APPLICATION NO:
F/2001/5577

LOCATION:
9 High Street, Twyford Reading.

APPLICANT:
Century Galleries Ltd C/O Simon Eve Associates

PROPOSAL:
Proposed enclosure of air conditioning units to rear of building.

EARLIEST DATE FOR DECISION: **07/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: **Andrew Thorley**

Heidi Lynch.

DO 691

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Century Galleries Ltd
C/O Simon Eve Associates
Century Galleries House
P O Box 4618
Thameside
Henley-on-Thames
Oxon RG9 2WB

Application Number: F/2001/5577

Parish: **TWYFORD**

Location: **9, High Street, Twyford, Reading.**

Proposal: **Proposed enclosure of air conditioning units to rear of building.**

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.

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.

Informative

1. 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 PoliciesEN1 and EN4.
Loddon Area Local Plan Policies LBE1, LBE2, LBE12, LBE14, LBE15 and PN2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE2, WHE4, WHE5 and WSH3.

Anna Cronin
Head of Planning & Transportation
Date: 05/03/2002

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.

TREVOR ANNA

Appeal Decision

Site visit made on 7 January 2002

By N P Freeman BA(Hons) Dip TP MRTPI DMS

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
21 JAN 2002

Appeal A: APP/X0360/A/01/1073503
Former Post Office, 9 High Street, Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Century Galleries Limited against Wokingham District Council.
- The application (Ref. F/2001/4776), is dated 4 July 2001.
- The development proposed is modifications to front shop window (stallriser, glazing bars, hanging signs).

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Appeal B: APP/X0360/A/01/1073504
Former Post Office, 9 High Street, Twyford

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with a condition subject to which a previous planning permission was granted.
- The appeal is made by Century Galleries Limited against Wokingham District Council.
- The application (Ref. VAR/2001/4777) is dated 4 July 2001, (not formally registered by the Council until 24 August 2001).
- The application sought the removal of Condition (v) preventing the use of the fascia for advertising (and modification to fix a fascia board) attached to a planning permission granted on appeal (Ref. T/APP/X0360/A/99/1030088/P4), dated 29 March 2000, for the change of use to A3 restaurant/bar, A1/B1 mixed shop/workshop and 2 flats at the Former Post Office, 9 High Street, Twyford. This condition was also attached to the planning permission for the same development (Ref. 99/69731/F) granted by the Council on 29 July 1999 but it was not one which the earlier appeal specifically sought to remove or vary.
- The condition in dispute states that: "The existing embossed fascia lettering stating "TWYFORD POST OFFICE" on the front elevation of the building shall be retained and not altered or obstructed"
- The reasons given for this condition was: "To preserve or enhance the character or appearance of the locality, which is within the Twyford Conservation Area.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. In the representations submitted by the parties in respect of Appeal A, there are conflicting views about whether all aspects of the described proposal require planning permission. In particular there are differing views on whether the proposed hanging signs require planning permission. In this case the situation is somewhat unusual as it is the appellant who claims that permission for the signs is required and the Council who take the opposing view. I am

required to deal with the proposal as applied for on its merits. A letter from The Planning Inspectorate dated 9 November 2001 confirms that this will be the approach adopted by the Inspector for both appeal proposals. The appellant has the right to apply for a certificate of lawfulness of proposed development under Section 191/192 of the Act if a formal determination is required concerning any aspect of the proposed development. The matter of whether the signs require advertisement consent under the Town and Country Planning (Control of Advertisement) Regulations 1992 is not before me.

2. With Appeal B there appears to have been some confusion over whether the intention was to seek the removal of all or part of the condition in question. I have dealt with the proposal as applied for, namely to remove the condition. The appellant has also made some general references to the validity of the condition. Nevertheless, the Inspector's decision, imposing the condition, was not challenged and it therefore remains in force, subject to my decision on this appeal. It should also be recognised that, although the condition in question was not formally contested by the earlier appeal, the Inspector had the legal power to remove or modify this condition or to attach one that was less onerous. A new permission was also created by that Inspector's decision.

Main Issues

3. From my inspection of the site and its surroundings and my examination of the representations submitted, I consider that the main issue with both appeals to be the impact on the character and appearance of the Twyford Conservation Area.

Planning Policy

4. The development plan for the area comprises the adopted Berkshire Structure Plan (1991-2006) and the Loddon Area Local Plan (LALP), adopted in 1995. Policy EN1 of the structure plan sets down criteria for the protection and enhancement of the environment of built-up areas. Policies EN4 and EN5 are concerned, amongst other things, with preventing inappropriate alterations to buildings in conservation areas and protecting such areas from damaging changes to their character and appearance. Similar policies (LBE1, 12 & 14) are contained in the LALP and Policy LBE11 of this plan requires new shopfronts to relate satisfactorily to the architectural framework of the building, to be compatible with the character of the area as a whole and to use appropriate materials and styles. Additionally, within conservation areas, traditional shopfronts or remaining features should be retained.

5. I have also had regard to the policies referred to by the Council in the Wokingham District Local Plan (WDLP) (Deposit Draft 1997), which continue the general thrust of the above policies. This plan has been adopted for development control purposes by the Council, has a certificate of conformity with the structure plan and has been the subject of a Local Plan Inquiry. Given its advanced stage it should be afforded significant weight. Policy WBE17 of this plan indicates, amongst other things, that the replacement or concealment of a traditional shopfront located in a conservation area will normally be resisted unless the shopfront is incapable of restoration. Policy WHE5 deals with alterations to traditional buildings in conservation areas and the associated criteria refer to new windows being constructed to match the original and not disturbing the proportions of the original building.

Reasons

6. I am required by Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the Twyford Conservation Area, in which the appeal premises are situated. This statutory test has a bearing on both appeals

Appeal A

7. The appeal property, the former Post Office, is located on the southern side of the High Street, close to the crossroads, in the centre of the village. It is currently in use as a hairdresser on the ground floor. It appears that the original frontage is still in place at this level. It comprises a brick façade facing the High Street, incorporating a central window with stone pilasters on either side and a stone fascia above. Carved within the stonework of the fascia are embossed letters reading "Twyford Post Office". At the eastern end of the frontage is a pair of double entrance doors set at an angle to the road which are also surrounded by stone pilasters and a continuation of the stone fascia, incorporating embossed numbers "1910". Above the doors is a semi-circular fanlight.

8. The submitted details for this proposal include photographic images showing the existing and proposed frontage. A note beneath the photographs indicates that the new stallriser would be 525mm in height compared with the existing stallriser of just over 1m in height. The window opening would be increased in size as a consequence of the reduction in height of the stallriser and a simple glazing pattern consisting of 2 mullions and a transom would be introduced. The transom would be higher than existing but would line through with the head of the door opening and the bottom of the consul mouldings, which form part of the stone pilasters. The photographic image of the proposals also shows the position of 2 hanging signs. Further details of the signs are given on a drawing (No.E1387/B2) which has no scale indicated. These details show that spotlights would externally illuminate the signs.

9. The Council have made it clear in their statement that they raise no objection to the proposed alterations in respect of the dropping of the stallriser and the enlargement of the window. Indeed, they state that conditional planning permission would have been given if the appeal against the failure to reach a decision had not been lodged. They add, however, that the illuminated signage, although not requiring planning permission, would require advertisement consent under the extant regulations.

10. Dealing with the alterations to window opening, I note the comments of the appellant concerning the relative heights of other stallrisers in the shopping area. I agree that they are generally lower than the existing situation at the appeal property. I also have no reason to dispute the argument that the uncharacteristically higher stallriser has direct connections with the use as a post office. In my opinion, the alterations to the frontage that are envisaged would respect the original features of what is an important "building of local importance" in the conservation area. The lower stallriser would also be in keeping with the heights of those characterising other shops in the vicinity. The glazing pattern is sensitively considered and, subject to the imposition of a condition regarding the submission of details of materials and the glazing bars, I find that the proposal would not harm this historic frontage. It would also enable a larger window area to be created, which may improve the attractiveness of the unit for continued use as a shop.

11. Bringing these points together, my conclusion on this appeal is that the modifications would preserve the character and appearance of the Twyford Conservation Area and accord with the relevant policies referred to in paragraphs 4 and 5 above. Subject to the conditions mentioned above, which are necessary to ensure that the details respect the building and the conservation area, I find the proposal to be acceptable. I will attach a note for information purposes making it clear that the permission given relates only to Section 57 of the 1990 Act and no other law, order or regulation, including The Town and Country Planning (Control of Advertisements) Regulations 1992.

Appeal B

12. I have noted the reason given for the imposition of the condition relating to the stone fascia attached to the earlier appeal decision. In my view, due to the importance of the stone lettering to the character and appearance of the conservation area, the argument is sound. Allowing this appeal and removing the condition would enable fascia signs to be erected, as is desired by the appellant, which would obscure the lettering. It could also ultimately lead to the alteration or removal of the embossed lettering. This would be directly at odds with Policy WBE17 of the WDLP, which seeks to avoid the concealment of traditional shopfront features in conservation areas.

