SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
LB/2000/0416

LOCATION:
Little Orchard Canhurst Lane, Knowl Hill Reading.

APPLICANT:
Mr G Fozard C/O Dave Emmett Building Services

PROPOSAL:
Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Fozard
C/O Dave Emmett Building Services
Linwood
Summerleys Road
Princess Risborough
Bucks
HP27 9QD

Application Number: LB/2000/0416

Parish: **WARGRAVE**

Location: **Little Orchard, Canhurst Lane, Knowl Hill, Reading.**

Proposal: **Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No building work shall be carried out until full joinery details including windows and doors have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawings numbers 1c and 2c submitted to the Local Planning Authority on 21/06/00 showing the alteration of the roof plan and the entrance way.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. For the avoidance of doubt.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date November 20, 2002
My ref. HS/TAB/F/2000/0287 & LB/2000/0416
Your ref.

Browns Solicitors
Courtyard Offices
3 High Street
MARLOW
SL7 1AU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

For the attention of Eddie Godden

Dear Sirs

LITTLE ORCHARD, CANHURST LANE, KNOWL HILL, READING

Following your telephone call on 19 November 2002, I now enclose a duplicate copy of the Planning Approval Ref. F/2002/0287 dated 15 August 2000.

I can also confirm that following my site visit on 5 August:

1. Conditions 2 and 3 were not discharged prior to the works being carried out. This is why we were considering enforcement action.

2. However, on inspection, the roof glazing, bricks and tiles were all acceptable to us and therefore no further action will be taken.

3. The approval of the materials to be used on the rear first floor extension have yet to be approved.

4. As some of the works included in the Approvals (ie. the conservatory) are completed, there is no time limit for the commencement of the single storey rear extension, plus pitched roof, for which the Listed Building and Planning Approvals have been given.

I hope the above clarify your concerns.

Yours faithfully

HAROLD SANDERS
Conservation Architect

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 13, 2002
My ref. HS/PP/LB/2000/0416

Amanda Napier
Little Orchard
Canhurst Lane
Bath Road
Knowl Hill
Reading
RG10 9XT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Amanda

PROPOSED ALTERATIONS TO LITTLE ORCHARD AND CONSERVATORY

Following our brief telephone conversation on Tuesday of this week I enclose a copy of the Listed Building Consent issued on 15 August 2000.

You will note that there are conditions to be complied with prior to works commencing (i.e. Conditions 2 and 3).

You suggested that the contractor was planning to commence next week. Could you please draw his attention to these conditions and the content of the approved drawings.

If you are now proposing any changes to the approved plans, please write and confirm the extent as they may require additional consent under the Listed Building Legislation.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Enclosure: Copy of Listed Building Consent LB/2000/0416.

cc: Mike Hamlin – Enforcement.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Fozard
C/O Dave Emmett Building Services
Linwood
Summerleys Road
Princess Risborough
Bucks
HP27 9QD

Application Number: LB/2000/0416

Parish: **WARGRAVE**

Location: **Little Orchard, Canhurst Lane, Knowl Hill, Reading.**

Proposal: **Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No building work shall be carried out until full joinery details including windows and doors have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawings numbers 1c and 2c submitted to the Local Planning Authority on 21/06/00 showing the alteration of the roof plan and the entrance way.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 15/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Application Number LB/2000/0416
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR03	
2	SC52	SR02	
3	SC65	SR12	including windows and doors
4	SC04	SR04	"Permission" Revised Drawings numbers 1C and 2C submitted on the 21 June 2000, showing the alteration of the roof plan and the entrance way.

RECORD OF SITE VISIT

SITE ADDRESS: Little Orchard
Canhurst Lane Knowl Hill Reading.

APPLICATION NUMBER: LB/2000/0416

OFFICER: Nicola Lake

DATE OF SITE VISIT: 3.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Green Belt Rural

3. DESCRIPTION OF SITE/BUILDING

a/s detached dwelling at side of canhurst lane.
Grade 2 listed Building.

4. RELATIONSHIP TO ADJOINING PROPERTIES (See notes on F/2000/0287)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 27 July 2000

My ref: LB/2000/0416

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: LB/2000/0416
Little Orchard , Canhurst Lane, Knowl Hill, Reading.
Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 27 July 2000

My ref: LB/2000/0416

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
Dx: 33506 – Wokingham

Dear Councillor

Application Number: LB/2000/0416
Little Orchard , Canhurst Lane, Knowl Hill, Reading.
Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7 Aug 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **LB/2000/0416**
Little Orchard , Canhurst Lane, Knowl Hill, Reading.
Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Nicola Lake

Application Number : LB/2000/0416

Applicant : Mr G Fozard C/O Dave Emmett Building Services.

Location : Little Orchard , Canhurst Lane, Knowl Hill, Reading.

Proposal : Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3·2·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 3.2.2000

Date Registered : 24/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :
Wargrave P.C - 'No Comment'
Conservation Archi - Proposed development enhances the listed Building

Planning Issues :
Site Designation - Grade2 listed Building
- Green Belt .

1.) Impact upon the amenity of the adjacent dwellings

2.) Impact upon the character and setting of the listed Building

Application Number: LB/2000/0416

Appraisal :

1.) Impact upon the amenity of the adjacent dwellings

The proposed development is to extend an existing first floor, rear extension, whilst infilling below and creating a pitched roof above, whilst retaining the existing conservatory.

The proposed extension is located to the rear of the dwelling. The closest residential dwellings are on the opposite side of the lane. There will be no over-looking, overshadowing, overbearing, hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and setting of the Listed Building

The proposed development would replace the existing flat roof with a proposed pitched roof, which reflects the existing pattern of the roof plan. The proposal would infill the existing porch, which is below the supported first floor extension, and would retain the front entrance as being the primary entrance to the dwelling.

The Conservation Architect supports the application as it would be an enhancement of the existing structure. As such, the proposed development would have no detrimental impact upon the character and appearance of the existing Listed Building.

Recomendation : Approval: ☑ **~~Refusal:~~** ☐

(tick appropriate box)

For plans see Part One or Officer File.

Date: 17 July 2000 17 JUL 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0416

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading. WARGRAVE

Proposal: Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: Amended format of the proposed two storey rear extension. Drawing nos 01C & 02C.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

THERE ARE NO COPIES OF THE LATEST REVISIONS TO DRGS. 01C AND 02C IN THE PART 1 FILE

COMMENTS WHEN AVAILABLE — SEE NOTE BELOW.

Harold Sanders

08.08.00.

COPIES FOUND IN F/2000/0287 — PLANNING APPLICATION FILE.

REVISIONS, AS DISCUSSED WITH AGENT OVERCOME MY PREVIOUS CONCERNS. IF LISTED BUILDING CONSENT IS GRANTED I RECOMMEND THAT CONDITIONS ARE ATTACHED REQUIRING: WINDOW + DOOR DETAILS + ROOF AND BRICK MATERIALS.

Date: 17 July 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0287

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: Amended format of the proposed two storey rear extension. Drawing nos 01C & 02C.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

PLANNING SERVICES UPT
POL
DC
APP
CS
COPIES TO: ACK FILE

Date: 17 July 2000

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0416

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: Amended format of the proposed two storey rear extension. Drawing nos 01C & 02C.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

No objection.

24/7/2000

Received by Wokingham District Council

Application No: LB/2000/0416

Proposal:
Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension.

