APPLICATION NO:
F/2001/5214

LOCATION:
Hennerton Holt Hennerton, Wargrave Reading

APPLICANT:
Mr Nicolai C/O Banks Brown Associates

PROPOSAL:
Proposed front and rear dormer extensions to form rooms in loft space.

EARLIEST DATE FOR DECISION: **08/12/2001**
28 day expiry 12 Dec 01
APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: **Andrew Thorley**

FL.

APPROVED

323

D8

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Nicolai
C/O Banks Brown Associates
55 High Street
Marlow
Bucks
SL7 1BA

Application Number: F/2001/5214

Parish: **WARGRAVE**

Location: **Hennerton Holt, Hennerton, Wargrave, Reading.**

Proposal: **Proposed front and rear dormer extensions to form rooms in loft space.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plan submitted to the Local Planning Authority on 28th January 2002 and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C4 and C8.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WGB1, WGB3, WLL2 and WLL3.

Anna Cronin
Head of Planning & Transportation
Date: 18/02/2002

Notice checked by: _____

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.

Banks Brown Associates

Consulting Civil & Structural Engineers

REPLY REQRD

PLANNING SERVICES	HPT 57803
POL	TLS
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APP	
CS	

24 JUN 2002

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PRE-APP ADVICE.

21 June 2002

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Informed Mr K. Smith the third dormer appears OK, subject to Basia agreeing. Have asked him to submit application. No further action required on this letter.
Francis.

For the attention of Francis Leo

Dear Sirs,

Proposed loft conversion at
Hennerton Holt, Wargrave, Berks, RG10 8PD
Planning App. No. F/2001/5214

I have been asked by Mr. Nicolai to enquire about the possibility of adding a third dormer window to the rear elevation, as shown on the enclosed sketch. As you are aware, the rear elevation overlooks the valley and Mr and Mrs Nicolai feel it would be a great injustice if this view was not seen from the second bedroom within the roof space.

Mr. Nicolai is aware that the addition of the dormer window cannot be accepted as an amendment to the scheme and is prepared to submit a further application, on the proviso that it would stand a good chance of being approved.

I would appreciate your views on the matter.

Yours faithfully,

J. Kilner-Smith

Encl.

Banks Brown Consulting Engineers Ltd
55 High Street, Marlow, Buckinghamshire SL7 1BA
Tel: 01628 482225 **Fax:** 01628 898120

Offices also at: Liss – Hampshire Berkhamsted – Hertfordshire
Directors: M.A.Judd BSc CEng MICE, T.J.Read **Consultant:** R.G.D. Brown MA CEng MICE

Registered Office: Hurst House, High Street, Ripley, Surrey GU23 6AY Registered in England No: 4272153

Tel. (0118) 974 6430 (Direct Line)
Fax. (0118) 974 6484
Email. Francis.leo@wokingham.gov.uk
Date June 24, 2002

My ref. FL/smv/Pre-app57803
Your ref. BB/3750

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Banks Brown Consulting Engineers Ltd
55 High Street
MARLOW
Buckinghamshire
SL7 1BA

For the attention of J Kilner-Smith.

Dear Sir / Madam

Letter I.D Number: **57803**

Details of Proposal: **Addition of third dormer window to rear elevation.**

Address of Site: **Hennerton Holt, Wargrave, Berkshire.**

Your request for an informal officer opinion on the above proposal was received on June 24, 2002.

The Case Officer who will be dealing with your enquiry is Mr Francis Leo.

In some cases it is necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the proposal.

It is the Council's aim to seek to respond to requests for pre application advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

P.P. Principal Development Control Officer

PLANNING SERVICES	HPT
POL	LS
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24 JUN 2002	
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	FILE

Proposed dormer window
(to Match other windows).



SOUTH WEST ELEVATION

Received by Wokingham District Council

Application No: F/2001/5214

Proposal:
Proposed front and rear dormer extensions to form rooms in loft space.