13. I have considered the arguments for the appellant that it is a reasonable expectation to be able to display a fascia sign and that the inability to do so has seriously prejudiced the letting of the shop unit. On the first point, I consider that the "normal" expectations of any occupier need to be tempered by the constraints arising from the design and appearance of this particularly important building in the conservation area. I also noted that there are a number of existing signs/advertisements on the façade and windows of the building, including 2 oval shaped metal signs reading "Zappas" either side of the window. These signs show that a reasonable level of advertising is achievable without obliterating the stone fascia. On the second point, the appellant claims that the premises were vacant for about 4 years from March 1997 due mainly to the constraints on alterations and signage imposed by the Council. I have no detailed correspondence on this point from would-be tenants and it is apparent that during this time proposals for a larger, more complex scheme, which included the appeal premises, were under consideration. Moreover, it is a fact that the unit is presently trading as a hairdresser and that the tenants have only indicated a preference to use the fascia to display a sign. Additionally, as indicated above the enlargement of the window opening as proposed should increase the attractiveness of the unit to retailers.

14. In terms of the tests in paragraph 14 of Circular 11/95 - The Use of Conditions in Planning Permissions, I consider the condition to be necessary for the reasons set out above. It is also relevant to planning and to the development permitted. Moreover, I consider it to be enforceable and precise. On the question of whether it is reasonable in all other respects, I have considered the point for the appellant that it takes away the deemed consent rights for advertising that apply under the 1992 Regulations. The wording of the condition does not refer to these Regulations so it cannot take away any rights that may pertain. I accept that the net effect of the condition is to prevent the erection of a fascia sign but in this instance I find this to be reasonable. I have also considered the argument raised by the appellant concerning the Trades Descriptions Act. I find this to be a spurious point as there is clearly no intention on the part of the occupying hairdresser to give the impression that post office goods or services are still being provided. Indeed, the signs displayed at present show who is operating from the premises. There must be many examples of old buildings throughout

the country, which contain detailing within the fabric which refers to an earlier use. To expect such detailing, which may be of architectural or historic interest, to be removed or obscured because there is new user, in order to comply with the Trades Description Act, in my opinion, is not made out. Indeed, the appellant has not produced any evidence to back up this claim in respect of similar situations. Based on these findings I conclude that the appeal should be dismissed.

Conclusions

Appeal A:

15. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed and planning permission granted.

Appeal B:

16. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

Appeal A:

17. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for modifications to the front shop window (stallriser, glazing bars, hanging signs) at the former Post Office, 9 High Street, Twyford in accordance with the terms of the application Ref. F/2001/4776 dated 4 July 2001, and the plans submitted therewith, subject to the following conditions:

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

    2) No development shall take place until details of the materials to be used in the alterations to the shopfront hereby permitted, including the glazing bars, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Appeal B:

18. In exercise of the powers transferred to me, I dismiss the appeal and refuse planning permission for the removal of Condition (v) attached to the appeal decision (Ref: T/APP/X0360/A/99/1030088/P4) dated 29 March 2000.

Information

19. A separate note is attached setting out the circumstances in which the validity of these decisions may be challenged by making an application to the High Court.

20. The decision on Appeal A does not convey any approval or consent that may be required under any enactment, by-law, order or regulation, including The Town and Country Planning (Control of Advertisements) Regulation 1992, other than section 57 of the Town and Country Planning Act 1990.

21. An applicant for approval required by a Condition 2 attached to the permission under Appeal A has a statutory right of appeal to the Secretary of State if that approval is refused.

INSPECTOR

Report & Conditions to be checked.

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C012	R012	External materials
3.			
4.			
5.			
6.			

Informatives for Approvals:

1.	N16

Policies

Wokingham District Plan:	WOS3, WBE1, WHE2, WHE4, WHE5, WSH3
Loddon Area Local Plan:	LBE1, LBE2, LBE12, LBE14, LBE15, PN2
Berkshire Structure Plan:	EN1, EN4

TEWatson 5/03/02

Application Number: F/2001/5577

Appraisal:

The proposed development is the enclosure of air conditioning units to the rear of a building. The site is located within Twyford Town Centre, which is also within a conservation area and identified settlement. The air conditioning units are located at the back of the property and the main street and will be seen from the servicing and loading area to the rear of the site.

One air conditioning unit is located at the end of unit one at roof height level. The proposed enclosure would be 3.01m wide and 2.0m in height. It would have a pitched roof above it with louvered sides and would be 0.9m in depth from the rear wall of unit 1. The enclosure would be slightly below the existing roofline of unit 1 (0.3m) and would sit above the roof on unit 2.

The other air conditioning unit is situated at the end of unit 2 on the rear wall. The proposed enclosure would be 2.55m in height and will also have a pitch roof and louvered sides. It will be 1.237m in width and will be 0.67m in depth. It would protrude from the rear wall above ground level and will not be above the existing maximum roof height. It will however be above the existing roof slope of unit 2.

1. Impact upon neighbouring properties

The air-conditioning enclosures would have as much affect on surrounding properties as the existing air-conditioning units already in place. They are considered to be of a small size and therefore will not affect neighbouring properties in terms of being overbearing or causing daylight issues. As they will only be seen from the rear of the site, the units are not considered to have a detrimental affect on the surrounding property owners. This is especially as the rear of the site is a parking area behind existing shops.

2. Impact upon the character of the conservation area and the town centre

The proposed enclosures will only be seen from the rear of the site and will therefore have no affect on the street facades or town centre as such. It could be considered that the existing air conditioning units are unsightly and the enclosures would help to screen them from view. As the enclosures are of a small size it is considered to have a very minor impact on the character and appearance of the surrounding area.

Recommendation: Approval: ✓ Refusal:

Tel: 0118 974 6441

Date: 22/02/02

My ref: F/2001/5577

WOKINGHAM UNITARY
Aiming for Excellence

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 D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2001/5577
9, High Street, Twyford, Reading.
Proposed enclosure of air conditioning units to rear of building..

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 ~~Andrew Thorley~~ Heidi Lynch on 0118 974 ~~6441~~ 6482. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

T E Watson

pp Principal Development Control Officer

Tel: 0118 974 6441

Date: 22/02/02

My ref: F/2001/5577

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Dear Councillor

Application Number: F/2001/5577
9, High Street, Twyford, Reading.
Proposed enclosure of air conditioning units to rear of building..

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 ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~ 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

DG Watson

Principal Development Control Officer

pp

Tel: 0118 974 6441

Date: 22/02/02

My ref: F/2001/5577

WOKINGHAM UNITARY
Aiming for Excellence

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 Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2001/5577
9, High Street, Twyford, Reading.
Proposed enclosure of air conditioning units to rear of building.

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 ~~Andrew Thorley~~ Heidi Lynch on **0118 974 ~~6441~~** 6482.
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than Monday 4th March

Yours faithfully

R G Watson

Principal Development Control Officer

LISTING FORM
Case officer: ~~Andrew Thorley~~ Heidi Lynch Application Number: **F/2001/5577**
9, High Street, Twyford, Reading.
Proposed enclosure of air conditioning units to rear of building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor S Conway

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5577
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/2001/5577

Applicant : Century Galleries Ltd C/O Simon Eve Associates.

Location : 9, High Street, Twyford, Reading.
Proposal : Proposed enclosure of air conditioning units to rear of building.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 6/2/02

Date Registered : 14/01/2002

Earliest Date for Decision : 07/02/2002

Latest Consultation Date/Site Notice Expiry Date : 07/02/2002

This application will have expired on: 11/03/2002. 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 :

Environ Health - no objections
Twyford Parish - no comments
Conservation officer - higher unit is ok (colour & materials to be agreed) but lower enclosure adds to visual impact & should be relocated or adjusted to enable enclosure to fit below existing roofline.

Planning Issues :

Twyford Conservation Area - WHE2, WHE4, WHE5 (impact on conservation & town centre)
Identified settlement
Existing retail area } WSH3
Town Centre
Proposed Environmental Improvement - PN2
Impact on neighbours -

Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: 9 High Street Twyford Reading.

APPLICATION NUMBER: F/2001/5577

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in shop window at front

2. DESCRIPTION OF SURROUNDINGS Back of buildings - cannot see from street. Will screen existing units:
Red brick buildings with rear extensions to rear on which airconditioners are.

3. DESCRIPTION OF SITE/BUILDING
air conditioning units are existing & look 'ugly'. Units to rear will screen them.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Small units so will not be affected other properties.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING NA

LEVELS level

BOUNDARY TREATMENT NA

OTHERS

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

HL

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5577
From:	Tom Payne Environmental Heath	My Ref:	20016517
		Date.	23 January 2002

PROPOSED ENCLOSURE OF AIR CONDITIONING UNITS TO REAR OF BUILDING.

POST OFFICE, 9 HIGH STREET, TWYFORD.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Andrew Thorley

DATE: 15 January 2002

HL

RELEASED
PLANNING SERVICES UNIT
POL | FEE
DC | ENF
APP
CS
RECEIVED 23 JAN 2002
COPIES TO: | ACK:
16 JAN 2002 | FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5577

RECEIVED 16 JAN 2002

Proposal: Proposed enclosure of air conditioning units to rear of building.

Site Address: 9, High Street, Twyford, Reading.

Applicant: Century Galleries Ltd C/O Simon Eve Associates.

Your observations are required in respect of this application **by 07/02/2002** .

NO COMMENT

SIGNED: _____ DATE: 21/1/02

Clerk To Twyford Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Andrew Thorley AL

Date: 15 January 2002 16 JAN 2002

Application Number: F/2001/5577

Proposal: Proposed enclosure of air conditioning units to rear of building..

Site Address:
9, High Street, Twyford, Reading.

Applicant:
Century Galleries Ltd C/O Simon Eve Associates.

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

I ASSUME THE OBJECT OF THIS SUBMISSION IS TO REDUCE THE IMPACT OF THESE AIR CONDITIONING UNITS.