Location:
Little Orchard , Canhurst Lane, Knowl Hill, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Date: 17 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0416

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: Amended format of the proposed two storey rear extension. Drawing nos 01C & 02C.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Date: 17 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0287

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: Amended format of the proposed two storey rear extension. Drawing nos 01C & 02C.

Comments are required by 27/07/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / LB/2000/0416 F/2000/0287 (Ludhouse) Date Rec. 21 June.

Location: Little Orchard, Canhurst Lane, Knowl Hill Reading. Parish Wargrave.

Applicant: Mr G Fozard

Description of attached plans Revised plans shown on amended format of the proposed ~~2/5~~ Two Storey rear extension

Drawing No's: 01C + 02C.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Conservation Archi

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Previous consultees.

Date for Responses 10 Days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 17.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

To:
~~Harold~~ **Sanders**
Urban Design And Conservation Officer

From: NICOLA LAKE

Date: 13. JULY. 00

Application Number: LB/2000/0416

Proposal: ALTERATIONS TO 'LITTLE ORCHARD' TO INCLUDE BATHROOM AT FIRST FLOOR, UTILITY ON GROUND FLOOR + NEW CONSERVATORY ROOF

Site Address:
LITTLE ORCHARD, CANHURST FARM LANE
KNOWLE HILL, WARGRAVE. BERKS

Applicant:
MR G. FOZARD. & MS A NAPIER.

Your observations are required in respect of this application within **7 days** of the above date.

I CONSIDER THE REVISED LAYOUT AND ELEVATION TREATMENT, PARTICULARLY THE ROOF OUTLINE AS AN ENHANCEMENT OF THE LISTED BUILDING WHEN CONSIDERED IN RELATION TO THE EXISTING C20 EXTENSION

MATERIALS + WINDOW/DOOR DETAILS TO BE CONDITIONED ON ANY APPROVAL.

Harold Sanders

13. 07. 00.

CONSERVATION ARCHITECT.

DAVE EMMETT BUILDING SERVICES
Linwood Summerleys Road Princess Risborough Bucks HP17 9QD

Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	30862
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

FAO Ms N Lake

Dear Madam

Re: Little Orchard Canhurst Lane Knowl Hill Planning ref F 2000/0416

Further to our meeting with Mr Saunders with reference to the above project please find enclosed 5 copies of our revised drawings incorporating the revisions as discussed.

We trust these are acceptable to yourself and should you require any additional copies please do not hesitate to contact us.

Yours faithfully

Mr D Emmett

Drawing Numbers N° 02c + 01c

Tel. (0118) 974 6465 (Direct Line)
E-Mail Harold.Sanders@wokingham.gov.uk
Date. 5 April, 2000
My ref. HS/TAB/LB/2000/0416
Your ref.

Dave Emmett Building Services
Linwood
Summerleys Road
PRINCESS RISBOROUGH
Bucks

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Emmett

LITTLE ORCHARD, CANHURST FARM LANE, KNOWL HILL, BERKSHIRE
PLANNING REFERENCE LB/2000/0416

Thank you for your letter received on 24 March.

I have discussed the proposed addition with another Development Control Officer, in the absence of Miss Lake, and possible ways to accommodate the additional WC and resolve the roof form.

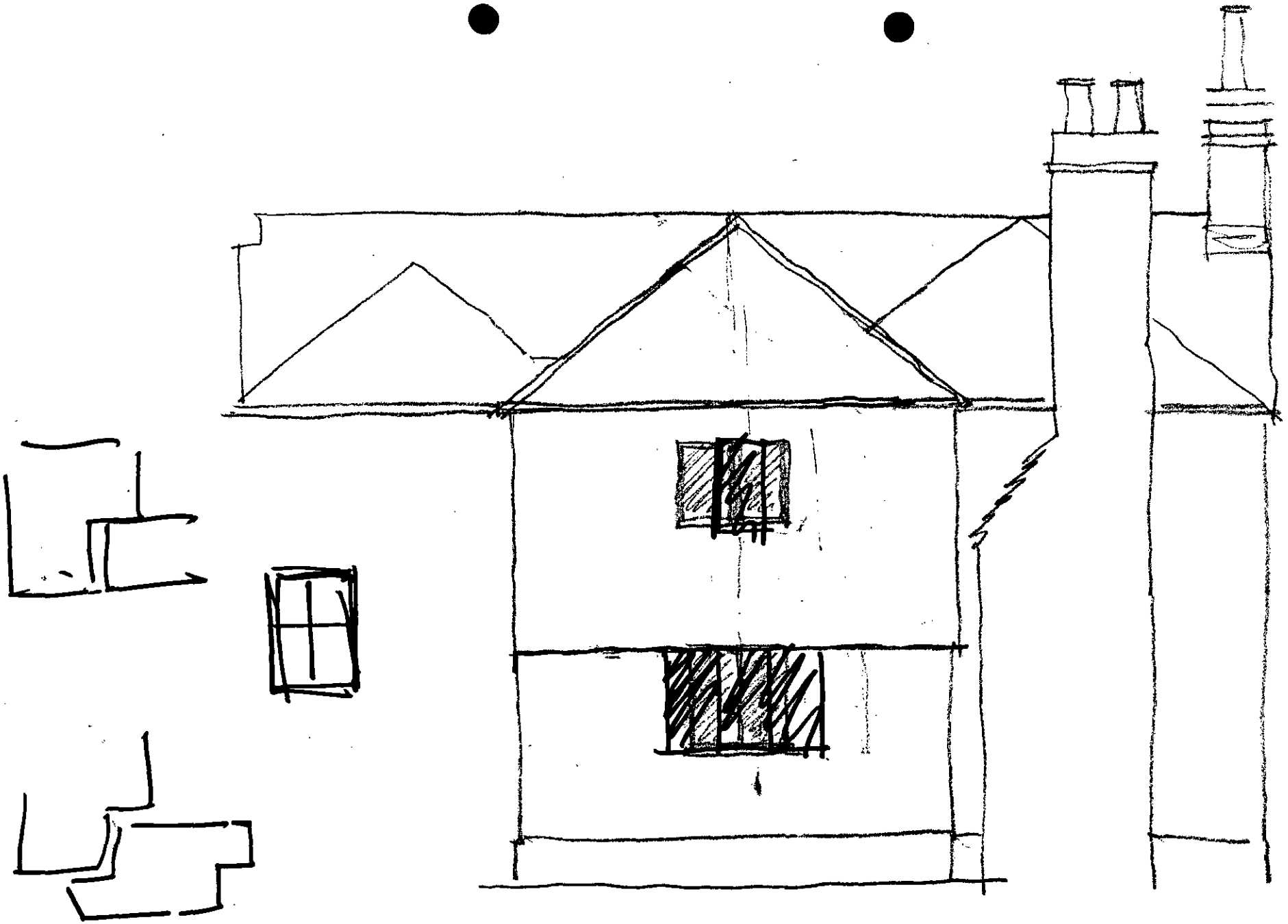
I can confirm that other than the roof, I have concerns about the building form and the design of the entrance door and windows to the proposed extension.