Location:
Hennerton Holt, Hennerton, Wargrave, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5214 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. 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 be issued 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

14 November 2001

(RING ONE)

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

F/2001/5214

App No. (Planaps) / (Ludhouse) Date Rec. 27/11/01

Location: Hennerton Holt

Hennerton Parish Waltham

Applicant: Mr Nicolai

Description of attached plans

Roof Plan + Parking Plan

Drawing No's: BB/3750/4 + BB/3750/3A

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:

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:

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 AT

Consultations Sent by Admin. on 28.11.PS.

Yellow - Part One Copy
Green - Officer's Copy

**********FILE COPY**********

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5214

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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: F/2001/5214
Hennerton Holt, Hennerton, Wargrave, Reading.
Proposed front and rear dormer extensions to form rooms in loft space.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5214**
Hennerton Holt, Hennerton, Wargrave, Reading.
Proposed front and rear dormer extensions to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5214

CONFIDENTIAL

Councillor 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: F/2001/5214
Hennerton Holt, Hennerton, Wargrave, Reading.
Proposed front and rear dormer extensions to form rooms in loft space.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5214**
Hennerton Holt, Hennerton, Wargrave, Reading.
Proposed front and rear dormer extensions to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

Banks Brown Associates

Consulting Civil & Structural Engineers

PLANNING SERVICES	HPT 52619
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04 FEB 2002	
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	FILE:

1 February 2002

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Francis Leo

Dear Sirs,

Re: Proposed loft conversion at Hennerton Holt, Wargrave, Berks, RG10 8PD
Planning App. No. F/2001/5214

Further to our recent telephone conversation, I enclose six copies of the revised drawings BB/3750/3B and 4A showing the proposed floor layouts and roof plan respectively.

If you require further copies please let me know.

Yours faithfully,

J. Kilner-Smith

enc.

Banks Brown Consulting Engineers Ltd
55 High Street, Marlow, Buckinghamshire SL7 1BA
Tel: 01628 482225 **Fax:** 01628 898120

Offices also at: Liss – Hampshire Berkhamsted – Hertfordshire
Directors: M.A.Judd BSc CEng MICE, T.J.Read ***Consultant:*** R.G.D. Brown MA CEng MICE

Registered Office: Hurst House, High Street, Ripley, Surrey GU23 6AY Registered in England No: 4272153

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5214
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5214

Applicant : Mr Nicolai C/O Banks Brown Associates.

Location : Hennerton Holt, Hennerton, Wargrave, Reading.
Proposal : Proposed front and rear dormer extensions to form rooms in loft space.

Site Notice Displayed ? :

YES	NO	DATE
✓		19 Dec 01

Date of Neighbour Notifications : .....

Date of Site Visit : 19 Dec 01.

Date Registered : 02/11/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 28/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wargrave Parish : no comment
Highways : approve with conditions.

Planning Issues : Green Belt, ASL1 designation.

WGB1, WGB3 ——— Wokingham District local Plan
Policy. 9 ——— Green Belt Plan
C4. C8 ——— Berkshire Structure Plan
WLL2; WLL3. ——— Wokingham District local Plan

Application Number: F/2001/5214 **Officer : Francis Leo**
Hennerton Holt Hennerton
Wargrave, Reading

Appraisal :

Development
For the proposal of two front and two rear dormers and to form rooms in the loft space. There would be no alteration to the existing roof except for the location of the dormers.

The site is a detached property located in the Green Belt and Area of Special Landscape Importance.

Impact upon neighbouring properties
The site is situated in very large grounds and the nearest properties to the north, south and east are about 30m away. Because of the distance it is unlikely to have any impact upon neighbouring properties.

Impact upon the character of the area
The site is in the Green Belt and Area of Special Landscape Importance. Its location is particularly important because it is on higher ground over looking River Thames and surrounding areas. The proposal is for two small dormers to be located facing north and two small dormers facing south. At present there are two small dormers facing north located on the lower roof of he main building. The proposed dormers would be at the higher roof level. It is considered that the proposed dormers appear part and parcel of the main dwelling, hence there would be no adverse impact upon the character of the area.

