

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
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Application No.	260420 + 260429	Site Visit Made:	Previously
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Address:	River Cottage, Church Street, Wargrave, RG10 8EP.
Proposal:	260420: Application to vary condition 2 and 8 of listed building consent 251050 for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations. Condition 2 refers to approved details, 8 to extraction vents, gas flues, external pipework, or ducting. Variation is to allow changes to fenestration including additional roof light, roof, and garden wall adjustment. 260429: Application to vary condition 2 and 8 of planning consent 251049 for the proposed part single storey, part two storey rear extension followed by external refurbishments, changes to fenestration and internal alterations to a listed building. Condition 2 refers to approved details, 8 to extraction vents, gas flues, external pipework, or ducting. Variation is to allow changes to fenestration including additional roof light, roof, and garden wall adjustment.
Relevant built heritage condition text.	<u>2.) Approved details</u> This permission is in respect of the submitted application plans and drawings numbered 140 PA 014 Rev 1, 140 PA 015 Rev 1, 140 PA 019 Rev 1 and 140 PA 023 Rev 3 received by the local planning authority on 1st May 2025 and 140 PA 018 Rev 2 received by the local planning authority on 2nd July 2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority. <u>8.) Extraction Vents, Gas Flues, External Pipework or Ducting</u> Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/or utility boxes on the external elevations other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

Summary Of Recommendations

From a heritage perspective the amendments proposed are in the main acceptable

From a heritage perspective, the proposed amendments are broadly acceptable in principle; however, further information is required. Clarification is needed regarding

whether the existing historic side boundary walls would be altered, and additional information is required in relation to the proposed alteration of an existing fireplace, for which no heritage assessment has been provided. It is recommended that the fireplace alteration be omitted from the amended drawings unless it can be appropriately controlled through an additional condition.

Although Condition 8 of the planning permission and listed building consent has already been fully discharged, the proposed amendment to the vent is considered acceptable from a heritage perspective.

Comments

Recently Determined Applications for Discharge of Conditions

The current applications to vary the approved plans and conditions follow earlier submissions (260104 and 260105) made to discharge Conditions 3, 5, 7 and 8 of the planning permission and listed building consent. Conditions 3, 5 and 8 have now been discharged, while Condition 7 (Joinery Details) remains outstanding due to insufficient information relating to the rear first-floor bathroom windows.

The variations relate to the approved 2025 planning permission (251049) and listed building consent (250150) and are supported by the following submitted documents:

- Cover letter (14/02/26) – Simon Mack Architecture
- Transmittal Sheet 140 PA 001 Rev. 01
- Drawings 140 PA 013 Rev. 03 to 140 PA 019 Rev. 02 (Site, floor plans, roof plan and elevations)

Heritage Assessment

While a heritage assessment is not required for a Section 73 application, amendments to a listed building consent fall under Section 10 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In this instance, given that alterations are proposed to historic elements of the building, a heritage assessment in accordance with paragraph 207 of the NPPF should have been provided. None has been submitted with the current applications.

Amendments

The stated rationale for the amendments relates primarily to detailed design development and site constraints, notably the treatment of the rear extension in relation to historic side boundary walls and changes to roof form and rainwater drainage. Additional amendments include:

- An additional rooflight to the flat roof
- Changes to the form and position of rear bathroom windows
- Replacement of existing rear sash windows with new sash windows
- Replacement of a single glazed door to the garden room with a pair of glazed doors
- Minor alterations to areas of lesser historic significance

- Alteration of a ground floor fireplace within the front historic range

Most of these changes are considered acceptable in principle and would not result in meaningful harm to historic fabric or significance. However, further clarification and information is required in relation to certain elements.

New Sash Windows (Rear Extension)

The proposed replacement of existing rear sash windows with new vertical sliding sash windows is a backward step. No justification or joinery details have been provided. Full joinery details will still be required under Condition 7 of both consents.

Historic Side Boundary Walls

The attached side boundary walls are considered to be at least curtilage listed. The amended ground floor plans do not clearly indicate whether these walls are to be altered or removed. The use of hatching on drawing 140 PA 014 Rev. 02 is unexplained, with no supporting key, and clarification is therefore required for both the western and eastern boundary walls.

Ground Floor Front Room Fireplace

The revised plans show a wood-burning stove installed within a modified fireplace opening. This work was not part of the original consent and is unsupported by detail or heritage assessment. In the absence of such information, the works should either be excluded from the application or addressed through an additional condition. While the alteration is unlikely to cause harm, formal control is required to safeguard historic significance.