May I suggest you phone Miss Lake on her return next week to progress the application.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc. Miss Nicola Lake, Planning Assistant



HS 27557

RECEIVED

DC	ENF
APP	
CS	
24 MAR 2000	
COPIES TO:	ACK:
	FILE:

Dave Emmett Building Services
Linwood
Summerleys Rd
Princess Risborough
Bucks
01844 346285

Wokingham District Council
PO Box No. 157
Council Offices
Shute End
Wokingham
Berks

PLANNING	
POL	
DC	
APP	
CS	
23 MAR 2000	
COPIES TO:	ACK: 05 04
	FILE: LB/2000/0416

FAO Mr Sanders Conservation Architect

Re Little Orchard Cottage Fir Lane Knowl Hill

Planning ref no. 2000 0287 Listed Building 2000 0416

Further to our telephone conversation please find enclosed a copy of the roof plan for the proposals.

In addition we enclose a copy of our amended drawings showing the extended roof being removed and the we having a lean-to roof, for your approval.

Please contact us with any comments/approval so that we can issue revised drawings to the planning office.

Yours faithfully

DAVE EMMETT.

HS CONCERNS STILL.

1 ROOF FORM.

2 BUILDING FORM + MASS.

3 WINDOW + DOOR DESIGN.

REVISED PLAN

0416

0287

DAVE EMMETT BUILDING SERVICES
Linwood Summerleys Road Princes Risborough Bucks HP17 9QD

PLANNING SERVICES	HPT
PGL	TLS
DC NL.	ENF 25907
APP	
OS	
14 FEB 2000	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
FAO Planning Department

Re: Little Orchard Canhurst Lane Knowl Hill

With reference to the above project we confirm that our client wishes to increase the size of the extension to accommodate a toilet at ground floor level in addition to the extension already submitted to yourselves for Planning and Listed Building Consent Applications.

We therefore are pleased to enclose 10 copies of our revised drawings and request that you substitute these drawings for the drawings previously submitted.

Should you require any further information please do not hesitate to contact us.

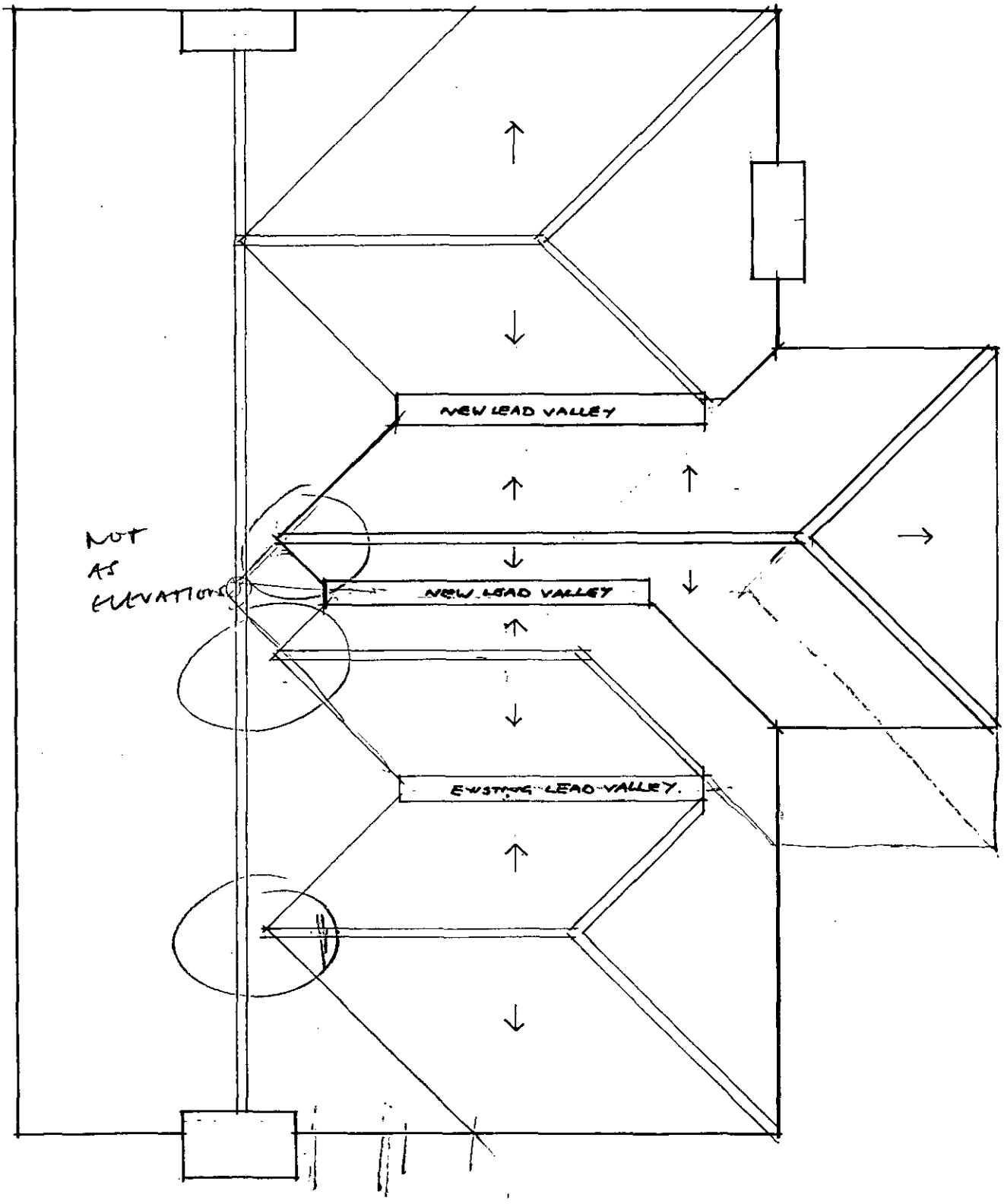
Yours faithfully

Mr D Emmett

Encs

PLANNING SERVICES	HPT
POL	TLS
DC	EnF
APP	
CS	
23 MAR 2000	
COPIES TO:	ACK:
	FILE:

ROOF PLAN



Tel. (0118) 974 6465 (Direct Line)
E-Mail Harold.Sanders@wokingham.gov.uk
Date. 5 April, 2000
My ref. HS/TAB/LB/2000/0416
Your ref.

Dave Emmett Building Services
Linwood
Summerleys Road
PRINCESS RISBOROUGH
Bucks

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Emmett

LITTLE ORCHARD, CANHURST FARM LANE, KNOWL HILL, BERKSHIRE
PLANNING REFERENCE LB/2000/0416

Thank you for your letter received on 24 March.

I have discussed the proposed addition with another Development Control Officer, in the absence of Miss Lake, and possible ways to accommodate the additional WC and resolve the roof form.