I CONSIDER THE SOLUTION FOR THE 2 NO HIGH LEVEL UNITS AS SHOWN ON DRAWING NO 3 TO BE BETTER THAN AS ON DRAWING NO 2. IE. ROOF IS EXTENSION TO MAIN ROOF. COLOUR TO BE AGREED AND MATERIALS.

I CONSIDER THE LOWER ENCLOSURE ADDS TO THE VISUAL IMPACT. THE UNIT SHOULD BE RELOCATED OR ADJUSTED TO ENABLE THE ENCLOSURE TO FIT BELOW THE EXISTING ROOFLINE. THIS SOLUTION SHOULD BE RECONSIDERED OR REJECTED

Harold Sanders
23.01.02.

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: F/2001/5577

Proposal:
Proposed enclosure of air conditioning units to rear of building.

Location:
9, High Street, Twyford, 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/2001/5577 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 07/02/2002. 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

15 January 2002

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: 2001/5577

Proposal:
Proposed enclosure of air conditioning units to rear of building.

Location:
9 High Street Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 25/01/2002 for the following reason(s);

SITE IS IN A CONSERVATION AREA

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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **15/02/2002**. 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: 25/01/2002

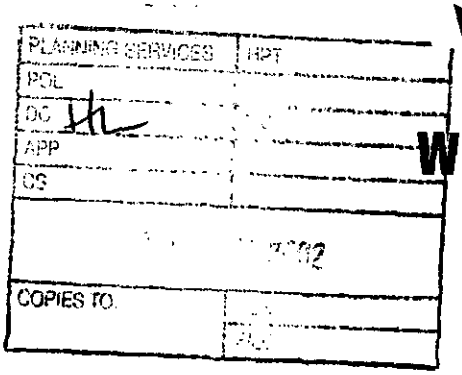
Tel. 0118 974 6441

Date: 15 January 2002

Your Ref:

My Ref: Andrew Thorley
F/2001/5577

The Owner / Occupier
2
HIGH STREET
TWYFORD
READING
RG109AE



WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam
Application Number: F/2001/5577
Site Address: 9, High Street, Twyford Reading.
Proposal: Proposed enclosure of air conditioning units to rear of building..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5577 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5577** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Andrew Thorley**, on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

Application Number : F/2001/5577	**Map No :** 33
Case Officer : AT	**Site Area :** 0.02
Valid Date : 14 JAN 2002	**Received Date: 24/12/2001**

Level : Delegated Application

Description : Proposed enclosure of air conditioning units to rear of building.

Location : 9, High Street, Twyford, Reading.

Parish : TW **Ward : TWY**

Applicant : Century Galleries Ltd C/O Simon Eve Associates.

Fee Required: £95 **Fee Received: £95** (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No red line	9/1	✓ 14 JAN 2002
BLOCK PLANS	Show position of units on plan.	9/1	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation required. See note both the same.	9/1	✓ 14 JAN 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Turyford

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area ✓

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map

+ pls ensure Zappas 9 High Street Turyford ✓ is also notified

---

No pre-apps.

14 JAN 2002* 5577

Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
P O Box 4618
Henley on Thames
Oxon RG9 2WB

Tel: 0118 934 6331
Fax: 0118 934 6339
email: simon@simoneve.co.uk

District Planning Officer
Wokingham Council
Council Offices, PO Box 157
Shute End,
Wokingham
Berks RG40 1WR

E1415/SCE/lh

Your ref: F/2001/5577

10 January 2002

Dear Sir,

9 HIGH STREET, TWYFORD, BERKS - CENTURY GALLERIES LIMITED
Housing for air conditioning units

Thank your for your letter of 9 January 2002.

We return the applications duly amended as requested.

Please note the addendum on the last page.

Yours faithfully,

Simon Eve Associates

encs

1415PO2

14 JAN 2002 5577

Note attached to application ref E1387

9 High Street, Twyford
Century Galleries Ltd, Housing for air conditioning units

- The position of the units is marked in yellow on the Location Plan ref E1306/H2.94B.
- The west elevations are shown on drawing E1387/AC3.
- The east elevations of the housings are of identical louvred construction, but handed.

1387nd01

14.JAN.2002 5577

Tel. (0118) 974 6429 or 6433

Date: 09 January 2002

Your Ref:

My Ref: F/2001/5577

WOKINGHAM UNITARY
Aiming for Excellence

Century Galleries Ltd
C/O Simon Eve Associates
Century Galleries House
P O Box 4618
Thameside, Henley On Thames
Oxon
RG9 2WB

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 Sir/Madam

Reference Number: 2001/5577

Site Address: *9, High Street, Twyford, Reading.*

Proposal: Proposed enclosure of air conditioning units to rear of building.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The location plans submitted do not have the site outlined in red.

Please highlight the position of units within the site.

6 copies of other side elevations of air conditioning housings.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

14 JAN 2002 5577

Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
P O Box 4618
Henley on Thames
Oxon RG9 2WB

Tel: 0118 934 6331
Fax: 0118 934 6339
email: simon@simoneve.co.uk

District Planning Officer
Wokingham Council
Council Offices, PO Box 157
Shute End,
Wokingham
Berks RG40 1WR

E1415/SCE/lh

21 December 2001

24 DEC 2001

Dear Sir,

9 HIGH STREET, TWYFORD, BERKS - CENTURY GALLERIES LIMITED
Housing for air conditioning units

We enclose an application on behalf of Century Galleries Limited for planning permission for housing to contain air conditioning units

The units were erected independently as a part of the fitting out of the hairdressers and Century Galleries premises. We believe a louvred housing using traditional materials improves their appearance and will preserve or enhance the character and appearance of the Conservation Area.

We enclose four copies of :-

a. the planning application,
b. the applicant's drawings: E1306 H2.94 B
E1387 AC/2
E1387 AC/3
E1387 AC/4

and one copy of:-

c. an ownership certificate.
d. cheque in the sum of £95 payable to Wokingham District Council covering this application as stated in your guidance notes on fees.

Yours faithfully,

Simon Eve Associates

encs

1415PO1

1769a

WOKINGHAM DISTRICT COUNCIL 14. JAN. 2002 *
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Century Galleries Limited
	ADDRESS	c/o Simon Eve Associates
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Simon Eve Associates, Century Galleries House, P O Box 4618 Thameside, Henley on Thames
	ADDRESS	RG9 2WB
	POST CODE	PHONE 0118 9346 331
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	Rear of 9 High Street, Twyford
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Housing for air conditioning units
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.150 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner/occupier
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1306 H2.94B, 1387AC2, 1387AC3, 1387AC/4

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

			SITING	☐
EXTERNAL APPEARANCE	☐	N/A	DESIGN	☐
MEANS OF ACCESS	☐		LANDSCAPING	☐

11. EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Shops

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Varnished wood

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/a

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/a

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details **N/a**

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

N/a

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/a

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	N/a / *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF **Century Galleries Ltd** DATE **21 December 2001**

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	126			
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify A1/B1 Mixed Use	196			
OTHER	Please Specify				
	TOTAL	322			

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/a

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/a	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
N/a

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
N/a

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
	Not known		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
No

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA 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 by the Council on 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 14 JAN 2002* 5577

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
	Zappas 9 High Street	
Century Galleries Ltd	Twyford	20/12/01

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . **Century Galleries Limited** . . . . . .

Date . . . . . **21 December 2001** . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Y Post Office

ADDRESS 9 High Street PARISH Twyford

PLOT No. ORD. SHEET No. SU 7876 [illegible]

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08185	S.E. Postal Region	Dem. timber buildings at rear & erect S/storey ext.	8.6.78	N/A C/A
08261	"	LBC "	8.6.78	N/A C/A
16130	Head Post Office	Repl. windows on side	24.9.81	N/A C/A 11.12.83
18615	"	Temp sorting acc. on c.s.	16.12.82	N/A P
21106	"	Repl. 1st floor fr. windows	5.4.84	N/A Ref
40926	P.O.	Garage store / cycle shelter ext. load dock / canopy alts.	11.6.93	C/A
40927 CAC	N/P			
98/68097/F	TV Housing Ass. + Century Galleries	C. of Use 2 x Shops (A1 & A2) Workshop (B1) & 2 Res. Flats. Erect 1 Block of 2 Res. Flats & 1 Block of 5 Res Flats Provis. of Associated Car Parking.	4/3/99	Ref.
99/69731/F	Century Galleries.	ch. use to A3 Rest/Bar, A1/B1 mixed shop / w'shop & 2 residential flats.	29/7/99.	C/A

DATE OF COMPLETION

~~MINISTRY DECISION~~

SPECIAL ORDERS DD Eng - P.O. as office - Mr. Bedford - 2/9/99

MINISTRY DEC. - 68097 - APPEAL DISMISSED - 29/3/00

1933 Post Office

2

ADDRESS 9 High Street PARISH Twyford

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/69731/18	Century Galleries	D. to C - (18) of 99/69731/F for Appl. of provisions for site operatives, visitors' construction vehicles loading & unloading parking & turning space	30.03.00	APP
C/2000/1302	Century Galleries	D to C (VI) of 69731 for Appr'l of materials	08.05.00	APP
C/69731/11	Century Galleries	D to C (11) of 69731 for appr'l of precautions for removal of mud from vehicles	25.05.00	APP
C/2000/1284	"	D. to C. - cond 4 of 69731 for Appl of on site car & lorry parking & storage of waste	4.7.00	APP
C/2000/1303	Century Galleries	D. to C. - 69731 - for Appl of site	13.7.00	APP
F/2000/2425	"	C. of U. from A3 to A1 shop or A2 fin. & prof. svcs.	2.11.00	APP
F/2000/2588	"	Modifications to Shop Fascia	30.11.00	REF

MINISTRY DECISION

SPECIAL ORDERS

1933

(3)

ADDRESS Post Office, 9 High Street PARISH Twyford.