Parking: The proposed loft space would provide two additional bedrooms. The area at the front of dwelling is large enough to accommodate about 8 cars and this is shown on location plan.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5214
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C01	R01	
2	C14	R14	
3	C122	R122	

RECORD OF SITE VISIT

Francis Loo

SITE ADDRESS: Hennerton Holt
Hennerton Wargrave Reading.

APPLICATION NUMBER: F/2001/5214

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 19 Dec 01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Greenbelt and ~~ESGE~~ ASLI
A few detached dwellings in large grounds The Hennerton area is on a hill overlooking River Thames and lands beyond.

3. DESCRIPTION OF SITE/BUILDING A large Two storey bldg with a high pitched roof. with 2 dormers ~~to~~ at the front. A guest room and staff accommodation were added in 1966.

4. RELATIONSHIP TO ADJOINING PROPERTIES Site in large grounds, nearest properties to the north, south and east are some aways

5. SITE CONSTRAINTS

TREES a few trees along the pheriphery of site.

ACCESS/PARKING large forecourt to accommodate 8 cars.

LEVELS site at high level to east and slopes to the west.

BOUNDARY TREATMENT hedges and trees.

OTHERS

RB COPY

FROM: Andrew Thorley FL

DATE: 30 November 2001

PLANNING SERVICES	HPT
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0 3 JAN 2002	
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WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/5214

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Site Address: Hennerton Holt, Hennerton, Wargrave, Reading.

Applicant: Mr Nicolai C/O Banks Brown Associates.

Your observations are required in respect of this application **by 08/12/2001** .

No comment.

SIGNED: _____ DATE: 10/12/01

Clerk To Wargrave Parish/Town Council.

Date: 28 November 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/5214

Location: Hennerton Holt, Hennerton, Wargrave, Reading.

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Applicant: Mr Nicolai C/O Banks Brown Associates.

Case Officer: Andrew Thorley

The new plans show the following: Roof plan and parking plan. Drawing nos BB/3750/4 & BB/3750/3A.

Comments are required by 08/12/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

As previous: C122, R122.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 14 November 2001

Application Number: F/2001/5214

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Parish: WARGRAVE PARISH

Site Address:
Hennerton Holt, Hennerton, Wargrave, Reading.

Applicant:
Mr Nicolai C/O Banks Brown Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C1, 22, R1, 22.

Signed: _____ **Print name:** AC 15/11/01

Date: 28 November 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5214

Location: Hennerton Holt, Hennerton, Wargrave, Reading.

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Applicant: Mr Nicolai C/O Banks Brown Associates.

Case Officer: Andrew Thorley

The new plans show the following: Roof plan and parking plan. Drawing nos BB/3750/4 & BB/3750/3A.

Comments are required by 08/12/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Banks Brown Associates

Consulting Civil & Structural Engineers

PLANNING SERVICES	HPT5034-7
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27 NOV 2001	
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	FILE

26 November 2001

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

ADDITIONAL PLAN
5214

For the attention of Andrew Thorley

Dear Sirs,

Re: Proposed loft conversion at Hennerton Holt, Wargrave, Berks, RG10 8PD
Planning App. No. F/2001/5214

Thank you for your letter of 14 November and attached comments. I am enclosing six copies of the roof plan as requested. We have checked the site. There is space for eight cars outside, leaving enough room to drive round the central lawn. This is indicated on the amended drawing BB/3750/3A, although the boundary of the drive on the plan is indicative and has not been surveyed.

If you require further information or clarification please do not hesitate to contact me.

Yours faithfully,

pp J. Kilner-Smith

enc.

Banks Brown Consulting Engineers Ltd
55 High Street, Marlow, Buckinghamshire SL7 1BA
Tel: 01628 482225 **Fax:** 01628 898120

Offices also at: Liss – Hampshire Berkhamsted – Hertfordshire
Directors: M.A.Judd BSc CEng MICE, T.J.Read **Consultant:** R.G.D. Brown MA CEng MICE
Registered Office: Hurst House, High Street, Ripley, Surrey GU23 6AY Registered in England No: 4272153.