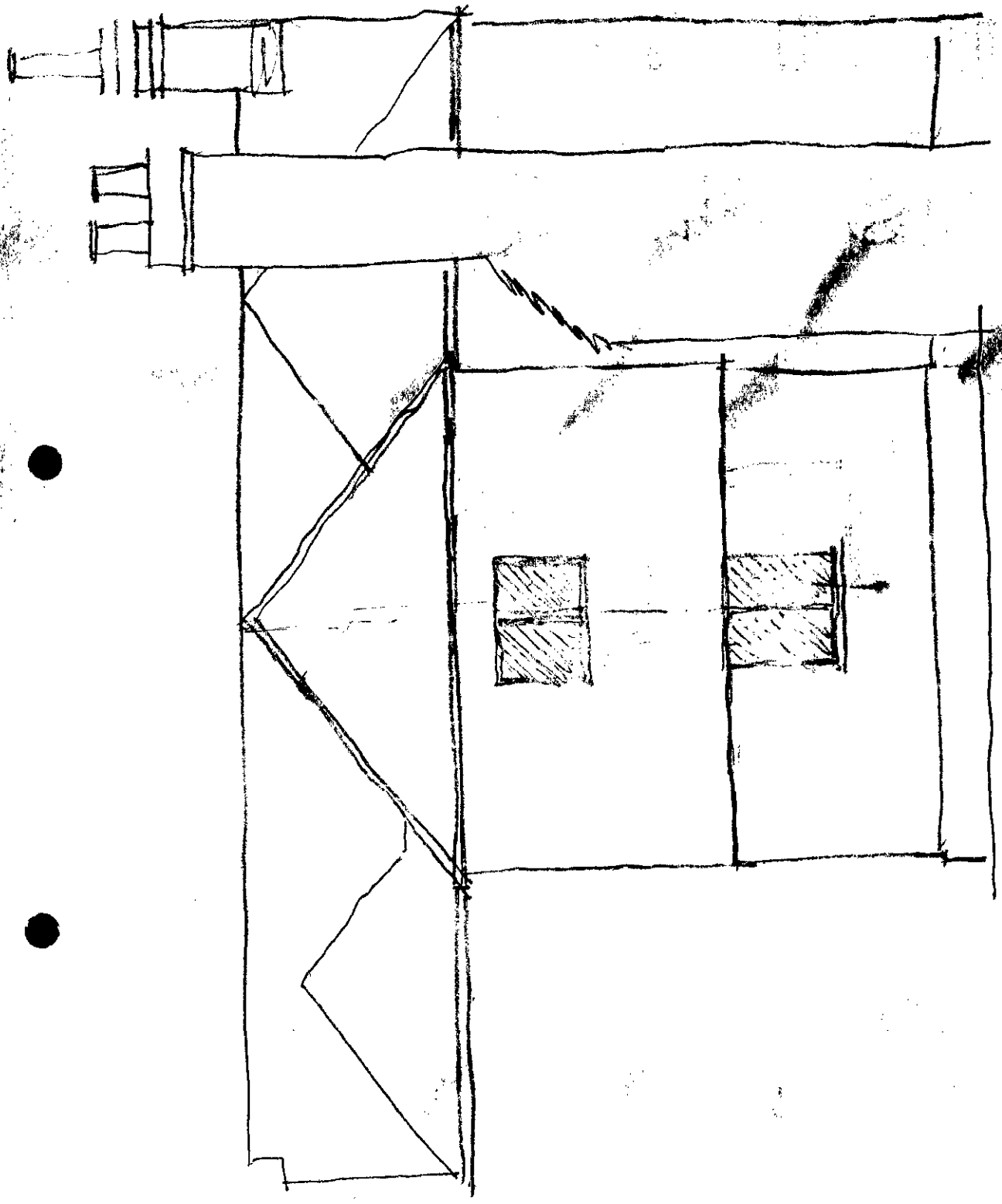
I can confirm that other than the roof, I have concerns about the building form and the design of the entrance door and windows to the proposed extension.

May I suggest you phone Miss Lake on her return next week to progress the application.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc. Miss Nicola Lake, Planning Assistant



Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 5 May 2000
My ref: NL/F/2000/0287 & LB/2000/0416
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr D Emmett
Linwood
Summerleys Road
Princess Risborough
Bucks
HP27 9QD

Dear Mr Emmett,

PROPOSED TWO STOREY REAR EXTENSION AT LITTLE ORCHARD, CANHURST LANE, WARGRAVE. APPLICATION NUMBERS: F/2000/0287 & LB/2000/0416.

Thank you for your letter of the 6 April 2000, regarding the above stated development.

I write to confirm that the conservation architect still has some concerns about the roof plan of the proposed development. As such, it is suggested that you contact us to arrange a meeting to try and bring about a successful scheme. A suggested date for the meeting could be 10:00am, Wednesday 10 May 2000, if this is not convenient, please do not hesitate to contact me on the above direct line.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel/Fax 0118 940 4983

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	LB/2000/0416
SITE:	Little Orchard Canhurst Lane Knowl Hill
PROPOSAL:	Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory. New plans show additional two storey rear extension and change in the description of development. Drawing nos. 01A, 02A.
COMMENTS:	No comment

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 14 March, 2000

Comments required by	13/03/2000
Fax	974 6484

Date: 21 February 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0416

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: An additional two storey rear extension and change in description of development. Drawing nos 01A, 02A.

Comments are required by 13/03/2000.

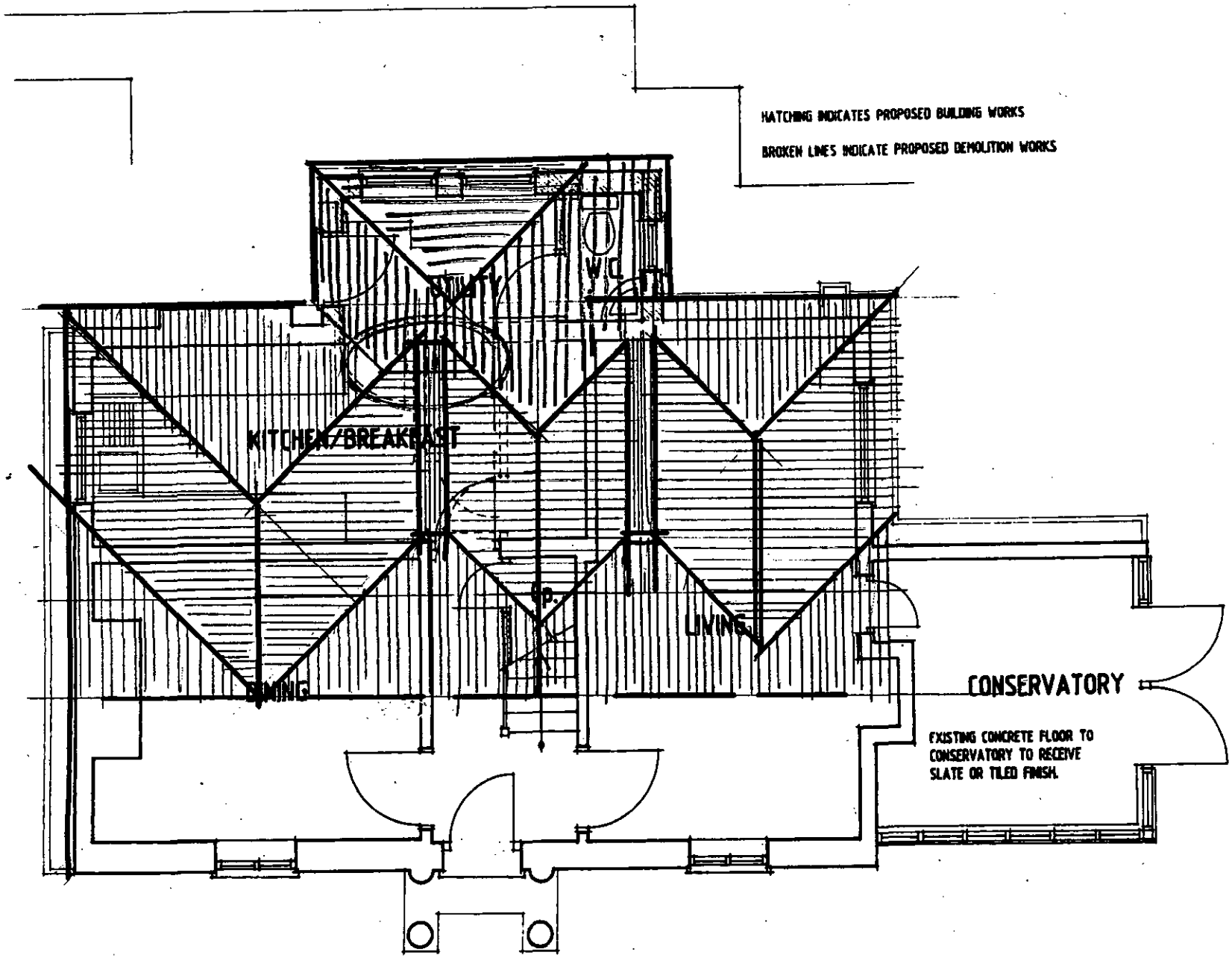
Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

