APPLICATION NO:
LB/2001/3104

LOCATION:
Bean Oak Barn Binfield Road, Wokingham.

APPLICANT:
Mr Gerrard C/O Eddie Gage Architect

PROPOSAL:
Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.

EARLIEST DATE FOR DECISION: **02/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/02/2001

CASE OFFICER: ~~Natalie Brown~~
Andrew Thorley

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gerrard
C/O Eddie Gage Architect
10 Northcroft Villas
Egham
Surrey
TW20 ODZ

Application Number: LB/2001/3104

Parish: **WOKINGHAM**

Location: **Bean Oak Barn, Binfield Road, Wokingham.**

Proposal: **Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.**

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, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
4. On investigation, no alterations to the original structure will be carried out without written agreement by Wokingham District Council and the structural integrity of area of floor at first floor level above utility/dining area is verified.

Condition
5. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

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

Reason
2. In order to safeguard the special architectural or historic interest of the building.

Reason
3. In order to safeguard the special architectural or historic interest of the building.

Reason
4. In order to safeguard the special architectural or historic interest of the building.

Reason
5. To help ensure the satisfactory control of the work to the listed building.

Informative
1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

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:

Deposit Draft Wokingham District Local Plan Policies WHE10, WHE11 and WHE13.

John Mitchell
Development Control Manager
Date: 26/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	LB/2001/3104. A.T
BUILDING CONTROL NUMBER.	BN2001/1103 Howard
~~APPLICANT~~/AGENT	Eddie Cage.
ADDRESS OF SITE	Beanoake Barn Binfield Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	removal of internal partitions & alterations to doors & windows in rear elevation of listed Building

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	2015/6A	2015/6A
FLOOR PLANS	2015/7A	2015/7A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6492

Date: 28/02/01

My ref: LB/2001/3104

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 M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: LB/2001/3104
Bean Oak Barn, Binfield Road, , Wokingham.
Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.

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 ~~Natalie Brown~~ Andrew Morley on (0118) 974 ~~6492~~ 6441.
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 12/03/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: ~~Natalie Brown~~ Andrew Morley Application Number: **LB/2001/3104**
Bean Oak Barn, Binfield Road, , Wokingham.
Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

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

Tel: (0118) 974 6492

Date: 28/02/01

My ref: LB/2001/3104

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: LB/2001/3104
Bean Oak Barn, Binfield Road, , Wokingham.
Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall..

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 ~~Natalie Brown~~ Andrew Thorley on **(0118) 974 ~~6492~~ 6411**. 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

John Mitchell
Development Control Manager

Tel: (0118) 974 6492

Date: 28/02/01

My ref: LB/2001/3104

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 I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: LB/2001/3104
Bean Oak Barn, Binfield Road, , Wokingham.
Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall..

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 ~~Natalie Brown~~ Andrew Morley on (0118) 974 ~~6492~~ 6441. 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

John Mitchell
Development Control Manager

Arabella Thorley

WORK SHEET FOR : ~~Natalie Brown~~

Application Number : LB/2001/3104

Applicant : Mr Gerrard C/O Eddie Gage Architect.

Location : Bean Oak Barn, Binfield Road, , Wokingham.
Proposal : Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/01

Date Registered : 02/01/2001

Earliest Date for Decision : 02/02/2001

Latest Consultation Date/Site Notice Expiry Date : 02/02/2001

This application will have expired on: 27/02/2001. 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 :

Wokingham TC: No objections in principle as long as Conservation Architect is happy.

Neighbours: None received

Conservation Buildings Officer
See comments on file.

Victorian S: No comments received

Planning Issues : (Rural Area) WDLPDD WHE10, 11 + 13.

1) Impact on Listed Building

2) Impact on neighbours / streetscene.

Application Number: LB/2001/3104
Appraisal:

1) Impact on the Character of the Listed Building

Bean Oak Barn, a Grade II, C18, timber framed building with 5 framed bays is part brick infill and part weather boarded. It was substantially renovated in (1985?) and much of the external walls were rebuilt, the internal partitions were also added.

The proposal is for the alteration to the ground floor doors and windows in the rear elevation of the listed building and for the removal of two internal partitions in the utility room in order to create an enlarged kitchen area. Also for the relocation of the garden /retaining wall at the rear of the property to form a patio area.

The listed building is situated along the Binfield Road and forms part of an agricultural area that has been sub divided to provide a barn style dwelling.