Banks Brown Associates

Consulting Civil & Structural Engineers

PLANNING SERVICES	HP 5034-7
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26 November 2001

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

ADDITIONAL PLAN
5214

For the attention of Andrew Thorley

Dear Sirs,

Re: Proposed loft conversion at Hennerton Holt, Wargrave, Berks, RG10 8PD
Planning App. No. F/2001/5214

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If you require further information or clarification please do not hesitate to contact me.

Yours faithfully,

pp J. Kilner-Smith

enc.

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Registered Office: Hurst House, High Street, Ripley, Surrey GU23 6AY Registered in England No: 4272153

Banks Brown Associates

Consulting Civil & Structural Engineers

PLANNING SERVICES	HPT 52194
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22 January 2002

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Francis Leo

Dear Sirs,

Re: Proposed loft conversion at Hennerton Holt, Wargrave, Berks, RG10 8PD
Planning App. No. F/2001/5214

Further to our recent telephone conversation I enclose a copy of the revised drawing BB/3750/2A, showing the proposed elevations, for your comments.

Mr Nicolai has been away on business and is due back in the country on Monday 28 January. If it helps, we could meet at the above property to discuss any queries or reservations you may have with our revised proposals.

I look forward to hearing from you.

Yours faithfully,

J. Kilner-Smith

enc.

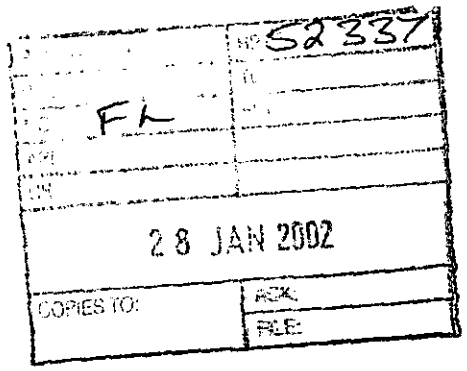
Banks Brown Consulting Engineers Ltd
55 High Street, Marlow, Buckinghamshire SL7 1BA
Tel: 01628 482225 **Fax:** 01628 898120

Offices also at: Liss – Hampshire Berkhamsted – Hertfordshire
Directors: M.A.Judd BSc CEng MICE, T.J.Read ***Consultant:*** R.G.D. Brown MA CEng MICE
Registered Office: Hurst House, High Street, Ripley, Surrey GU23 6AY Registered in England No: 4272153

Bosia has
agreed to
their revision -

Banks Brown Associates

Consulting Civil & Structural Engineers



25 January 2002

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Francis Leo

Dear Sirs,

Re: Proposed loft conversion at Hennerton Holt, Wargrave, Berks, RG10 8PD
Planning App. No. F/2001/5214

Further to our recent telephone conversation I enclose five copies of the revised drawing BB/3750/2A, showing the proposed elevations.

Yours faithfully,

J. Kilner-Smith

enc.

Banks Brown Consulting Engineers Ltd
55 High Street, Marlow, Buckinghamshire SL7 1BA
Tel: 01628 482225 **Fax:** 01628 898120

Offices also at: Liss – Hampshire Berkhamsted – Hertfordshire
Directors: M.A.Judd BSc CEng MICE, T.J.Read **Consultant:** R.G.D. Brown MA CEng MICE
Registered Office: Hurst House, High Street, Ripley, Surrey GU23 6AY Registered in England No: 4272153.

RB.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 3 JAN 2002	
COPIES TO:	ACK:
	FILE:

Date: 28 November 2001

To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2001/5214

Location: Hennerton Holt, Hennerton, Wargrave, Reading.

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Applicant: Mr Nicolai C/O Banks Brown Associates.

Case Officer: ~~Andrew Thorley~~ FL

The new plans show the following: Roof plan and parking plan. Drawing nos BB/3750/4 & BB/3750/3A.

Comments are required by 08/12/2001.

