

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250332
Address:	High Barn, Wokingham Road, Hurst, Wokingham, RG10 0RX		
Proposal:	Application for Listed Building consent for the proposed tiles replacement to the front (north) elevation.		
Heritage Asset:	- Barn 60 Metres To South West Of Church Farmhouse (High Barn) – Grade II listed Setting of: - Church Farmhouse– Grade II listed - Barn 50 Metres To North West Of Church Farmhouse – Grade II listed - Cattle Shelter 75 Metres North West Of Church Farmhouse – Grade II listed Listed buildings are classed as designated heritage assets under the NPPF (2023) and in the Council's Local Plan policies		
Site Visit Made:	Yes		

Summary Of Recommendations

No objection (subject to condition)

Comments On Proposal

The application proposes the replacement of the tile covering to the north roof pitch of 'High Barn', an 18th century threshing barn, part of the Church Farmstead, located off the Wokingham Road south of Hurst.

The ongoing maintenance of any historic building is vitally important, and thus the proposed replacement to the failed roof tiles is welcomed. It appears the current roof covering dates from the 1980s conversion of the barn, although it is uncertain whether the tiles were new at the time or reclaimed, or a mixture of both. What is clear is that a good number of the tiles have reached the end of their lifespan with considerable delamination and fracturing. The new replacement plain tiles should seek to best match those of the other pitches, and be of a high quality, appropriately affixed and detailed (including the wet verges). The details of the tiles and mortar mix are to be required under condition. The application also proposes 2no. lifted ridge tiles for bath access along with 2no. swift boxes to be affixed to the east and west elevations – both such details are minimal in terms of their impact upon the building's significance. Also proposed are new cast

aluminium rainwater goods as to replace the existing. The current are modern, either dating to the conversion or later and have no interest, and thus no concern is raised given the appropriate design and material form proposed as replacements. The precise product/manufacturer's specification is required under condition.

As such, no objection is raised to the application. If minded to approve, the below condition is advised to be attached to the grant of listed building consent.

Conditions

Notwithstanding information shown on the approved drawings, no relevant works shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include physical samples. The works shall then proceed in strict accordance with the approved details. These requirements include provision of information relating to:

- 1. the material, size, texture, colour, profile, and source of roofing materials;*
- 2. materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges;*
- 3. the proposed rainwater goods.*

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:	19/02/2025	Signed:	Roderick McDonald Built Heritage Officer
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