Our Conservation Officer has confirmed that the walls to the utility room were added at the time of the conversion and therefore has no objection to the removal of these walls, which did not contribute to the historic character of the former barn. However the original barn had 5 framed bays; and the structure noted "to be assessed" is on the line of one of these frames.

Further information was then requested and submitted from the agent detailing the structure of the internal partitions of the utility room. The partitions noted "to be removed" appear to be load bearing and added at the time of the conversion. After further consideration our Conservation Officer thought it would be reasonable for their removal subject to conditions.

Our Conservation Officer questions the authenticity of the timber uprights of the exposed section at the rear of the property and thinks the plinth wall was added as part of the renovation works. As the sole plate on the rear elevation has been removed. Therefore he does not consider that the introduction of the additional doors will compromise the construction or historic form of the building.

The proposed relocation of the metre high, brick retaining wall will be moved 1.8 metres towards the rear garden in order to form a patio area. It is considered acceptable, as it will not affect the setting of the listed building.

As such, the proposals are considered acceptable and will not have a significant impact on the historic fabric of the listed building.

2) Impact on neighbouring properties/ street scene /visual impact.

Proposals considered acceptable. The alterations to the rear façade of the listed building will not be visible from neighbouring properties and from the surrounding roads. This is due to the distance away, orientation and height of adjoining boundary treatments.

Recommendation : Approval: [✓] ~~**Refusal : [ ]**~~
(tick appropriate box)

Application Number LB/2001/3104
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
	COO1	ROO1	Full Permission – 5 years
	C190	R190	LB Internal & External Finishes
	C191	R191	LB Joinery Details to be Agreed
			Condition: "On investigation, no alterations to the original structure will be carried out without written agreement by Wokingham District Council and the structural integrity of area of floor at first floor level above utility/dining area is verified"
			Reason: In order to safeguard the special architectural or historic interest of the building.
	C196	R196	LB – Notify Conservation Officer
			INFORMATIVES
	NO8		LB APPROVAL WORKS ONLY
	N16		RELEVANT POLICIES
			Wokingham District Local Plan Deposit Draft policies: WHE10, 11 &13.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

26/2/01

RECORD OF SITE VISIT

SITE ADDRESS: Bean Oak Barn
Binfield Road Wokingham.

APPLICATION NUMBER: LB/2001/3104

OFFICER: ~~Natalie Brown~~ A.T.

DATE OF SITE VISIT: 16/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree

2. DESCRIPTION OF SURROUNDINGS

Residential small group of farm buildings now converted to res' use

3. DESCRIPTION OF SITE/BUILDING

Grade II LB, Barn conversion 2 storey timber frame, brick infill, weather boarding at first floor level Brown stained windows + doors, red clay tiled roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan

5. SITE CONSTRAINTS

TREES —

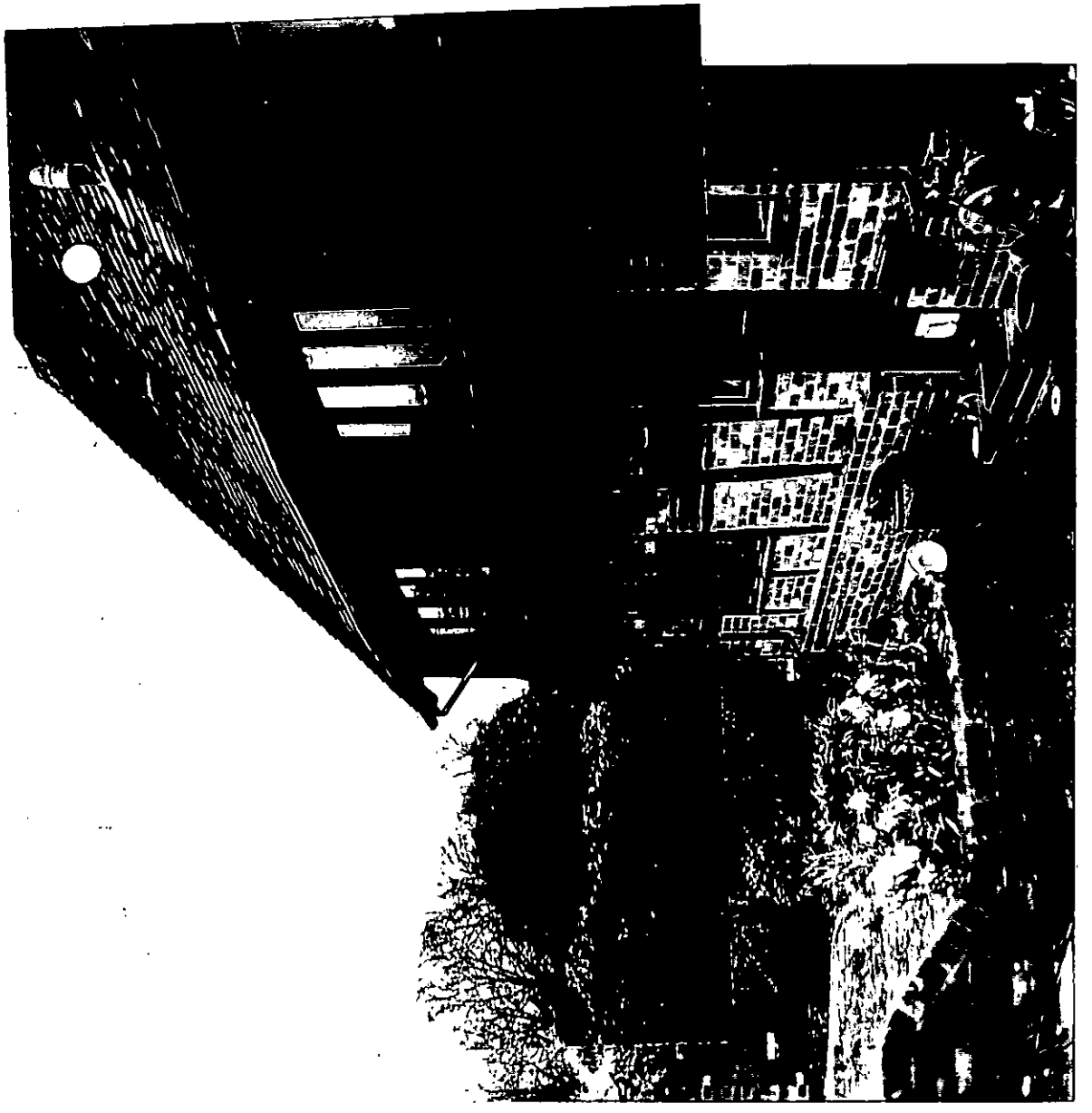
ACCESS/PARKING As existing at front

LEVELS — Approx 1m from rear elev of property to rear garden level.

BOUNDARY TREATMENT

OTHERS 2 adjacent boundary with access drive 2.6m high brick wall.

* See photo over of rear elevation



LISTING DESCRIPTION

LISTING I.D: 10/15

DATE OF LISTING: 12:11:51

GRADE: 2

PARISH: Wokingham

SITE ADDRESS SUMMARY: BINFIELD ROAD (north side)
Barn approximately 20 metres north west of Beanoak Farmhouse

DESCRIPTION: Barn. Early C18. Timber framed, part brick infill, part weatherboarded; Old tile gabled roof. 5 framed bays, hipped midstrey much altered on south with aisles on either side. Queen post roof, straight braces and posts without jowls; clasped through purlins.

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2001/3104

Proposal:
Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.
— condition

Location:
Bean Oak Barn Binfield Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 17/01/2001 for the following reason(s);

SITE IS A LISTED BUILDING

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **07/02/2001**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 17/01/2001

placed around front willow tree
16/01/01

Received by Wokingham District Council

Application No: LB/2001/3104

Proposal:
Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.

Location:
Bean Oak Barn, Binfield Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

09 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/3104
CASE OFFICER: Natalie Brown

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date:	02 JAN 2001
Officer: NABAT	Application No: LB | 2001 | 3104

Map No. 69 Site 0.23

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

LB) PROPOSED ALTERATIONS TO DOORS & WINDOWS IN REAR ELEVATION OF LISTED BUILDING. REMOVAL OF INTERNAL PARTITIONS & MOVING GARDEN WALL

Location: BEANOAK BARN BINFIELD ROAD

Parish: WOKINGHAM Ward: Norreys

Applicant: MR GERRARD

Fee Received 00-00 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	Scale ?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 ..... Listed Building .....

Date Site Notice Sent : ..... 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 , ...
The Victorian Society
Ancient Monuments Society .....
Royal Soc for Prot of Ancients.
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: Rural Area

.....

.....

Pre-apps attached.

NEIGHBOURS:

.....

.....

.....

.....

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.....

.....