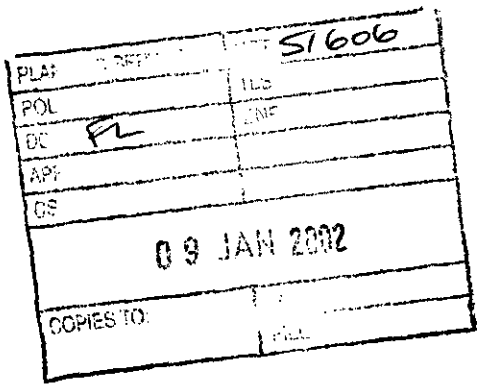
Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

No comment

Eldredge

Banks Brown Associates

Consulting Civil & Structural Engineers



7 January 2002

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Francis Leo

Dear Sirs,

Re: Proposed loft conversion at Hennerton Holt, Wargrave, Berks, RG10 8PD
Planning App. No. F/2001/5214

With reference to the above planning application I wish to extend the determination date a further three weeks, from today's date, in order to revise the proposed roof design.

I will forward the amended drawings on or before 28 January 2002.

Yours faithfully,

J. Kilner-Smith

enc.

Banks Brown Consulting Engineers Ltd
55 High Street, Marlow, Buckinghamshire SL7 1BA
Tel: 01628 482225 **Fax:** 01628 898120

Offices also at: Liss – Hampshire Berkhamsted – Hertfordshire
Directors: M.A.Judd BSc CEng MICE, T.J.Read **Consultant:** R.G.D. Brown MA CEng MICE
Registered Office: Hurst House, High Street, Ripley, Surrey GU23 6AY Registered in England No: 4272153.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV 2001	Map No. 14 Site 045
Officer: AT / Application No. F/2001/5214	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FRONT & REAR DORMER EXTENSIONS TO FORM ROOMS IN LOFT SPACE

Location: HENNERTON HOLT, HENNERTON (WARGRAVE ROAD)

Parish: WARGRAVE Ward: WARGRAVE

Applicant: MR NICOLAI

Fee (4) Received 95-00 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	Show dormers + parking for 6 vehicles.	14/11	27/11/01 ✓
3	Forms unsigned			
4	Correct S 66 certificate			
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 .....

Date Site Notice Sent : 14.11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: Green Belt
Area of Special Landscape Importance

No pre-apps on file, but see comments on covering letter.

NEIGHBOURS:

S/N + see map.

Banks Brown Associates

02 NOV 2001

Consulting Civil & Structural Engineers

1 November 2001

BB/3750

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs,

Re: Proposed loft conversion at Hennerton Holt, Wargrave, Berks, RG10 8PD

Thank you for your letter of 6 September 2001 together with enclosures. I am now in a position to submit a formal planning application for the proposed loft conversion at the above property. I therefore enclose six copies of the application form, signed and dated, six copies of the proposed and existing drawings, including the location plan and site plan and of course the planning application fee of £95.00.

If you require further information please do not hesitate to contact me.

Yours faithfully,

J. Kilner-Smith

enc.

Banks Brown Consulting Engineers Ltd
55 High Street, Marlow, Buckinghamshire SL7 1BA
Tel: 01628 482225 **Fax:** 01628 898120

Offices also at: Liss – Hampshire Berkhamsted – Hertfordshire
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Environmental Services

For office use only.
Application number: 02 NOV 2001 * 5214

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. NICOLAI HENNERTON HOLT WARGRAVE BERKS RG10 8PD 01189 404029
2	Agent's Name Address and postcode Phone number	BANKS BROWN ASSOCIATES 55 HIGH STREET MARLOW BUCKS SL7 1BA 01628 482225.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	HENNERTON HOLT WARGRAVE BERKS RG10 8PD.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED LOFT CONVERSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BROWN PLAIN ROOF TILES TO MATCH EXISTING. PAINTED TIMBER WINDOWS TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: FIVE	Proposed: SEVEN
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of: MR. NICOLAI

Date: 1-11-01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

E

ADDRESS HENNERTON. HARGRAVE ROAD. PARISH HARGRAVE.