Conditions

Condition 7: Window Joinery Details

Notwithstanding the details submitted, no works shall take place to install the hereby permitted new window(s)/external door(s)/roof- light(s), until such time as full joinery details have been submitted to and approved in writing by the local planning authority. Details are to include.

- 1:10 or 1:20 scaled drawings of the new window(s)/exterior door (s)/roof-lights, along with vertical and horizontal cross-section
- Profile drawings at 1:1 or 1:2 scale of the glazing bar and frame moulding details.
- Material for new windows frames to be stated.
- Details as to means of securing the glazing i.e., (linseed oil) putty or with beading.
- External finishes to be stated.

Installation of the new window(s) is to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Advised new condition for LBC

Fireplace Alteration /Installation of Wood Burner Stove

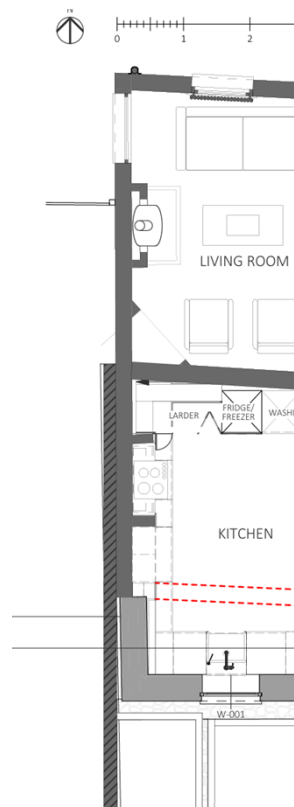
Notwithstanding the details submitted no works are to be undertaken to alter fireplace to the ground floor front room for the install a wood burner stove until details of the alteration to the fireplace, including provision of liner to the flue for the wood burner stove, have been submitted to and approved in writing by the local planning authority. Works to alter the fireplace and have installed a wood burner stove shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

Date:	16/04/26	Signed:	Keith Frost Built Heritage Officer
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Fireplace to RHS front ground floor room



Extract of now proposed ground floor (140 PA 014 rev. 02)

