
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260602
Address:	2 Ruscombe Road, Twyford, Wokingham, RG10 9JS.		
Proposal:	Householder application for the proposed development of pergola, greenhouse, trellis, and fence.		
Heritage Asset:	Lime Tree Cottage, 2 Ruscombe Road – grade II listed building since 1984. Twyford Conservation Area. Listed Buildings along with Conservation Areas are classed as designated heritage assets under the NPPF and in the Council’s Local Plan policies		
Site Visit Made:	Previously.		

Summary Of Recommendations

No objection, subject to the advised condition below should the picket fencing be physically affixed to the listed building.

Confirmation as to whether the picket fencing would be affixed to side of the listed building as LBC could be required.

Comments On Proposal

The listed building status of 2 Ruscombe Road removes certain otherwise permitted development right of a dwelling house such as the additions of structures with the curtilage of the property and for alteration of means of enclosure.

The proposal is for the provision of new fencing, a pergola, and a greenhouse, within the grounds, along with raising the height of the boundary along the side of the grounds through the addition of 450mm high trellis panels set between 220mm tall timber posts set adjacent the existing brick walling.

Greenhouse & Pergola

In terms of the proposed greenhouse which would replace an existing shed that lies several metres distance from the rear eastern corner of the dwelling house, it is not considered to have any adverse impact on the setting of the listed building, likewise with respect to the intended pergola which is to be sited several metres back from the rear of the dwelling.

Picket Fencing

The 1.1metre tall wooden picket fencing proposed to extend off the north-eastern

side of the dwelling, would demark the front garden from that to the rear. Whilst there is not necessarily objecting to the picket fencing it is however not made clear where or not the fence would be attached to the listed building. The submitted drawings, including inset 1:150 drawing on Dwg. 1163_25.02 just indicate the fence line terminating next to the side of the listed building. Having the fence be physically attached to the dwelling would require the need for consent.

Side Boundary Treatment.

Along the length of the existing brick boundary walling to the south-western side of the site forward of the dwelling (and up to the highway) through the addition of a series of wooden trellis panels set along the top line of the brick walling on a series of timber posts erected beside the walling.

This existing side brick boundary walling, unlike that of the front brick boundary walling to the site that is considered to be curtilage listed, is not considered to be of a pre-1948 date and as such is not considered to meet the criteria for it to be curtilage listed and as such here only planning permission is required for the addition of the trellis panels, works considered not to unduly alter the setting of the listed building or impact the character of the conservation area.

From aa heritage perspective there is no objection to the proposals, albeit the need to establish how the picket fencing would be terminated beside the listed building.

Conditions

To be included were the picket fencing to be fixed to the listed building:

Notwithstanding the submitted details, no works to install the hereby approved picket fencing shall be commenced until details setting the have been submitted to and approved in writing by the local planning authority. Works to install the picket fencing shall then be installed in accordance with the details as approved.

Date:	23/03/26	Signed:	Keith Frost Built Heritage Officer
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