



**LISTED BUILDING CONSENT APPLICATION
FOR THE

INTRODUCTION OF FENCING AT

2 (LIME TREES) RUSCOMBE ROAD, TWYFORD

DAS/ HERITAGE STATEMENT

ON BEHALF OF THE APPLICANT**

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1. Introduction

- 1.1 This Statement is submitted in support of both a Planning Application for works at 2 (Lime Trees) Ruscombe Road, Twyford, and for a Listed Building Consent application for part of these works. The property is a detached dwelling within a residential curtilage. The proposed works would typically be classed as permitted development, however, in this instance the dwelling is a Grade II listed building. As a result, the usual permitted development rights do not apply and planning permission and Listed Building Consent is required.
- 1.2 This Statement includes consideration of the significance of the heritage asset/listed building.

2. Site Description

- 2.1 The application site lies at the heart of Twyford, very close to the village centre and associated shops and facilities. Although lying at the junction of Ruscombe Road and London Road, the house itself is largely screened from the highway as a result of the front boundary brick wall and mature planting towards the front boundary, as evident below.



Photo 1: View from London Rd towards 2 Ruscombe Road

- 2.2 The house itself is set back approximately 10m from the highway, allowing off street parking to its front and side. A considerable rear garden, of approximately 50m in depth, lies to the south of the dwelling. A number of outbuildings are established towards the eastern boundary of the plot, including a barn, garage, storage shed and 'annexe', as indicated in the below photos.



Photo 2: View from within the rear garden towards the summerhouse and barn beyond



Photo 3: Storage shed, with garage to the left and annexe to the right



Photo 4: View of the Barn and Garage from within the driveway

- 2.3 The house itself is Grade II listed and recorded as List Entry No:1118155 on the Historic England records. The detailed listing itself states as follows;

'House. Early C19. Brick. Hipped slate roof. 2 storeys and cellar, chimney on right and 2 on rear slope. 3 bays sash windows with glazing bare in architrave surrounds on first floor, similar on ground floor but with 6-panelled door in centre bay under wood lattice porch with concave lead roof, and one traditional similar window on right.'

- 2.4 The listing does not make reference to the grounds that the property sits within. Photos of the front and rear elevations, taken from within the grounds are included below.



Photo 5: Front elevation of the property



Photo 6: Rear elevation of the property

3. Proposed Works

- 3.1 The proposed works include the erection of a Pergola and Greenhouse in the rear garden, the addition of a trellis fence to the existing boundary wall that adjoins the driveway, and the replacement and re-siting of a fence that divides the rear garden from the driveway. All of the proposed works are illustrated clearly on the accompanying plans. The fence, that connects with the side wall of the Listed Building is the element of works that require Listed Building Consent.
- 3.2 The Pergola is set approximately 3m to the rear of the building, on an area that is partially patio and partially grass lawn at present. It will occupy a footprint (including overhang) of 6.75m x 4.75m consisting of timber posts at 2m intervals, with arched detailing/supports. The Pergola will have a height of 2.4m and be set on tapered limestone staddle stones.
- 3.3 The Greenhouse will be introduced to a location towards the eastern boundary of the rear garden currently occupied by a wooden storage shed, which will be removed. As illustrated on the drawings, half of the Greenhouse will consist of glazing, and the other half will contain cedar roof, walls and door. As a result, the new building as a whole will incorporate a traditional Greenhouse and shed in one. It will occupy a footprint of 3.1m x 3.7m and the pitched roof will reach a ridge height of 2.6m.
- 3.4 Trellis fencing (RHS Prestige Square Trellis) will be fixed to the existing western boundary brick wall which adjoins the entrance and driveway. The trellis will be supported by a number of timber posts and will be 0.45m high, introduced at a height between 1.75m and 2.2m above the ground.
- 3.5 A picket fence line will be introduced, as indicated on the drawings, that divides the rear garden from the hardsurfaced area to the side of the house. An existing fence that serves such a purpose at present, connecting with the existing wooden shed, will be removed. The RHS Prestige Pointed Top Picket Fence, which will be supported by a number of Cedar Posts, will be at a height of 1.1m and include a double gate in close proximity to the house. The fence will run in an 'L' shape to the rear of the proposed Greenhouse and connect with the retained outbuilding.

4. Assessment against Development Plan policy and material considerations

- 4.1 The majority of works proposed in the current application would not typically require planning permission and would be classed as permitted development. However, due to the listed nature of the property, such permitted development rights do not apply in this instance.
- 4.2 Given the above, the primary consideration in terms of planning policy is how the proposals adhere with the relevant listed building policies. However, before turning to them, Policy CP3 of the Wokingham Borough Core Strategy (2010) includes a requirement that proposals should not result in detriment to the amenities of adjoining land users.
- 4.3 In this case, due to a combination of the scale and siting of the various works, there will be no adverse impact upon the amenity of neighbouring properties. The only element of the works that is likely to be visible from neighbouring properties is the introduction of the trellis fencing above the existing brick boundary wall. This will increase the height of the boundary from an existing 1.75m to a proposed 2.2m. The difference will not be significant, and the nature of the trellis will ensure it is not overbearing when viewed from the neighbouring property. The neighbour will view the trellis amongst much higher planting within their own plot along that boundary, and no adverse impact will result to amenity levels.
- 4.4 Policy TB24 of the Council's Managing Development Delivery Document (2014) relates to Heritage Assets, which includes listed buildings. It advises that the Council will conserve and seek the enhancement of such assets and their settings by;

'2a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.