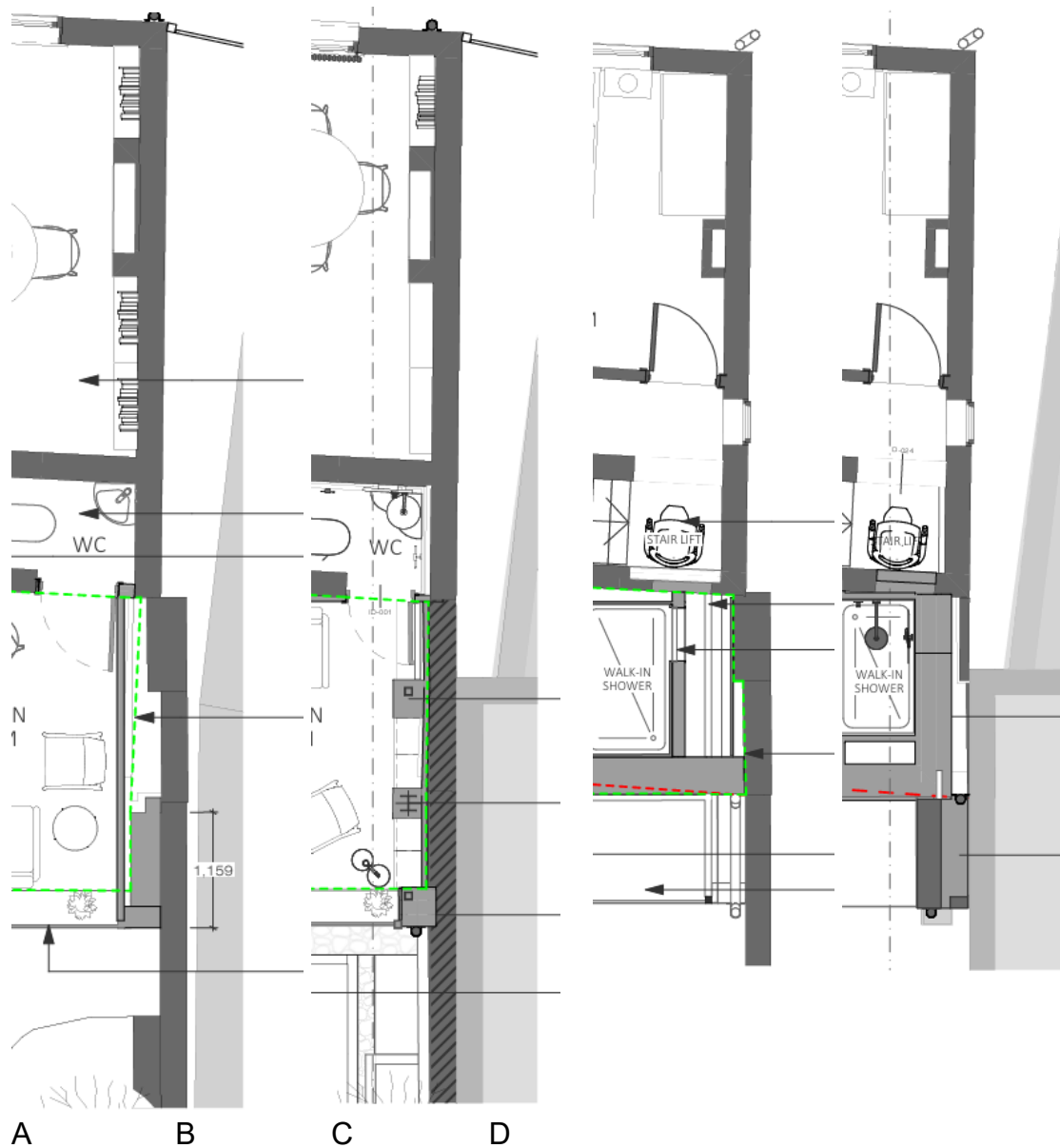
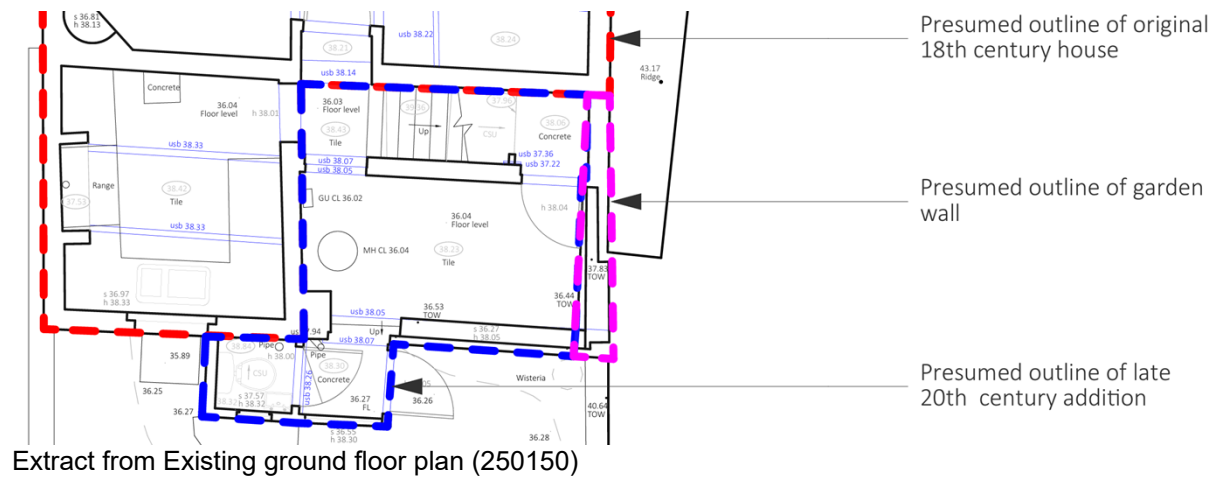


Presumed garden wall showing brick infill



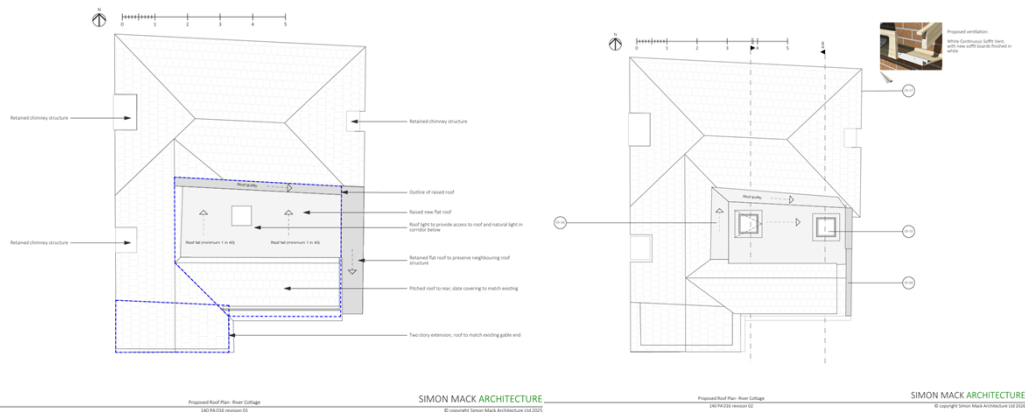
Presumed garden wall in garden extension