1. I DO NOT CONSIDER THE LATEST, REVISED SCHEME RESOLVES THE ROOF LINKS AND THE EXTENDED FORM CREATES AN ALIEN LEAN-TO WITH NO REFERENCE TO THE SIMPLICITY OF THE ORIGINAL COTTAGE.

2. ALTHOUGH THE PRESENT 'STILTED' EXTENSION WITH FLAT ROOF WOULD BE UNACCEPTABLE NOW; THIS PROPOSAL WOULD NOT ENHANCE THE PRESENT SITUATION.

3. THE PITCHED ROOF IS WELCOMED BUT THE LAYOUT, EXTENT AND DEGREE OF DEMOLITION + DOOR + WINDOW DETAILS REQUIRE RECONSIDERATION - Harold Sanders - 07.03.00.

FIRST FLOOR PLAN



Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: LB/2000/0416

Proposal:
Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory

Location:
Little Orchard, Canhurst Lane, Knowl Hill, Reading

This application is being advertised in the HENLEY STANDARD *newspaper on the 25/02/2000 for the following* reason(s);

SITE IS A LISTED BUILDING
(Revised plans received and description of proposal amended)

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day *Wednesday*)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when *the application is determined and you will be notified of the decision.*

Date: 25/02/2000

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	LB/2000/0416
SITE:	Little Orchard, Canhurst Lane, Knowl Hill, Reading.
PROPOSAL:	Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension
COMMENTS:	No objection

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 23 February, 2000

Comments required by	**24/02/2000.**
Fax to	974 6484

Date: 21 February 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0416

Location: Little Orchard, Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory

Applicant: Mr G Fozard C/O Dave Emmett Building Services.

Case Officer: Nicola Lake

The new plans show the following: An additional two storey rear extension and change in description of development. Drawing nos 01A, 02A.

Comments are required by 13/03/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /LB/2000/0416 (Ludhouse) F/2000/0487 Date Rec. 14 ~~Feb~~ 2000

Location: Little Orchard, Canhurst Lane, Kraul Hill Woargrave.

Parish Woargrave.

Applicant: Mr G Fazard

Description of attached plans Revised Plans showing an ~~~~ additional 2 storey rear extension and change in description of development

Drawing No's: 01A + 02A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Completely re consult on the application.

Drawing No's

1. NK (Landscape & Trees) ____
2. NK (Env. Design) Harold ✓
3. XA (Highways) ____
4. NF (Building Control) ____

Could you also amend the orginal discription of the application to "include and a two storey rear extension".

+ No English Heritage

onsultees ecified in

NEIGHBOURS: ____

Days.

Re-advertise Apl

Redate Applicat

New Site Notice

New Description ____

CASE OFFICER NL.

Consultations Sent by Admin. on 21.02.00.PS.

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

0416

0287

DAVE EMMETT BUILDING SERVICES
Linwood Summerleys Road Princes Risborough Bucks HP17 9QD

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF 25907
APP	
CS	
14 FEB 2000	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
FAO Planning Department

Re: Little Orchard Canhurst Lane Knowl Hill

With reference to the above project we confirm that our client wishes to increase the size of the extension to accommodate a toilet at ground floor level in addition to the extension already submitted to yourselves for Planning and Listed Building Consent Applications.

We therefore are pleased to enclose 10 copies of our revised drawings and request that you substitute these drawings for the drawings previously submitted.

Should you require any further information please do not hesitate to contact us.

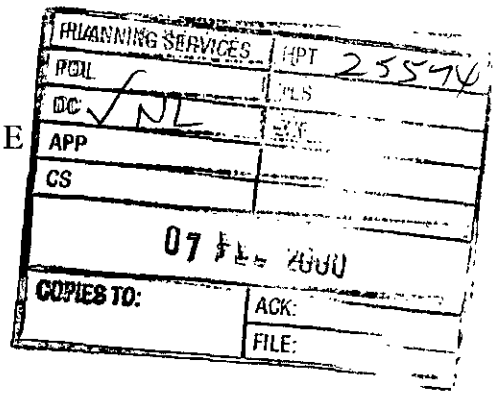
Yours faithfully

Mr D Emmett

Encs

ENGLISH HERITAGE

SOUTH EAST REGION



Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR
F.A.O Nicola Lake

February 3rd 2000

Tel: 01483 306730

Dear Ms Lake

With reference to your recent conversation with Mr Matthew Bodley please find enclosed information relating to the conditions under which English Heritage should be notified regarding applications for listed building consent and planning permission.

Please call if you need any further information.

Yours faithfully

S. Angell

Susannah Angell
Casework Assistant
South East Region

4TH FLOOR, BERKELEY HOUSE,
LONDON SQUARE, CROSS LANES, GUILDFORD, GU1 1YA
Telephone 01483 304869 Facsimile 01483 306433 WorldWide Web http://www.english-heritage.org.uk

Tel. (0118) 974 6481

Date: 31 January 2000

Your Ref:

My Ref: Nicola Lake / LB/2000/0416

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 -- Wokingham

English Heritage
Mathew Bodley
4th Floor
Berkley House
Cross Lanes
London Road, Guildford
GU11 1XL

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: LB/2000/0416

Site Address: Little Orchard , Canhurst Lane, Knowl Hill, Reading.

Proposal: Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **LB/2000/0416** in all communications and any response should be addressed to **Nicola Lake** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

RECEIVED 03 FEB 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

- 2 FEB 2000

Date: 31 January 2000

Application Number: LB/2000/0416

Proposal: Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension..

Site Address:
Little Orchard , Canhurst Lane, Knowl Hill, Reading.

Applicant: Wargrave
Mr G Fozard C/O Dave Emmett Building Services.

Your observations are required in respect of this application within **7 days** of the above date.

SEE COMMENTS ON PLANNING APPLICATION

Harold Sanders

03.02.00

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and *Planning (Listed Buildings and Conservation Areas) Act 1990*

Application No: F/2000/0287

Proposal:
Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extensions.

Location:
Little Orchard Canhurst Lane Knowl Hill, Wargrave.