PLOT No ORD. SHEET No.

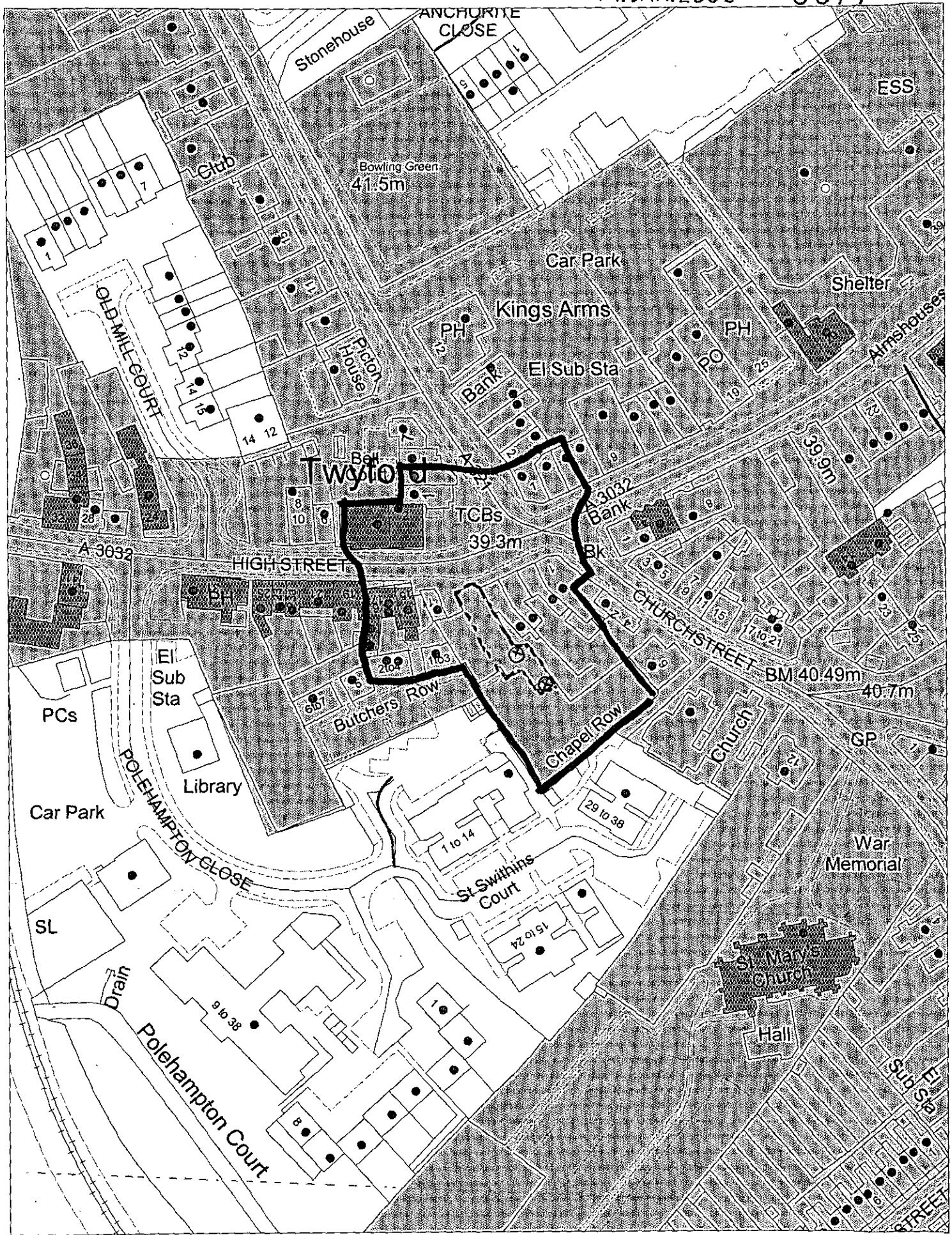
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0839	Mr M Schemit	Conv. of exist store & Boiler room to offices, int Alts	05.09.00	REF
F/2000/2425	Century Galleries	C. of U. A3 food & drink to A1 shop or A2 finance & profess. svcs.	2.11.00	APP
F/2000/2521	"	Modifications to job front	16.11.00	REF
F/2000/2588	"	Modifications to shop front	30.11.00	Ref
A/2001/3729	Mr S Connell	Erect of externally illum shop sign	29.6.01	Ref
F/2001/4776	Century Galleries	modification to front shop window		
VAR/2001/4777	Century Galleries	Prop. deletion on cond 5 of consent 69731		

MINISTRY DECISION

SPECIAL ORDERS

14 JAN 2002 5577



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Development Control Section, Environmental Services, Wokingham District Council.
8 January 2002

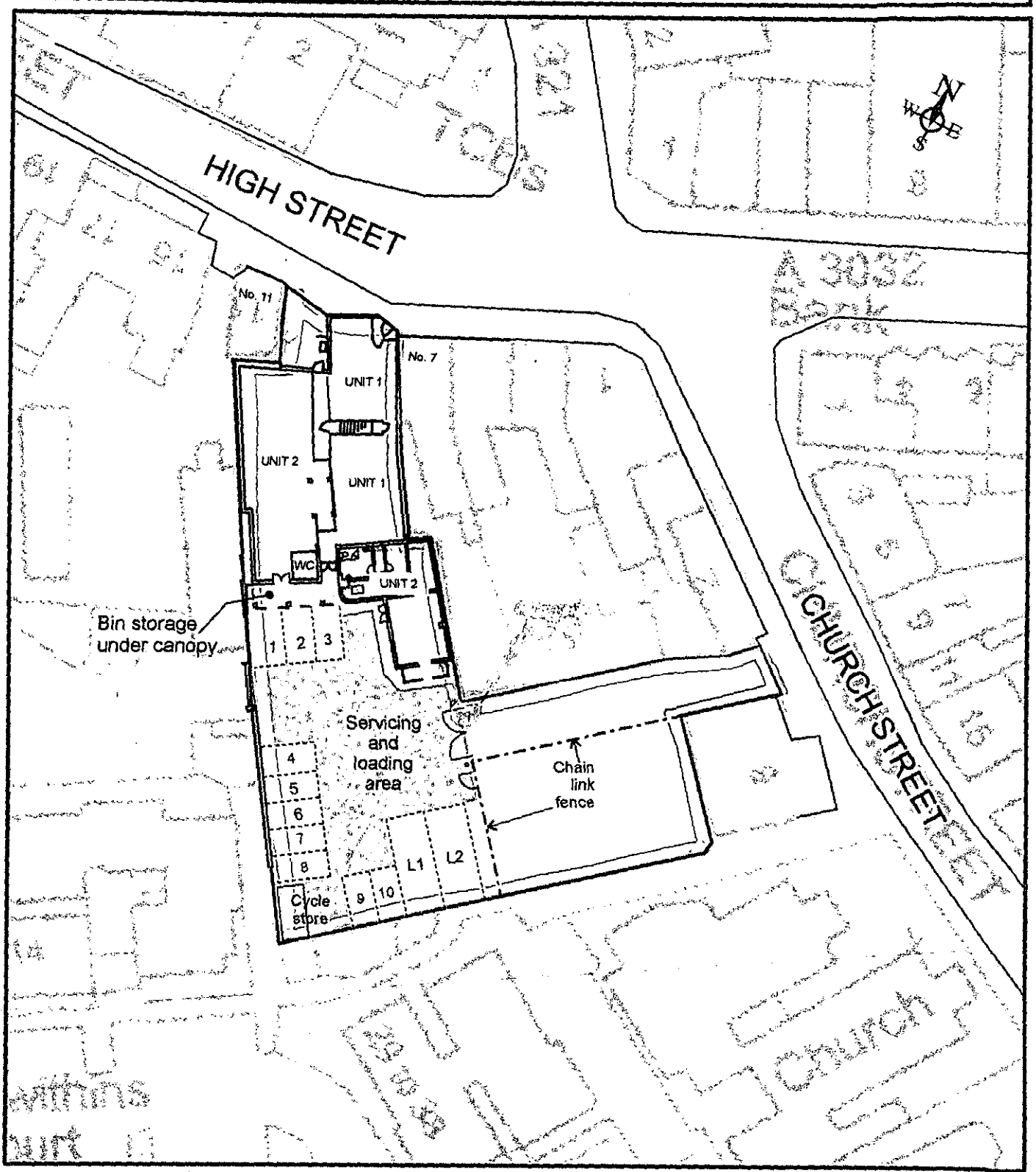
Scale: 1 : 1250

N
W E
S

14 JAN 2002 * 5577

9 High Street, Twyford

Alternative Car Parking Layout



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Printed 04.06.00

Modified 04.06.00

Alex Eve Design
Chackmore Lodge
Main Street
Chackmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
alex@figleaf.demon.co.uk

