

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260807
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

Comments On Proposal

The listed building status of 2 Ruscombe Road has meant certain otherwise permitted development rights for a dwelling house. A planning application made under 260602 for proposals to add trellis panels along the top of the brick boundary walling along the south-western side to the grounds, the provision of a pergola, and a greenhouse, along with provision of a replacement picket fencing to the side of the dwelling in a more forward location to the existing.

With respect to the picket fencing as it was confirmed the end of the fencing would be physically abutted to the brickwork side elevation of the dwelling has subsequently been determined that this element of the works proposed under the planning application 260602 also requires the need for listed building consent as well.

The submitted details show the intention is for 2no. M16 (16mm diameter) bolts of 200mm length to be used to secure the end 100mm square timber post of the picket fencing with the brickwork of the dwelling's north-eastern side elevation. Whilst the need to drill into the brickwork will result in damage to the walling, albeit localised and quite minor, whilst somewhat less ideal than simply having the end post of the fencing fixed instead into the ground, there is otherwise no overall objection raised.

With respect to the existing picket fencing to be removed here there is the expectation for any holes or damaged brickwork from the removal of the fencing to

be repaired using the appropriate materials and finishes to match with the existing brickwork.

Conditions

Repairs To Brickwork Following Removal of Existing Fence

Notwithstanding the details submitted any damage or holes to the building's brickwork resulting from the removal of the existing picket fencing are to be repaired and made good, to match the adjacent work with regard to the methods used and to material, colour, texture, and profile.

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:	10/04/26	Signed:	Keith Frost Built Heritage Officer
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