

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251971
Address:	20 Waltham Road, Twyford, RG10 9EF.		
Proposal:	Householder application for the proposed erection of a single storey rear/side infill extension faced in Flemish bond brickwork to match the existing, alongside the introduction of new rear elevation fenestration with associated roof lights overhead, the internal reconfiguration of the ground floor layout to incorporate a study, and the infilling of existing side elevation window in connection with the extension.		
Heritage Assets:	Twyford Station Conservation Area Twyford Conservation Area Grove Hall Lodge, 15 Waltham Road – grade II listed building. 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.

Comments On Proposal

Situated with the Twyford Station Conservation Area the property 20 Waltham Road is an early 20th century the end of a short terrace of houses on the southern side of Waltham Road, with centre line of the road the boundary of the conservation area and that of Twyford Conservation Area in which opposite to the site lies the listed building of Grove Lodge Hall.

The proposal is for a new, longer, and wider, single storey rear extension to property than that which presently exists. With the extension being to the rear of the property and there being only a narrow gap with the neighbouring property (No.22) such that it is considered from the stance of the character and appearance of the conservation area as perceived from the road/public realm, the extension would have a neutral impact.

From heritage stance there is no objection to the proposed extension.

Date:	23/10/25	Signed:	Keith Frost Built Heritage Officer
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