

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	252363
Address:	Tiryns, Forest Road, Binfield, RG40 5QR.		
Proposal:	Application to vary conditions 2 and 3 of planning consent 242773 for the proposed erection of 1no. 4 bedroom residential dwelling following demolition of the existing dwelling and outbuildings. Condition 2 refers to approved details, condition 3 to external materials and the variation is to allow changes to fenestration and roof materials.		
Heritage Asset:	Historic brick boundary walling surrounding site – former walled garden associated with the adjacent Bill House estate – as such the walling is considered a non-designated heritage asset. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

No objection to the revised proposals.

Comments On Proposal

The revision to the design and materials of the previously permitted replacement dwelling, situated within the confines of the historic high brick boundary walling to a former walled garden that appears seemingly part of the adjacent Bill House estate, do not affect the historic boundary walling. As such from a heritage stance there is no object to the changes.

Date:	05/11/25	Signed:	Keith Frost Built Heritage Officer
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