This application is being advertised in the HENLEY STANDARD newspaper on the 21.01.2000 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

Date: 21.01.2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~13 JAN 2000~~ 13 JAN 2000 24 JAN 2000

Officer: NL | Application No. LB | 2000 | 0446

Map No. 19.. Site ...0008....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(LB) PROPOSED ~~FIRE~~ SINGLE STOREY REAR EXTENSION TO LISTED BUILDING PLUS ALTERATION TO ROOF & WINDOWS OF EXISTING FIRST FLOOR EXTENSION

Location: LITTLE ORCHARD ~~CANHURST LANE~~ BATH ROAD Bath Rd Canhurst Lane

Parish: WARGRAVE

Ward: Wargrave & Remenham 31.1.2000

Applicant: MR FOZARD

Fee Received NR ..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			24 JAN 2000
4	Correct S 66 certificate	S66 ? None S66 only Serv	20/1	
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ..... Listed Bdg. .....

Date Site Notice Sent : 31.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓ .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

Plus:—

OTHERS: ~~The Victorian Society~~ Society for Prot. of Ancient Bdgs .....

English Heritage ✓ .....

..... (Pre-app attached to full app)

NEIGHBOURS:

..... S/N Sufficient. .....

24 JAN 2000

DAVE EMMETT BUILDING SERVICES

LINWOOD, SUMMERLEYS ROAD, PRINCES RISBOROUGH, BUCKS HP27 9QD
TEL: 01844 346285 FAX: 01844 274526 MOBILE: 0850 423852 VAT REG. NO. 537 3779 09

DRAWING

TECHNICAL DETAILING

PLANNING NEGOTIATION

BUILDING REGULATION SUBMISSIONS

SCHEDULES

QUANTITIES

COSTING

SUPERVISION

CONSTRUCTION

YOUR REF: 22-1-00

Wokingham District Council 24. JAN. 2000* 0416
Planning Services
Shute End:
WOKINGHAM.
Berks. RG40 1WR.

for the attn of Mrs. C. HURST.

Dear Sirs

Re: "Little Orchard" Canhurst Fm La
KNOWL HILL.

Thank you for your communication of 20th Jan.

Please find enclosed duplicate copies of CERTIFICATE 'A' completed & signed.

with thanks.

Dave Emmett

NHBC REGISTERED NUMBER 71207
Registered House-Builder

DAVID ALEXANDER EMMETT M.C.I.O.B. CHARTERED BUILDER

FEDERATION OF MASTER BUILDERS

DAVE EMMETT BUILDING SERVICES
Linwood Summerleys Road Princess Risborough Bucks HP17 9QD

24.JAN.2000* 0416

Wokingham Ditrict Council
PO Box 157
ShuteEnd
Wokingham
Berks
FAO Planning Deptartment

Re:Little Orchard Canhurst Lane Knowl Hill

Please find enclosed the following documents forming our Listed Building Consent application in respect of the above property:-

5 copies of drawing no 1 2 &3
5 copies of the application forms

Should you require any further information please do not hesitate to contact us.

Yours faithfully

Mr D Emmett

ADDRESS LITTLE ORCHARD BATH ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU8279 (19)

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1772A

LITTLE ORCHARD. CANNUST LA. BATH RD

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A 24.JAN.2000* 0416

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

✓

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant has~~ I have given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated.....

†See note (a) to Certificate A

2. *~~The applicant has~~ I have given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant has~~ I have taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

4. Notice of the application as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(c) .....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(d) on.....

Copy of notice as published SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

1. I am / *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of Mr. G. Foxard.

Date 22 Jan 00.

* Delete where inappropriate

1871/A

WOKINGHAM DISTRICT COUNCIL 24. JAN. 2008 Application No. 0416

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME: MR GLEN FOZARD
   ADDRESS: LITTLE ORCHARD, CANHURST LANE, KNOWL HILL
   POST CODE: RG10 9XT
   PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: DAVE EMMETT BUILDING SERVICES
   ADDRESS: LINWOOD, SUMMERLEYS RD, PRINCES RISBOROUGH, BUCKS
   POST CODE: HP27 9QD
   PHONE: 01844 346285

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: LITTLE ORCHARD, CANHURST LANE, KNOWL HILL

   (b) What type of building, e.g. barn, dwelling, does the Application relate to.
   BUILDING TYPE: DWELLING

   (c) What is the existing use of the building, if vacant, state this together with last use of the building.
   BUILDING USE: RESIDENTIAL

   (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
   LISTING GRADE: 2

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   DRAWING NOS 1, 2, 3

5. Applicants interest in land? e.g. owner, lessee, potential purchaser
   OWNER.

6. WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.
   INFILL EXTENSION AT GROUND FLOOR UNDER EXTG FIRST FLOOR BATHROOM, WITH PITCHED ROOF REPLACING EXTG FLAT ROOF OVER, REPLACEMENT WINDOWS, REPLACEMENT OF RAINWATER GOODS & GENERAL REPAIRS

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.
   FACING BRICKWORK TO MATCH EXTG.
   PLAIN CLAY TILES TO MATCH EXTG.

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑

Relaxation of Condition ☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☐	☑
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☑

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?

(b) What is the cubic content of the part to be removed?

(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING? No

If **YES**, state date, to whom application was made and the result of the application if known.

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed ..... on behalf of Mr G. Fozard

Date 10-1-00

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

FILE
LB/2000/0416

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 26. NOV. 02

TO: BROWNE (BMA BANGS.)

FROM: WOKINGHAM. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 5

RECIPIENT FAX NUMBER: 01628. 890857

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: LITTLE ORCHARD : CANHURST LANE . KNOWL HILL

NOTES:
Enclosed planning and Listed Building Notifications of Approvals.
P/2000/0287 and LB/2000/0416
as previously promised but not enclosed. SORRY.

Hayla Sanders

BROWNS
SOLICITORS

Courtyard Offices,
3 High Street, Marlow, Bucks SL7 1AU
Tel: 01628 476988
Fax: 01628 890857
DX: 300913 MARLOW
Web: www.brownssolicitors.co.uk

PLANNING SERVICES
FOL
DC
TRP
CS
25 NOV 2002
COPIES TO

Mr H Sanders
Conservation Architect
Wokingham Unitary Authority
DX 33506
WOKINGHAM

OUR REF BMA Bangs

YOUR REF HS/TAB/F/2000/0287/ & LB/2000//0416

DATE 22 November 2002

REPLY REQUIRED

Dear Mr Sanders

Re: Little Orchard, Canhurst Lane, Knowl Hill, Reading

Thank you for your helpful letter of 20th November, the contents of which we note.

Unfortunately the copy Planning Approval ref: F/2002/0287 was not enclosed with your letter and we would be obliged for a copy in due course.

Thank you for your assistance.

Yours faithfully

BROWNS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Fozard
C/O Dave Emmett Building Services
Linwood
Summerleys Road
Princess Risborough
Bucks
HP27 9QD

Application Number: LB/2000/0416

Parish: **WARGRAVE**

Location: **Little Orchard, Canhurst Lane, Knowl Hill, Reading.**

Proposal: **Proposed single storey rear extension to listed building plus alteration to roof and windows of existing first floor extension, two storey rear extension and alterations to existing conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No building work shall be carried out until full joinery details including windows and doors have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawings numbers 1c and 2c submitted to the Local Planning Authority on 21/06/00 showing the alteration of the roof plan and the entrance way.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 15/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Fozard
C/O Dave Emmett Building Services
Linwood
Summerleys Road
Princess Risborough
Bucks
HP27 9QD

Application Number: F/2000/0287

Parish: **WARGRAVE**

Location: **Little Orchard, Canhurst Lane, Knowl Hill, Reading.**

Proposal: **Proposed single storey rear extension to dwelling (under existing first floor extension) plus pitched roof to existing extension and two storey rear extension**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No building work shall be carried out until full joinery details including windows and doors have been submitted to and approved by the Local Planning Authority. Development shall be carried out in full accordance with these approved details and thereafter maintained.