PLOT No. ORD. SHEET No. SU 7858 (14)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/271/65	Mr Bertelli	Extensions	12. 11. 65	C/A R
R/50/66	" "	Add guest + staff accom.	17 3 66	C/A App
R/232/66	Mr S Dishton	Alterations + Additions	4 8 66	App App

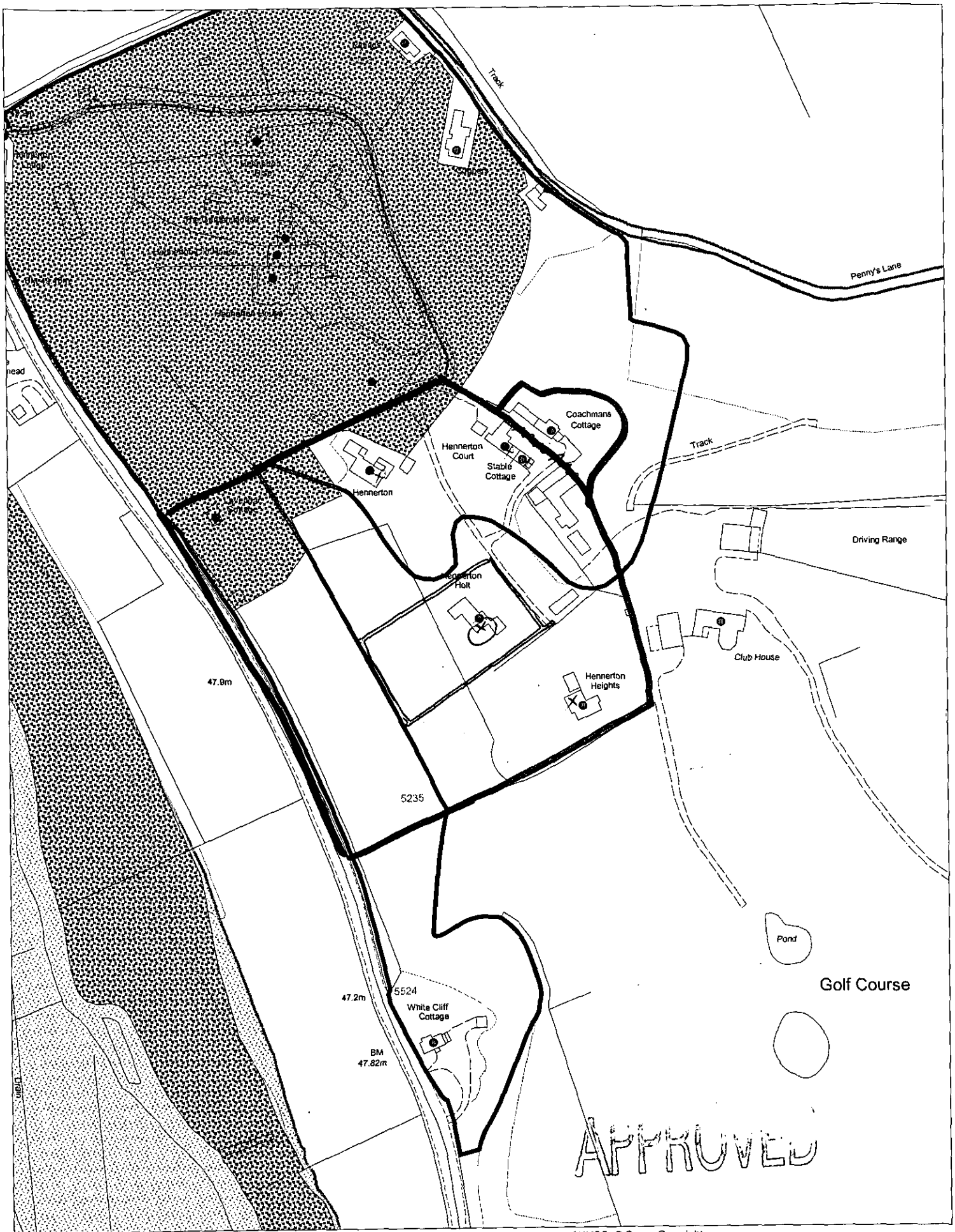
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

02.NOV.2001 * 5214



APPROVED

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Development Control Section, Environmental Services, Wokingham District Council.
12 November 2001

Scale: 1 : 2500

N W E S