

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250597
Address:	18-32 London Road, Twyford, RG10 9ER.		
Proposal:	Full application for proposed raising of the existing roof to form 2No. 2-bedroom apartments, with sub-division of two existing two- bedroom first floor apartments to form 4No. 1-bedroom apartments together with associated works including parking and cycle storage provision following demolition of existing outbuildings.		
Heritage Asset:	The application site is located within the Twyford Conservation Area, and within the setting of the following Listed Buildings: • Harrison Alms-houses (II*) • 14 (Welford Cottage) and 16 London Road (II) • Apsley House (II) Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes/No.		

Summary Of Recommendations

Comments On Proposal

The proposal under consideration here is in its external form little different to that previously proposed scheme made under 223577 to raise the building's roof in order to create 2no. residential apartments in the roof space, which was approved in July 2023 other than in the front elevation where additional dormer has been added and one of the two types of windows to the first floor has been made narrower. The notable difference with this application over that already approved being the intention to also subdivide the 2no. first floor flats to create 4no. one bedroom apartments at first-floor level.

In commenting on the 2022 application the Council's Built Heritage Officer commented on the extant building that 'despite the unsympathetic changes 18-32 London Road, in terms of shop frontages and signage installed to the front elevation, this somewhat plain form of the late 20th century building is otherwise considered in terms of its conservation area setting and relationship to those listed buildings sit either side of it the building as it stands has limited negative to neutral impact with respect to these designated heritage assets.' And with that scheme 'the principal concerns of the proposal aesthetically, in terms of massing and change of form, in this historic setting' being considered not to accord with policies CP3 of the Core

Strategy Development Plan or that of policy TB24 of the Plan Document and Policy TB 24 of the Managing Development Delivery Plan. That said this present scheme as with the one that was approved in 2023 in terms of the detrimental impact to the setting of the adjacent listed buildings and to the conservation area in which this building is situated, that harm would amount to less than substantial harm. As such in accordance with the guidance under paragraph 215 of the NPPF (2024) in that ‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’

With respect to current scheme from a heritage stance, as with the that approved in 2023 is considered to still fail to address the principal concerns of the proposal aesthetically, in terms of massing and change of form, in this historic setting. As such the WBC Built Heritage Officer does not support the proposals.

Conditions

Should it be determined to grant planning permission it is suggested that the permission be made subject of a condition requiring the approval of external materials and finishes along with a condition for details of new window to be approved. It is basked the case officer seek the specific wording for such conditions from the Built Heritage Officer prior to the decision notice being issued.

Date:	29/04/25	Signed:	Keith Frost Built Heritage Officer
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