E 1306 / H2.94 B

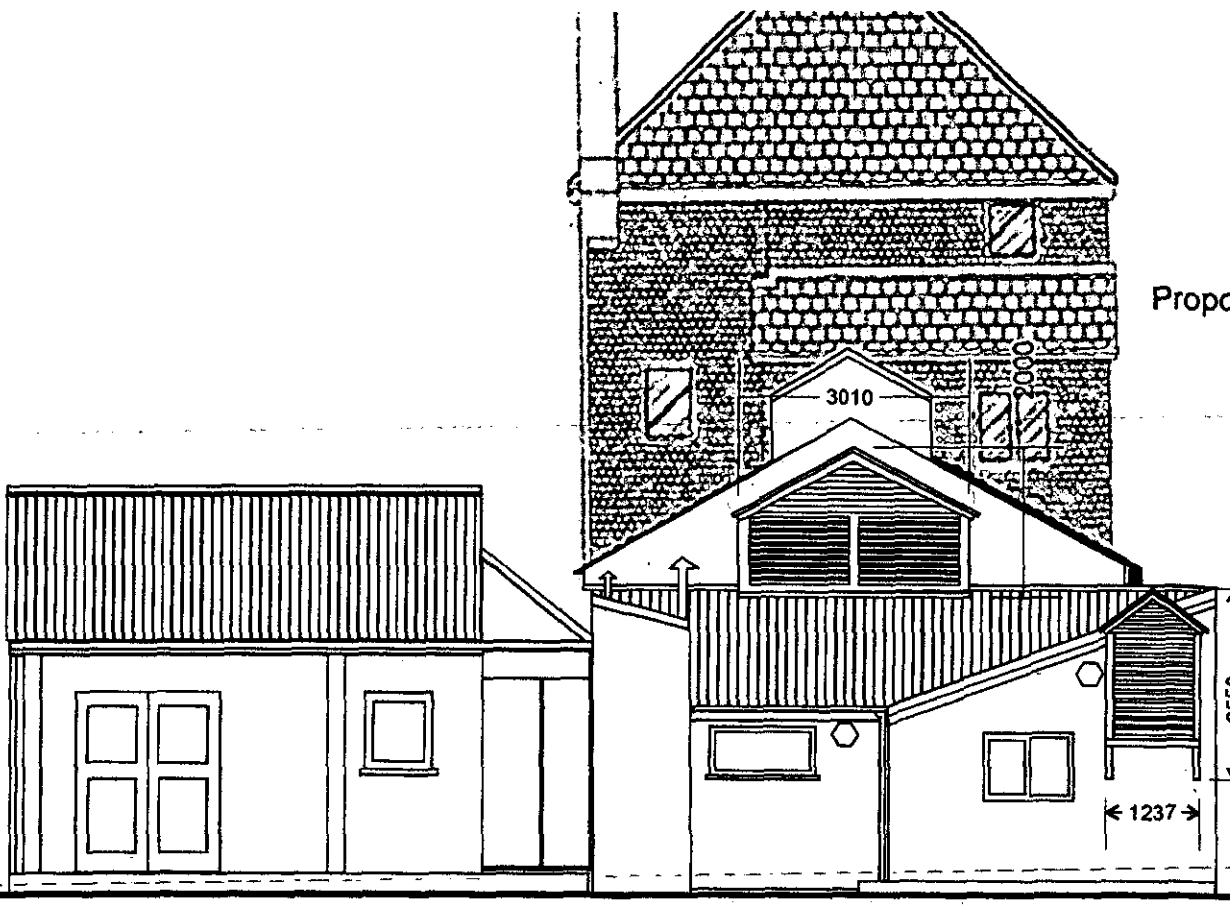
14.JAN.2002* 5577

9 High Street, Twyford

Air conditioning housings: elevations



Existing



Proposed

Simon Eve Associates
PROPERTY, PLANNING AND DEVELOPMENT CONSULTANTS
Century Galleries House
Thames Side
Henley-on-Thames
Oxfordshire RG9 2LJ

Phone 01491 579009
Fax 01491 578308

Alex Eve Design
Checkmore Lodge
Main Street
Checkmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
www.figleaf.demon.co.uk

Scale 1:100

Drawn 16.12.01
Printed 18.12.01

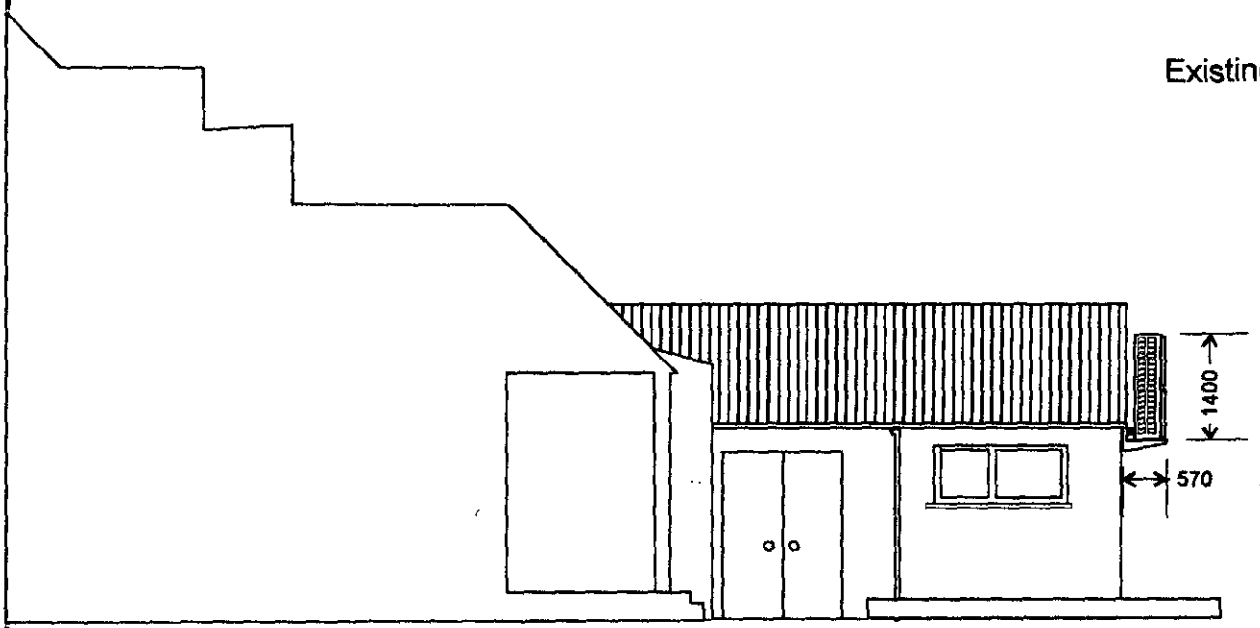
E 1387/AC 2

14 JAN 2002 5577

9 High Street, Twyford

Air conditioning housings: elevations

Existing



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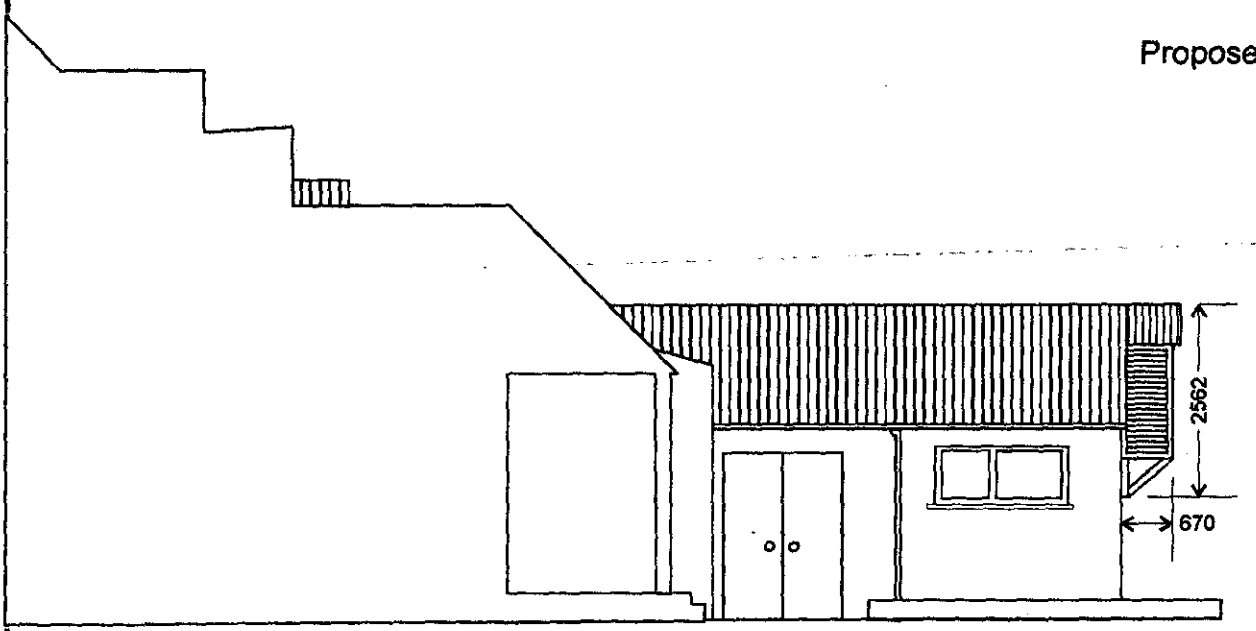

Simon Eve Associates
PROPERTY PLANNING AND DEVELOPMENT CONSULTANTS
Century Galleries House
Thames Side
Henley-on-Thames
Oxfordshire RG9 2LJ

Phone 01491 579009
Fax 01491 578808

Alex Eve Design
Checkmore Lodge
Main Street
Checkmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0868
www.figleaf.demon.co.uk

