

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251124
Address:	Land at Land's End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD.		
Proposal:	Permission in principle application for the proposed erection of 1 no. detached dwelling.		
Heritage Asset:	Land's End House – Grade II status listed building since 1984. 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 in principle subject to submission of full details

Comments On Proposal

The site is a wooded area of land, with the woods extending beyond the site's eastern edge, with Begger Lane being to the site's western end. To the south the site is bounded to the south by a stream that feeds in to the River Lodden. Whilst to the northern boundary to the site is a grassed field, which lies between the site and the long driveway, off Beggars Lane, to the listed 1930s era dwelling known as Land's End.

The east-west aligned driveway to Land's End lies approximately 25 metres from the site northern boundary, with the listed building itself situated to the north-east, more than 125 metres from the site's north-eastern corner.

Given the intervening distance and other existing buildings within the grounds of Land's End, subject to fuller details confirming the overall height and the final position within the site, it is considered a new dwelling is unlikely harm the wider setting to Lands End, with no expected effect to its immediate setting.

In summary, from a heritage stance, the development of the site for a single dwelling is considered not to harm the immediate curtilage setting to the listed Land's End property.

Date:	10/06/25	Signed:	Keith Frost Built Heritage Officer
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