Condition

4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing numbers 1c and 2c submitted to the Local Planning Authority on 21/06/00 showing the alteration to the proposed roof plan and entrance way.

Reason

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason

2. To ensure a satisfactory external appearance.

Reason

3. To ensure a satisfactory external appearance.

Reason

4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 15/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

REPLY REQUIRED

DC	ENF
APP	
CS	
24 MAR 2000	
COPIES TO:	ACK:
	FILE:

HS (27557

Dave Emmett Building Services
Linwood
Summerleys Rd
Princess Risborough
Bucks
01844 346285

Wokingham District Council
PO Box No. 157
Council Offices
Shute End
Wokingham
Berks

PLANNING SERVICES	
POL	
DC	
APP	
CS	
23 MAR 2000	
COPIES TO:	ACK: 05-04
	FILE: LB/2000/0416

FAO Mr Sanders Conservation Architect

Re Little Orchard Conhurst Fn Lane Knowl Hill
Planing ref no. 2000 0287 Listed Building 2000 0416

Further to our telephone conversation please find enclosed a copy of the roof plan for the proposals.

In addition we enclose a copy of our amended drawings showing the extended roof being removed and the WC having a lean-to roof, for your approval.

Please contact us with any comments/approval so that we can issue revised drawings to the planing officer.

Yours faithfully

DAVE EMMETT.

HS CONCERNS STILL.

1 ROOF FORM.

2 BUILDING FORM + MASS.

3 WINDOW + DOOR DESIGN.

DAVE EMMETT BUILDING SERVICES
Linwood Summerleys Road Princess Risborough Bucks HP17 9QD

PLANNING SERVICES	HPT 27069
POL	TLS
DC NL	ENF
APP	
CS	
06 APR 2000	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks

FAO Ms N Lake

Reply Req Replied on the 5/5/2000 explained plans were unacceptable and suggested a meeting

Dear Madam

Re: Little Orchard Canhurst Lane Knowl Hill Planning ref F 2000/0416

With reference to the above site we confirm having spoken to the Conservation Architect , Mr Saunders, as per our discussion , who expressed his concerns over the form of the roof to the additional wc extension to the side together with the roof form over the existing bathroom flat roof .

Consequently we revised our plans to accommodate his concerns by restricting the wc side extension to a lean to type roof at ground floor level only and provided him with a roof plan (as per his request).

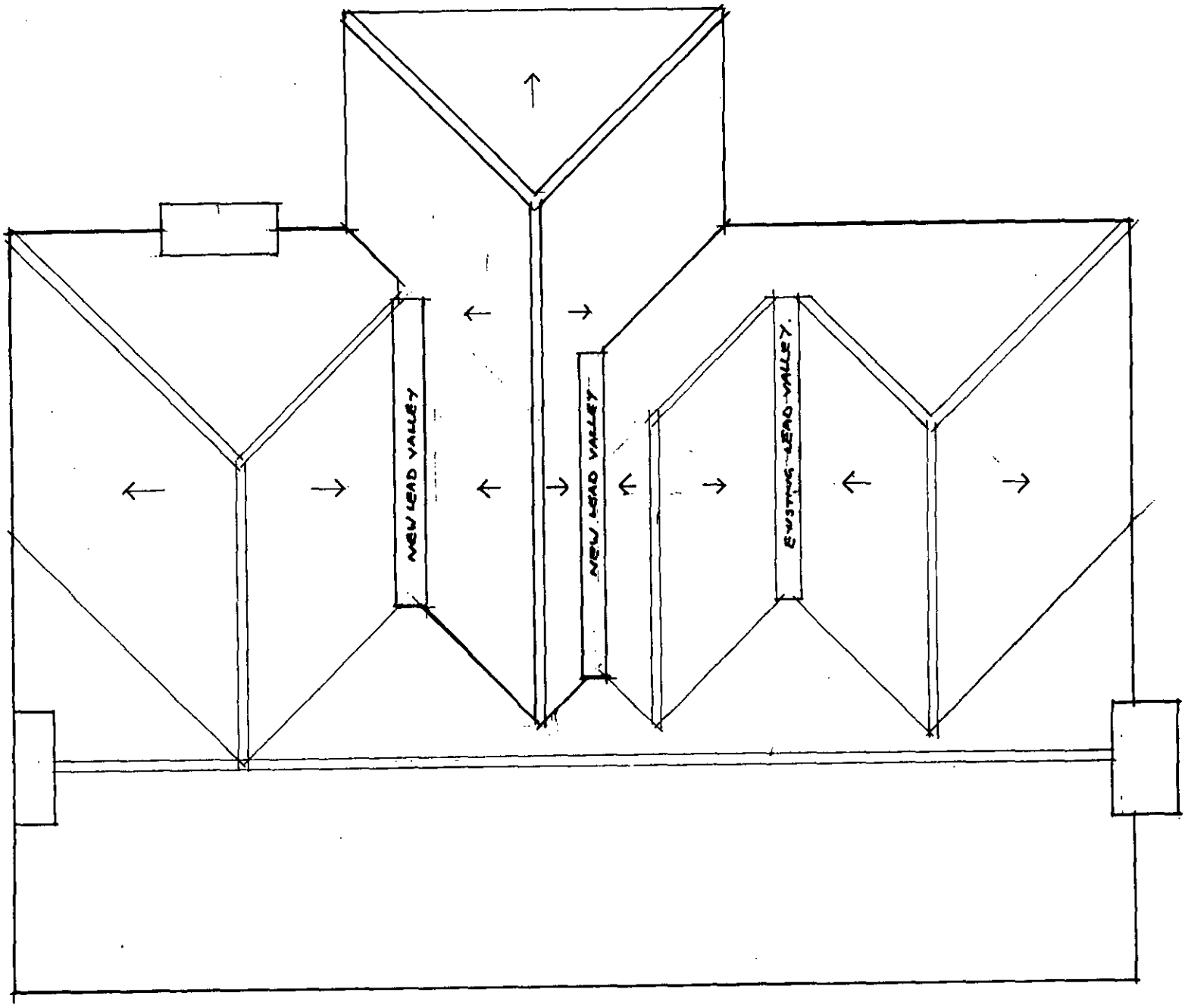
We have again spoken to Mr Saunders , who stated that he was still unhappy with the new pitched roof over the existing bathroom flat roof . We tried to explain the situation however he stated that he wanted to discuss this further with yourself.

Our client are extremely anxious to commence works and therefore we would be most grateful if you would clarify hi concerns as soon as possible.