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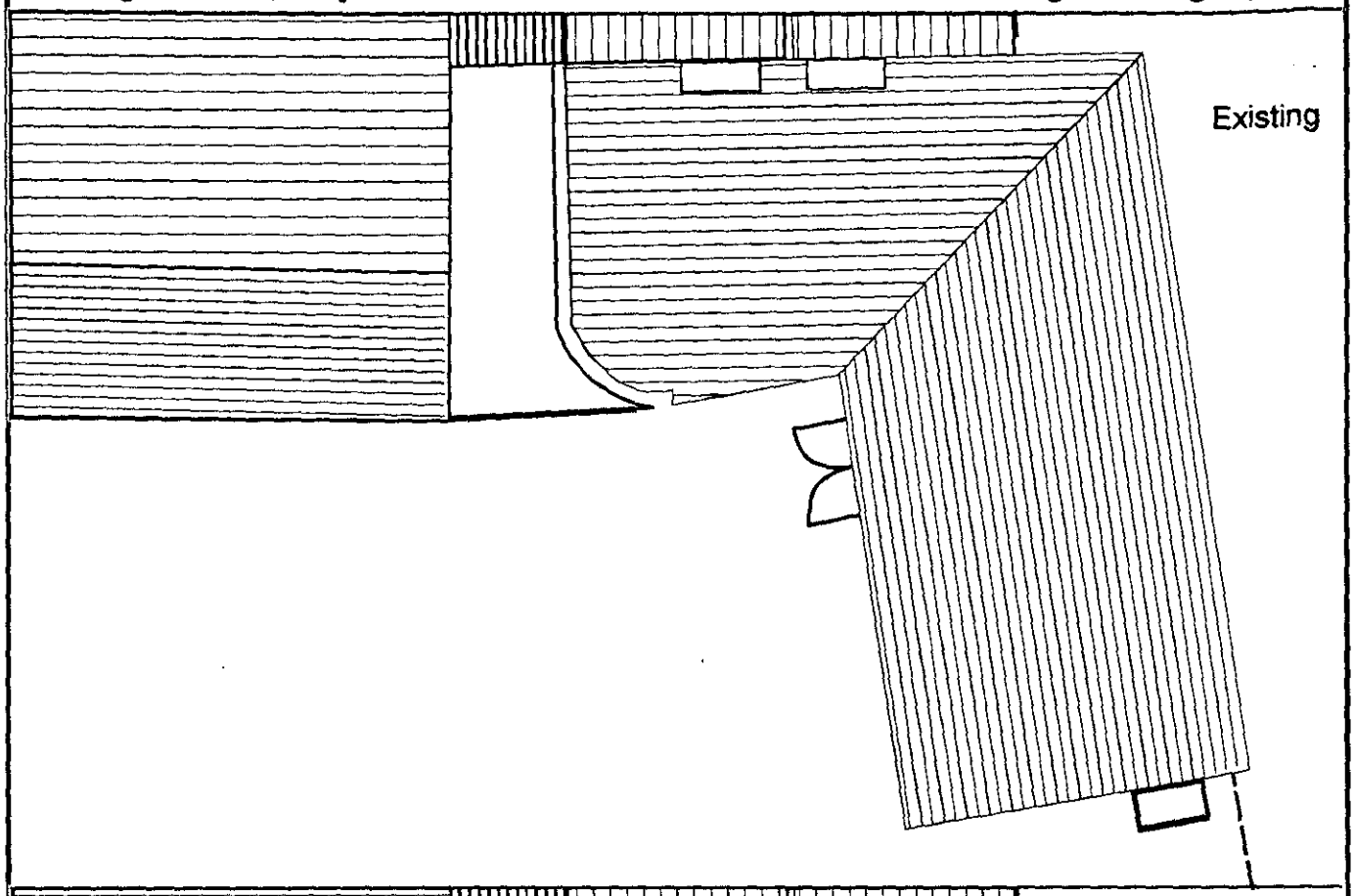
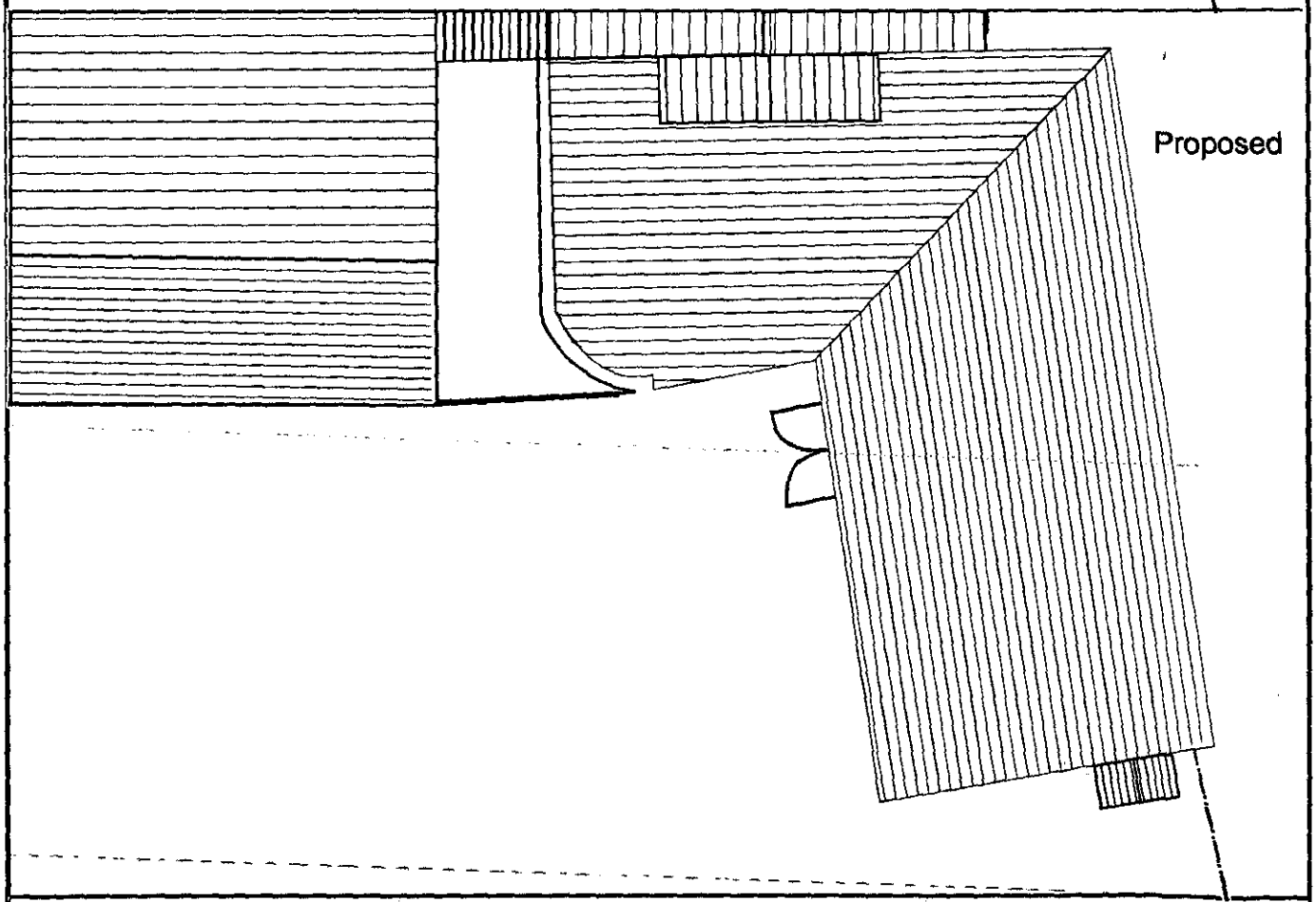
9 High Street, Twyford

Air conditioning housings: plan





Simon Eve Associates
Property, Planning and Development Consultants
Century Galleries House
Thames Side
Henley-on-Thames
Oxfordshire RG9 2LJ

Phone 01491 579009
Fax 01491 578808

Alex Eve Design
Chackmore Lodge
Main Street
Chackmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
www.figleaf.demon.co.uk