- A - extract of approved proposed ground floor plan 140 PA 014 rev. 01
B - extract of proposed ground floor plan 140 PA 014 rev. 02
C - extract of approved proposed first floor plan 140 PA 015 rev. 01
D - extract of proposed first floor plan 140 PA 015 rev. 0

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but does not require to be sent via secure methods.



Roof plan as approved

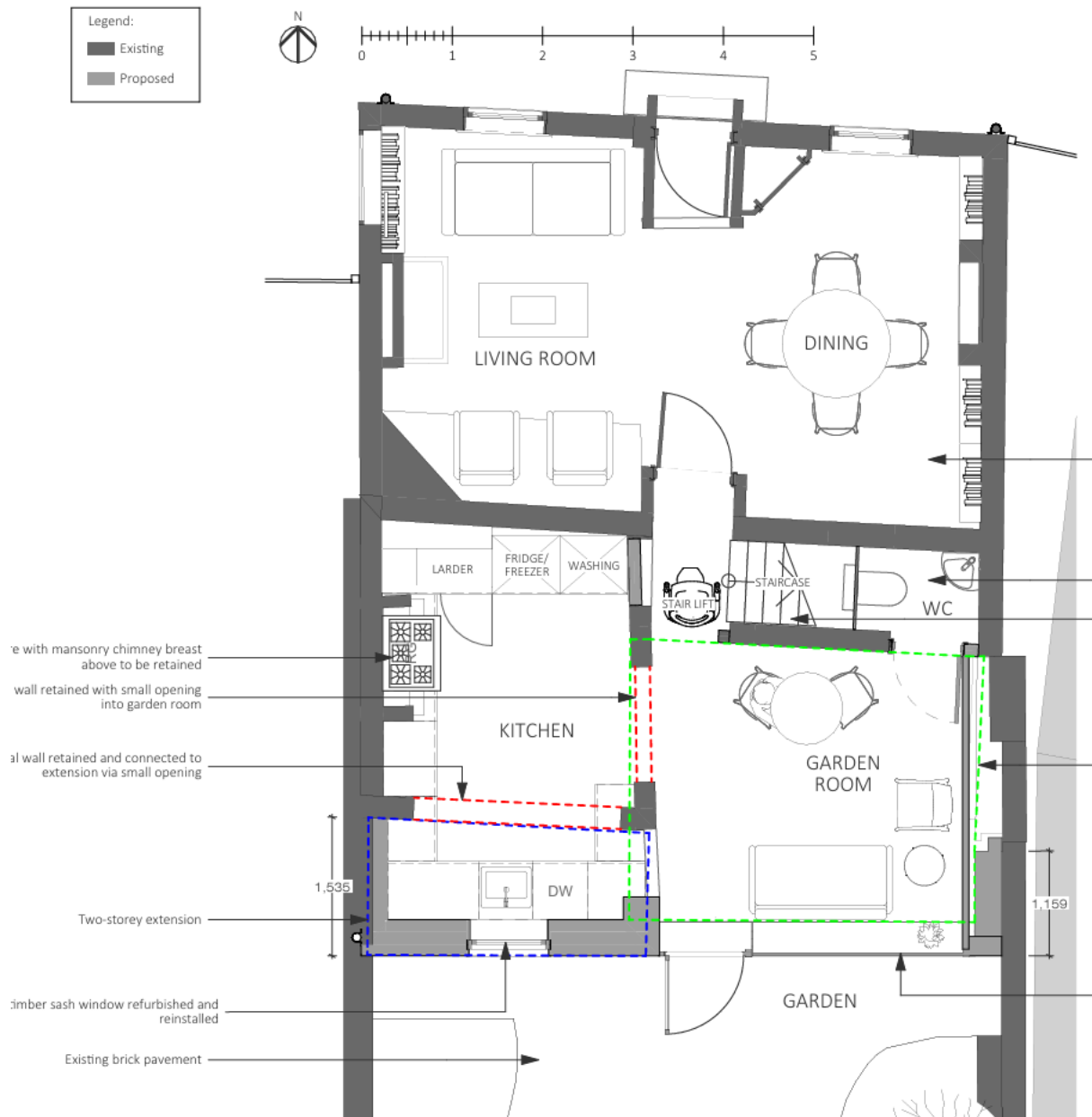
Now proposed roof plan



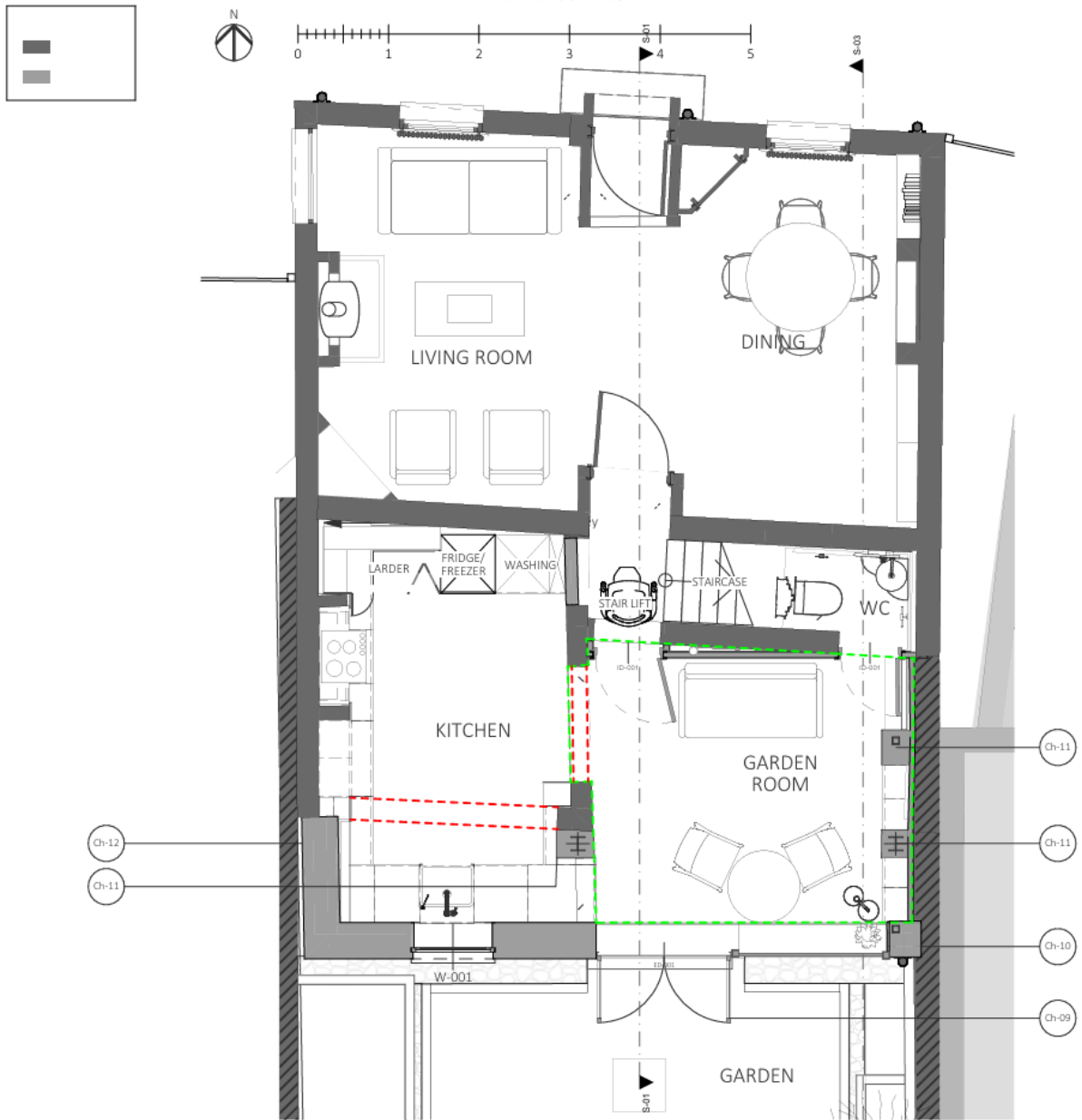
Approved Proposed Front & Rear Elevations



Now Proposed Front & Rear Elevations



Extract of approved ground floor plan.



Proposed Ground Floor Plan- River Cottage

140 PA014 revision 02

Extract of proposed ground floor plan