2b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives

that would improve any assets that are recognised as being in poor condition or at risk.'

- 4.5 In this instance the listed building is not in poor condition, and as a result the focus is on how the requirements of criterion 2a above are achieved. In assessing whether the proposals at least conserve the important character and special architectural interest of the building and its setting, it is necessary to understand what that important character and architectural interest is.
- 4.6 Reference to the listing at 2.3 above identifies that the highlighted features are the roof, chimneys, first floor sash windows and porch arrangement in the front elevation.
- 4.7 None of the proposed works will impact the elements of the building referred to in the listing.
- 4.8 The trellis fencing will enhance the driveway entrance, enabling additional planting in due course to an area that is already characterised by planting against a brick backdrop (see Photo 5). The proposed picket fence will replace a similar fence already in place and provide an entirely appropriate and necessary boundary between the rear garden and parking area. Its limited height and natural colour will ensure it doesn't detract from the building itself when viewed alongside it.
- 4.9 The proposed Greenhouse replaces an existing timber shed in a very similar location and of a very similar scale. It is an attractive new building in its own right and will retain good separation (of 4.5m) from the listed building itself. As a result, the Greenhouse will not detract from the appearance of the listed building and will conserve the current relationship.
- 4.10 The proposed Pergola will introduce a structure to a part of the site that is not currently built upon (other than patio). The structure will be set away approximately 3m from the building itself and significantly is towards the western part of the plot. It will sit primarily to the rear of a single storey addition to the dwelling that was approved under reference LB/2004/2103 and understood to be built in 2007. No reference is made in the listing to the single storey side extension.

- 4.11 The nature of the Pergola, without walls and hence views easily available through it, will enable the main house to be viewed even when directly to the rear of the Pergola. However, from the vast majority of viewpoints within the garden, the Pergola will not interrupt views of the original listed building at all. It is primarily elements of the single storey extension that will be interrupted when viewed from some angles, and as a result, the important character and architectural interest of the listed building will be conserved.
- 4.12 In terms of the setting of listed buildings, the National Planning Policy Framework (NPPF)(2024) and Historic England's 'The Setting of Heritage Assets' Planning Note (2017) defines this as;
- 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 4.13 In this case it is considered that there are two types of surrounding that the listed building is experienced within; public and private.
- 4.14 The listed building is partially apparent in public views from London Road and Ruscombe Road, albeit these are largely screened by boundary planting or outbuildings (see photo 1). The proposed trellis work will be visible from small parts of the public surroundings. However, whenever the trellis is apparent in such surroundings it will appear entirely appropriate and consistent with the established setting for reasons explained above.
- 4.15 The private surroundings are only apparent when within the curtilage of the listed building. When within the curtilage it is clear that the original listed building has been extended, and that there are several outbuildings of varying scale that lie within the curtilage, in addition to the listed building itself. A boundary treatment dividing the rear garden from the side parking area is already apparent. As a result, the introduction of the proposed additional or replacement structures (given their detailed siting, scale and design) will not detract from the established private setting of the listed building. Any minor changes to the setting do not affect the significance of the listed building. It will continue to be

seen as a listed building that has a number of additional structures within its immediate setting, albeit they do not detract from the listed building itself.

- 4.16 The NPPF requires at paragraph 207 that applicants should describe the significance of any heritage assets affected by a planning application, and that this should include any contribution made by its setting.
- 4.17 This Statement has referred to the Historic England listing at paragraph 2.3. The Heritage Gateway website has been used to identify any further references in the Historic Environment Record for the site, but none were returned.
- 4.18 As a result, whilst there is architectural interest in the listed building, as explained in the listing, there is not recorded archaeological interest associated with the site. Similarly there are no recorded historical interests associated with the building.
- 4.19 The general significance of the listed building in question is therefore limited to its architectural importance and the features referred to within the listing.
- 4.20 With regards any impact of the proposed works upon such significance, this Statement has explained why they will not adversely impact the listed building itself, or its setting.

5. Conclusion

- 5.1 The proposed works will introduce an improved living environment and facilities for the residents of Lime Trees. Importantly, the proposals have been considerably designed in order to maintain the significance of the Grade II listed building. The proposed works will not detract from the appearance of the property in the street scene and will not have any impact upon the amenity enjoyed by neighbouring properties.
- 5.2 As a result, the proposed works gain the support of relevant development plan policies, and material considerations, most notably the NPPF. It is therefore strongly considered that planning permission and Listed Building Consent should be granted for the proposed works. If for any reason Officers have any concerns or queries with regards the application, it is requested that the Agent is contacted prior to the application being determined.