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9 High Street, Twyford

Alternative Car Parking Layout

PART 1 REGISTER

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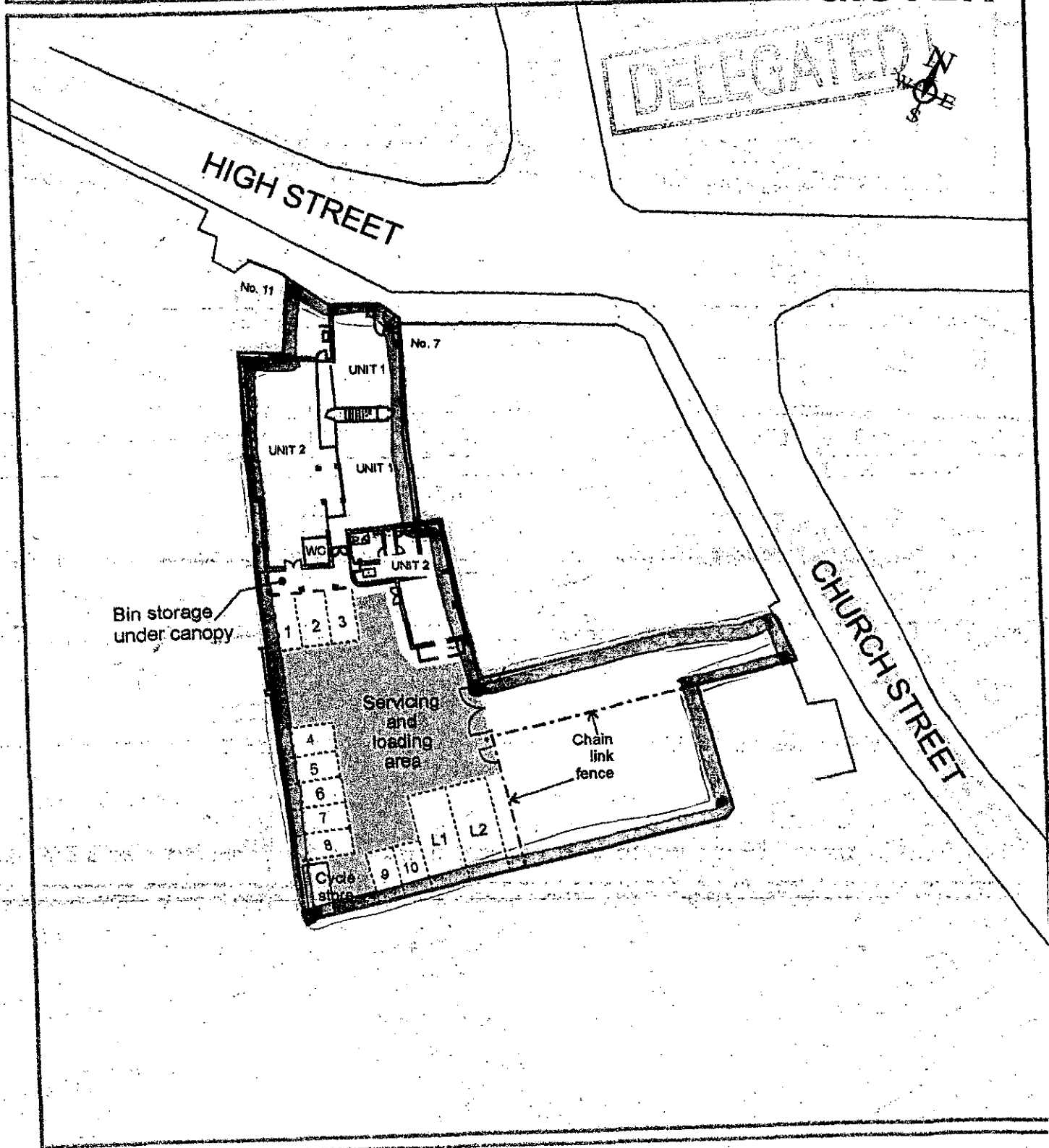

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APPROVED

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Alex Eve Design
Chackmore Lodge
Main Street
Chackmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
alex@figleaf.demon.co.uk

E 1306 / H2.94 B

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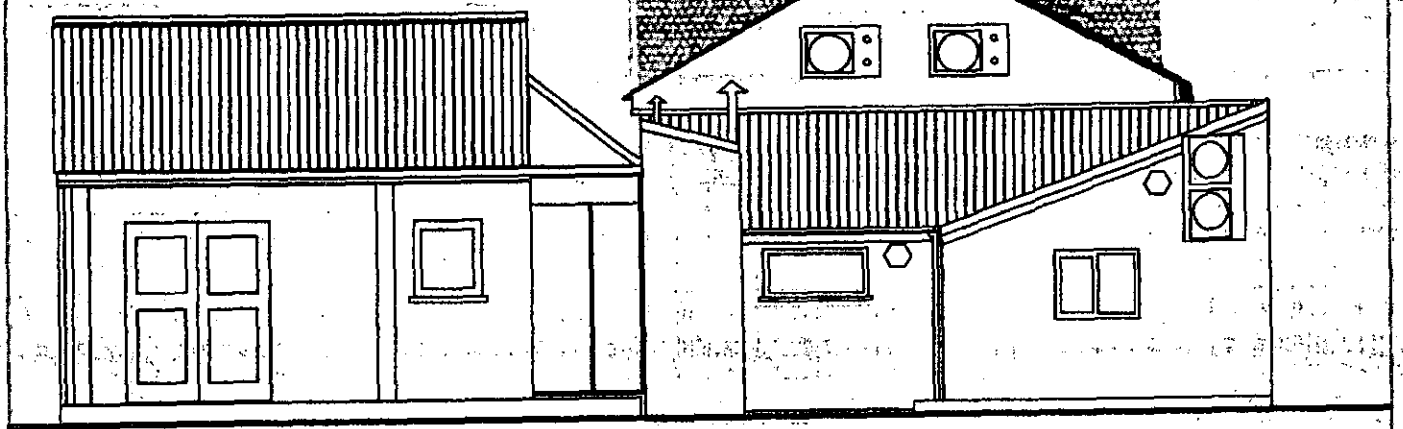
Air conditioning housings: elevations

PART 1 REGISTER

DUPLICATED

Existing



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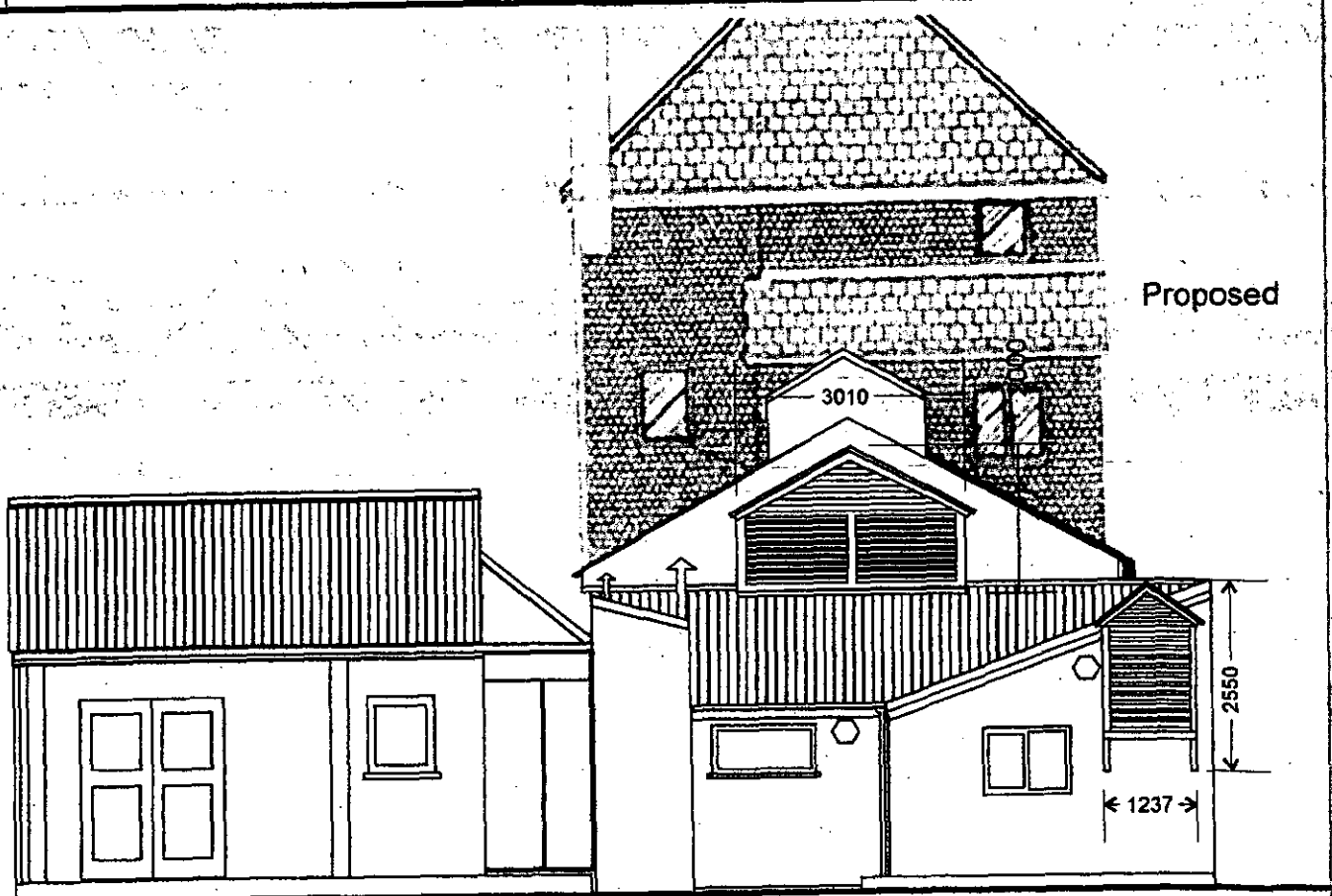

APPROVED

Scale 1:100

Drawn 16.12.01

Printed 18.12.01

E 1387/AC 2

Simon Eve Associates
Century Galleries House
Thames Side
Henley-on-Thames
Oxfordshire RG9 2LJ

Phone 01491 579005
Fax 01491 578808

Alex Eve Design
Checkmore Lodge
Main Street
Checkmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
www.figleaf.demon.co.uk

