

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	253103
Address:	Sonning Court, Thames Street, Sonning, Wokingham, RG4 6UR		
Proposal:	Householder application for the proposed conversion of existing loft to create habitable accommodation plus insertion of 5no. dormers and rooflights.		
Heritage Asset:	Sonning Conservation Area Setting of Grade II listed: • Red House/Falcon House • Sonning Bridge • The Deanery and Wall Listed building along with Conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	No, but familiar with building and area.		

Summary Of Recommendations

No objection subject to condition

Comments On Proposal

The application proposes the insertion of 5no. dormer windows and rooflights as to facilitate the conversion of the roof space to habitable accommodation at Sonning Court, a large and prominent dwelling house located within the Sonning Conservation Area – a designated heritage asset. The building, designed in a free neo-Queen Anne manner is understood to have been constructed in 1970, although given some of the architectural detailing does have the spirit of an early 20th century dwelling. Whilst not particularly historic it does contribute to the character and appearance of the Conservation Area and is prominently viewed from the Thames path when travelling to and from the village along the riverside.

Further to the submission of amended drawings following Built Heritage initial comments, the proposed alterations are now considered acceptable in design terms and thus impact upon the Conservation Area. As such, no objection is raised from a heritage perspective. If minded to approve, the following condition is advised:

Conditions

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 as appropriate. The works shall then proceed in strict accordance with the approved details.

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:

20/01/2026

Signed:

Roderick McDonald
Built Heritage Officer