

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	261498 + 261499
Address:	Sonning House, Pearson Road, Sonning, RG4 6UL.		
Proposal:	261498 - Householder application for the proposed erection of a single storey rear extension and a first floor rear extension, addition of 3 no. dormer windows, a balcony and external staircase, a pitched roof over the existing garage, changes to fenestration and modifications to roof plus new front railings and gate and associated landscaping to facilitate conversion of Sonning House and Weavers Cottage into one single dwelling, following removal of the existing single storey side lobby, rear bay window and front boundary wall; installation of a swimming pool and erection of an associated pool house. 261499 - Application for Listed Building consent for the proposed erection of a single storey rear extension and a first floor rear extension, addition of 3 no. dormer windows, a balcony and external staircase, a pitched roof over the existing garage, changes to fenestration and modifications to roof plus new front railings and gate and associated landscaping to facilitate conversion of Sonning House and Weavers Cottage into one single dwelling, following removal of the existing single storey side lobby, rear bay window and front boundary wall; installation of a swimming pool and erection of an associated pool house.		
Heritage Asset:	• Sonning House (listed as Hammering House) – grade II listed building since 1975. • Sonning Conservation Area Listed Buildings are classed as designated heritage assets under the NPPF and in the Council's Local Plan policies		
Site Visit Made:	Previously for 2023 applications (230238 / 230239)		

Summary Of Recommendations

No objection – subject to conditions as per those for the original 2023 applications

Comments On Proposal

It is understood this current pair of applications have been made in order to gain renew planning permission and listed building consent for scheme of works, previously granted planning permission and listed building consent (receptively under 230238 and 230239) that have yet to implemented, with the time limit for commencement due to expire shortly, with none of the pre-commencement condition having been applied for or met.

The submitted documents, plans (existing and proposed) as per those previously submitted in 2023, albeit it appears the Design Access and Heritage Statement document is something not part of the resubmission.

As the works proposed are those of the 2023 approvals there is no objection raised by Built Heritage but with the recommendation that new approvals if given are subject likewise to the conditions (as set out below) of the 2023 approvals.

Conditions

Matching finishes

All new works to alter and extend the main dwellinghouse and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile unless otherwise agreed in writing by the local planning authority.

Further details required

Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as so-approved prior to occupation of the development.

a) Chimney stack repairs – a schedule of works detailing the means by which the two main brick chimney stacks to Sonning House are to be repaired and refurbished. Details will need to set out the extent and nature of the works to be undertaken, to also include the methodology for removing and the re-pointing the brickwork, details of the mortar mix to be used for (expected to be a lime mortar, colour matched to blend with the existing mortar) and the finish to the pointing.

b) Repair & Refurbishment of the historic front railings and gate – details of the nature and extent of works to repair and refurbish the existing railings and gates.

c) Garage roof – samples and details to be used in the construction of the external surfaces of the permitted raised roof above the existing detached garage.

d) Pool house – samples and details to be used in the construction of the external surfaces of the permitted pool house building.

e) Front boundary treatment – full details setting out the materials and finishes to be used for the permitted front boundary treatment (wall, railings, and access gates).

Joinery details

Notwithstanding the approved details, full joinery details shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. Details are to include 1:10 or 1:20 scaled drawings of the new window(s)/exterior door(s), along with vertical and horizontal cross-sections and glazing bar and frame moulding profiles to be shown at 1:1 or 1:2 scale, materials

and external finishes for new window frames and doors (and door surround), and confirmation of the means of securing the glazing i.e., (linseed oil) putty, beading. The installation of the new window(s)/external door(s) shall be implemented in accordance with the details as approved.

Exposed historic timber finish

Notwithstanding the approved details, the historic roof timbers revealed and to remain visible within the first-floor family bathroom situated in the 19th century addition shall not be abrasively cleaned, painted, or varnished without the prior written approval of the local planning authority.

Extraction vents, gas flues, external pipework, or ducting.

Except where stated otherwise on the approved drawings, no gas flues, extraction vents, pipework, and/or services ducting shall be affixed to the external walls without the prior written approval of the local planning authority.

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:	07/08/26	Signed:	Keith Frost Built Heritage Officer
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