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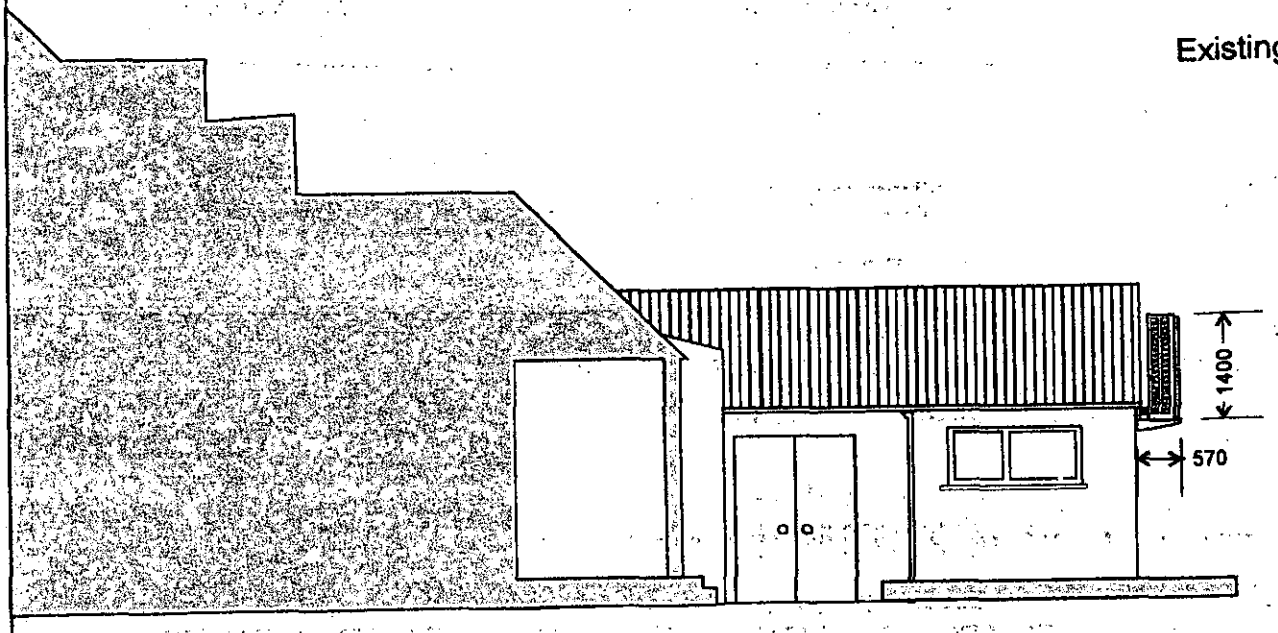
9 High Street, Twyford

Air conditioning housings: elevations

PART 1 REGISTER

DELEGATED

Existing



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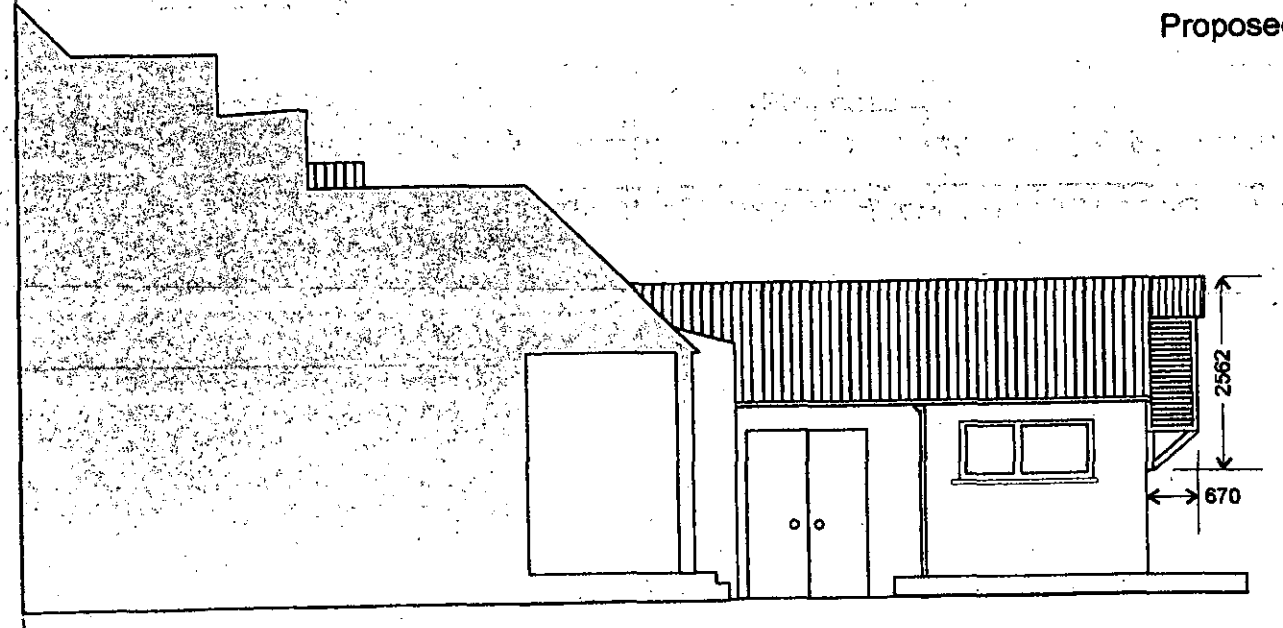

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Simon Eve Associates
Century Galleries House
Thames Side
Henley-on-Thames
Oxfordshire RG9 2LJ
Phone 01491 579909
Fax 01491 578808

Alex Eve Design
Chackmore Lodge
Main Street
Chackmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
www.figleaf.demon.co.uk

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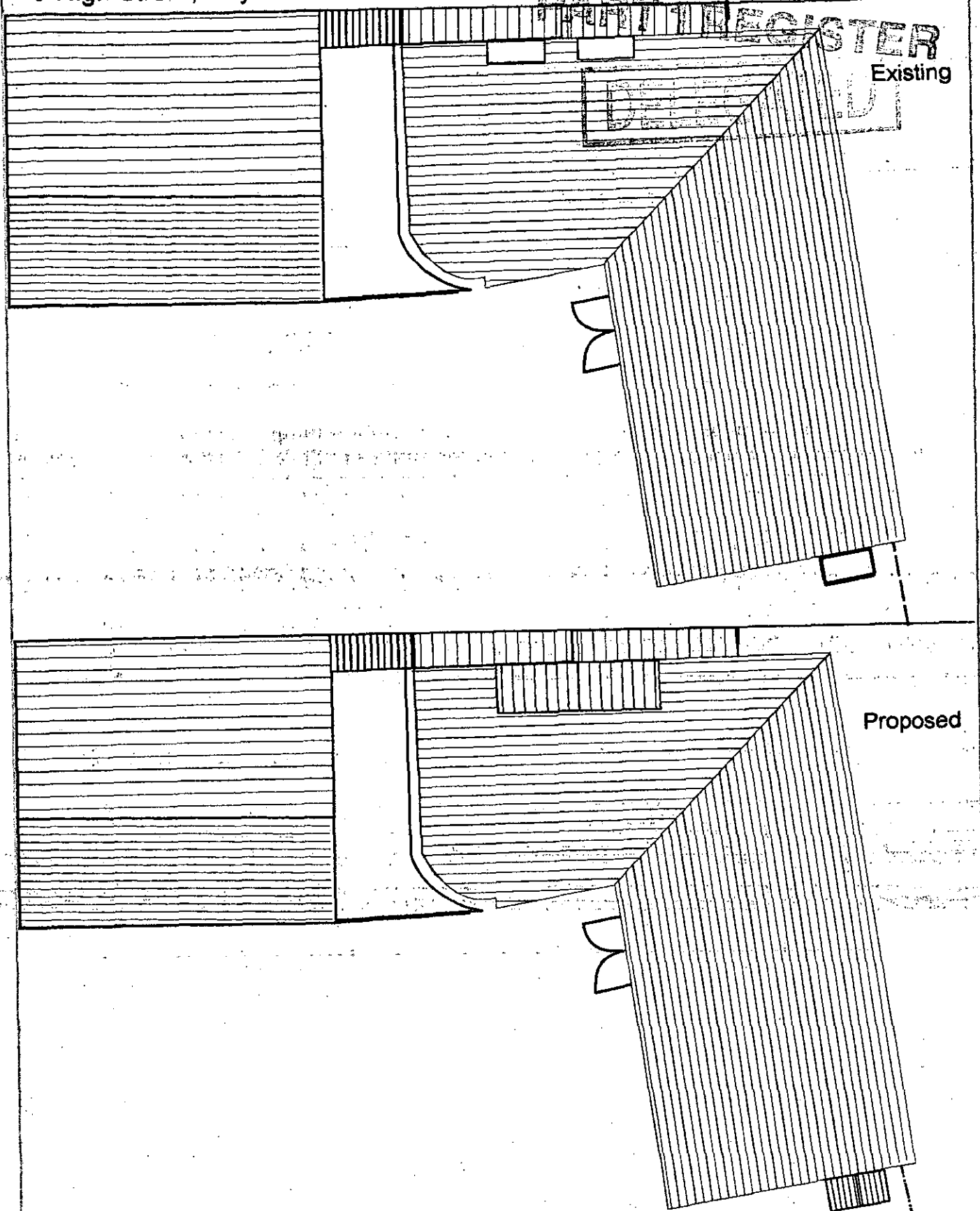
Air conditioning housings: plan

PART I REGISTER



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Scale 1:100

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Simon Eve Associates
Property, Planning and Development Consultants
Century Galleries House
Thames Side
Henley-on-Thames
Oxfordshire RG9 2LJ
Phone 01491 579009
Fax 01491 578503

Alex Eve Design
Chackmore Lodge
Main Street
Chackmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0656
www.figleaf.demon.co.uk