Yours faithfully

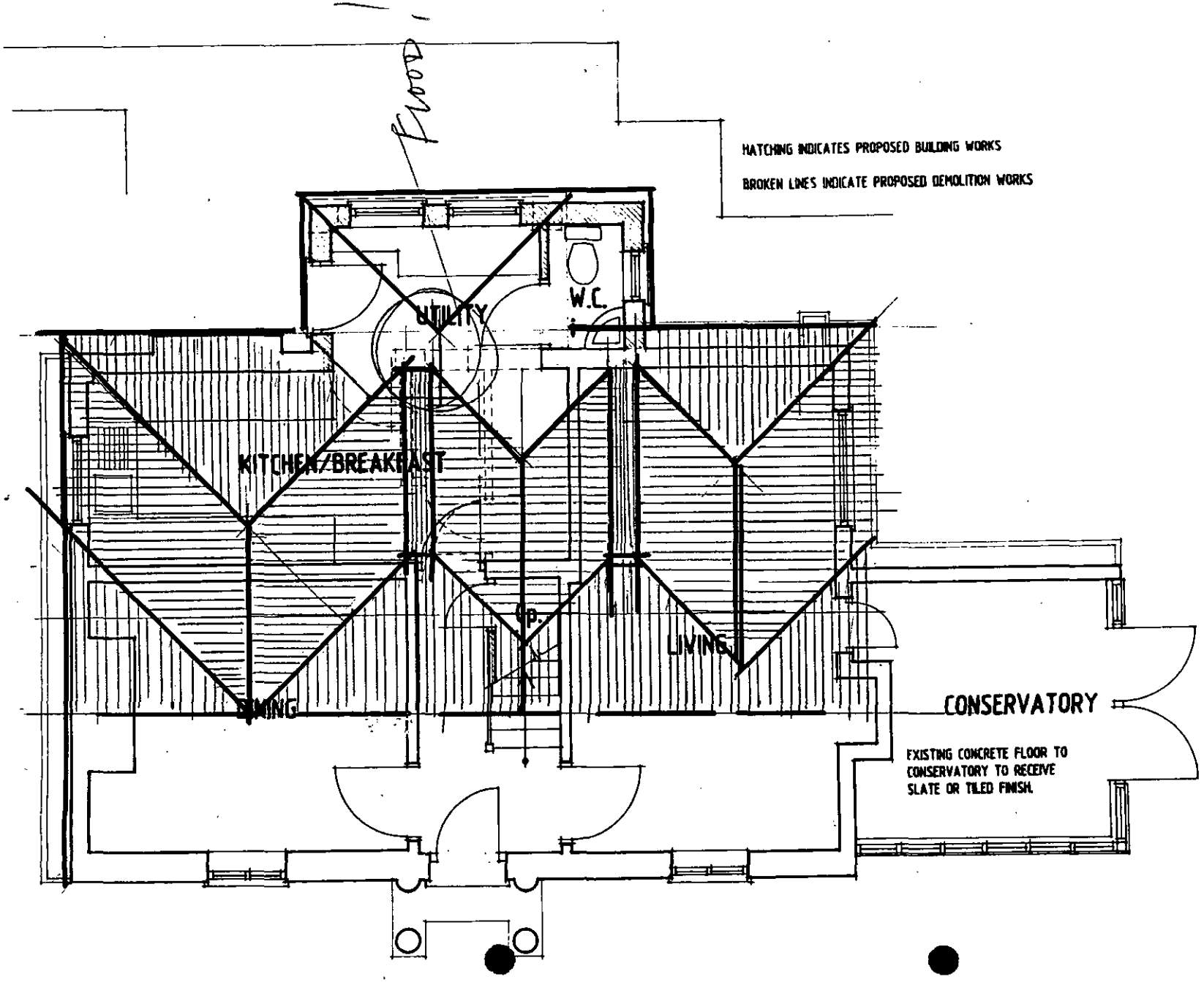
Superseded .

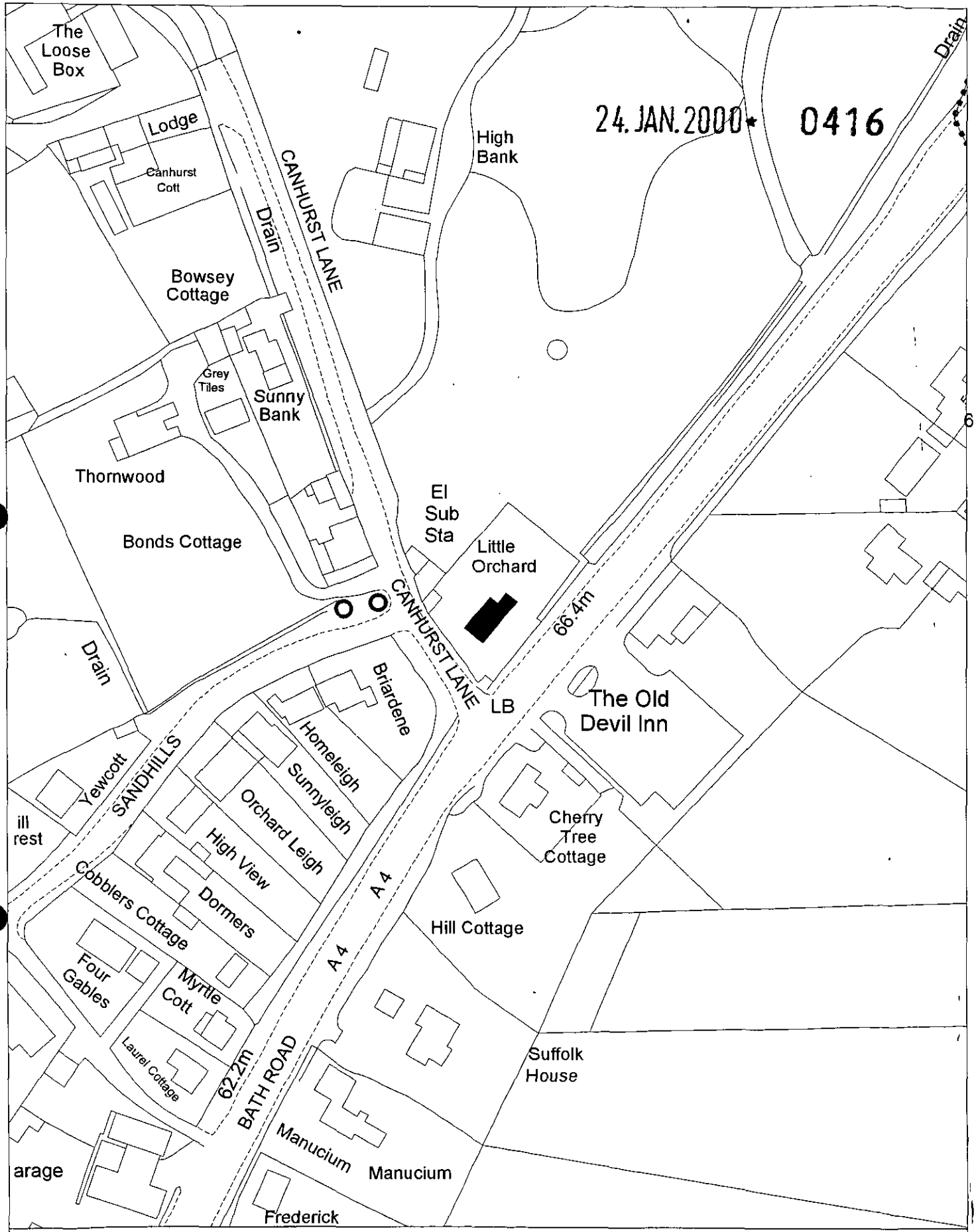
Mr D Emmett



ROOF PLAN

FIRST FLOOR PLAN





Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. *Wokingham District Council, Licence No. LA086134*
Date: 18 January 2000

N W E S