

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242945
Address:	Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE		
Proposal:	Full application for the proposed erection of 1No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.		
Heritage Asset:	<i>Setting of:</i> The Old Cottage / Little Cottage – Grade II listed building since 1983 <i>Kiln Green:</i> Area of Special Character (ASC) – identified by the Council and is classed as a non-designated heritage asset, one which holds a degree of historic and architectural merit in the traditional buildings within it and the character of the area <i>Wider setting of:</i> The Forge, Forge Cottage and Lavender Cottage – Grade II listed buildings Cartwheel Cottage and Sunnyside - Non-Designated Heritage Assets (NDHAs)		
Site Visit Made:	No		

Summary Of Recommendations

No Objection

Comments On Proposal

The application proposes a new dwellinghouse following the demolition of a garage to Linden House, an early 20th century building located within the Kiln Green cluster settlement on the Bath Road. The application site is located adjacent to the Kiln Green Area of Special Character (ACS) and to *The Old Cottage/Little Cottage*, a Grade II listed building. Kiln Green is formed from a cluster of historic buildings, first dating from the 16th century (Lavender Cottage), developed in the 17th, 18th and 19th centuries. Located on the Bath Road (the main London to West Country road), the settlement grew up as a consequence of the location and convenience, for example the 18th century Grade II listed Forge servicing the numerous stage coaches that passed by. The settlement was expanded in the 19th century (for example the delightfully quirky ‘Cartwheel Cottage’) and 20th century (i.e. the application host, Linden House). It is also the

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location for, what was, the main entrance to Scarletts, a grand country house, which the original lodge still stands just off the main road, now known as 'Little Scarletts'.

Whilst the application site lies adjacent to the ACS and the historic cluster, thus efficiently to expand it, due to the mature vegetation and relative linear form of the settlement, it would be unlikely an additional single dwelling would seek to harm the significance of the listed buildings through alteration to their setting. Whilst Little Cottage/The Old Cottage do draw significance from their setting, specifically the nature of the cluster and their relationship with the Bath Road, given the separation and intervening nature of Linden House, and how the cluster is experienced, arguably their setting would be preserved. This would also be the case for the wider setting of the other listed buildings and NDHAs. However, it should be noted that the ACS draws part of its significance from the relative compact nature of the built form and thus to further expand it would seek to dilute its interest.

Given this, no objection is raised to the application from a heritage perspective.

Conditions			
N/A			
Date:	18/03/2025	Signed:	Roderick McDonald Built Heritage Officer