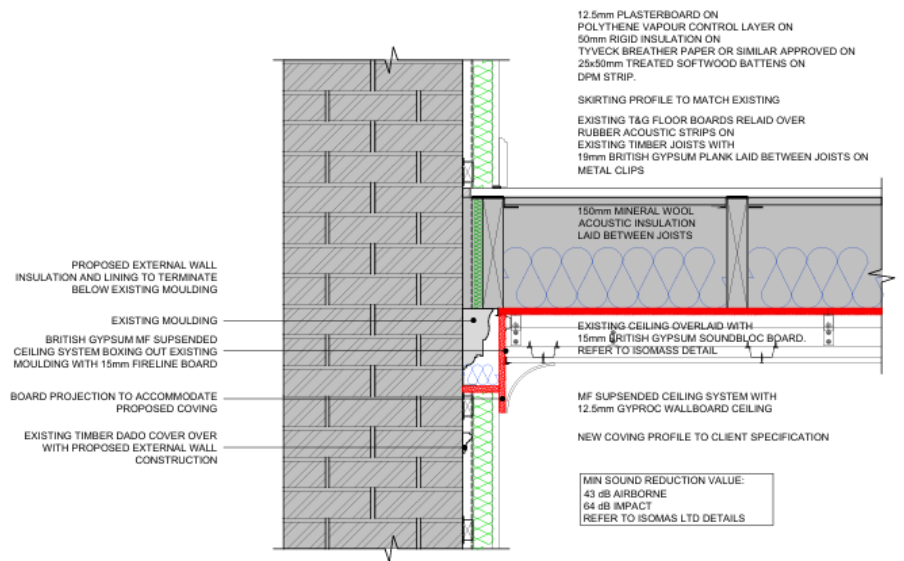
The two areas requiring confirmation concern the retention of the original architrave detailing to the ceilings of the ground and first floor. Whilst the section images for the ground floor and first floor ceilings show in drawing 16-003 Rev. C4: Superstructure Details, show the ceiling architrave boxed in, and contained with new false ceiling, these details only show this with respect to the external walling external walling. Need confirmation the boxing in of the architrave would be to all sides of the room and around the fireplaces, and internal masonry walls.

With respect to the intended window bulkhead for the living room window (F8) of Apartment 3 on the section drawing (16-004 Rev. C3) does not appear to show the retention of the historic architrave that is presumed to exist and is expected to be retained.

Also, with respect to drawing 13-001 Rev. C3: Sections and this may be down to purley the scale of the drawing, which do not appear to show the window cills being retained, whilst with the intended new /false ceilings of the ground and first floor the boxing in of the architrave is not shown loor ceilings as shown but rather a layer of insulation to the walls right up to the existing ceilings.

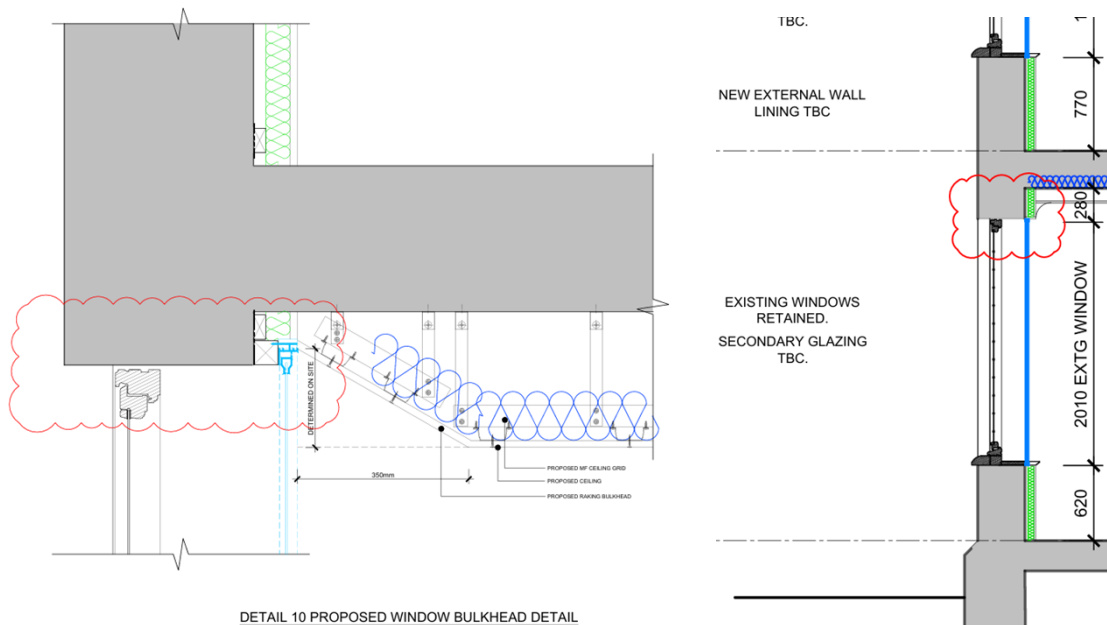
Date:	13/04/26	Signed:	Keith Frost Built Heritage Officer
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EXISTING SUSPENDED FIRST FLOOR TIMBER JOIST

Extract from drawing 16-003 Rev. C4: Superstructure Details



Extract from drawing 16-004 Rev. C3

Extract of Section E-E from drawing 13-001 Rev. C3