40105

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK:

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
19 FEB 2001	
COPIES TO:	ACK: FILE:

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

received 26/02/01 AJT.

to From: Andrew Thorley
Planning Assistant (Development Control)

My Ref: AT/LB/2001/3104

Ext: 6441

from To: Harold Sanders
Conservation Architect

Your Ref:

Date: 16/02/01

PROPOSED ALTERATIONS
BEAN OAK BARN, BINFIELD ROAD, WOKINGHAM.

Harold, with reference to your reply dated 15/02/01.

I have received yet a further letter together with drawings from Eddie Gage for the above site. He has revealed that the utility room and the living room wall together with the first floor wall between bedroom 1 and 5 is 100 mm plastered blockwork. He also thinks there is no original structure incorporated in these walls?

I have enclosed a copy for your information, do you have any further comments to make.

Regards,

AJThorley

Andrew Thorley
Planning Assistant (Development Control)

I note he considers one wall is load bearing.
As we agreed yesterday; investigation works do not require L.B. consent, but it is still not clear how the floors to Beds 1 and 5 are supported.
General principle acceptable details to be agreed, including how the floor is held up.
Harold Sanders. 20.02.01.

Eddie Gage chartered architect RIBA

Tel: (01784) 435944
Fax: (01784) 436240

10 Northcroft Villas
Englefield Green
Egham, Surrey
TW20 ODZ

39943
PV
AT
APP
CS
15 FEB 2001
COPIES TO:
ACK:
FILE:

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

14th Feb 2001

ECG/SG 10

FAO Mr Thorley

Dear Mr Thorley

RE: Beanoak Barn, Wokingham
Application ref. LB/2001/3104

Further to our recent telephone conversation, I have again visited Beanoak Barn and can report as follows:

1. The partitions to be removed are 100 plastered blockwork.

2. The wall between the utility room and living room is 100 plastered blockwork.

3. It is very unlikely that any of the original structure is incorporated in these walls.

4. There is no wall at first floor above wall A and I would therefore assess that this is not loadbearing and can be removed.

5. The first floor wall between bedrooms 1 & 5 is 100 blockwork and is immediately over wall B.
It is impossible to find out if there is a beam at first floor level supporting this wall.
Wall B may therefore be providing support.
Depending on what is found, it may be simpler to form a larger opening in this wall to replace the existing door with a new lintol above and retain the remainder of the wall in its present loadbearing form.

Please note that it is impossible to obtain further information without removing some flooring or ceiling linings.
The first floor is fully carpeted on chipboard and investigation will require some disruption.
Similar disruption will be experienced with removal of ceiling linings.

If it is possible to obtain permission in principal for the works, a builder could carry out initial investigation work and continue with completing in whatever form suits the existing and historic structure.

I believe that permission is required to carry out investigation work and will be pleased to have this clarified.

I enclose two copies of revised drawing no 2015 / 4 showing blockwork walls and drawing no 2015 / 8 showing the first floor plan

Yours sincerely

Eddie Gage

Copy: Mr A Gerrard

39530

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
APP	ENF
CS	
05 FEB 2001	
COPIES TO:	ACK:
	FILE:

REPLY REQUIRED

From: Andrew Thorley
Planning Assistant (Development Control)

My Ref: AT/LB/2001/3104

Ext: 6441

To: Harold Sanders
Conservation Architect

05 FEB 2001

Your Ref:

Date: 02/02/01

PROPOSED ALTERATIONS
BEAN OAK BARN, BINFIED ROAD, WOKINGHAM.

Harold, I have received the attached letter and drawings for the above site from Eddie Gage, do you consider his points in paragraphs (a), (b) & (c) acceptable.

Therefore do you think we could issue a LB consent with conditions attached requiring investigatory work to be carried out?

I would be most grateful for further comments on this matter.

Regards,

A Thorley

Andrew Thorley
Planning Assistant (Development Control)

THE PARTITIONS NOTED TO BE REMOVED APPEAR TO BE NON LOAD BEARING AND ADDED AT THE TIME OF THE CONVERSION

AFTER FURTHER CONSIDERATION IT WOULD APPEAR REASONABLE TO THEIR REMOVAL SUBJECT TO CONDITION ON LB CONSENT.

" ON INVESTIGATION, NO ALTERATIONS TO THE ORIGINAL STRUCTURE WILL BE CARRIED OUT WITHOUT WRITTEN AGREEMENT BY WDC AND THE STRUCTURAL INTEGRITY OF AREA OF FLOOR AT FIRST FLOOR LEVEL ABOVE UTILITY / DINING AREA IS VERIFIED."

Harold Sanders 15-02-01

Eddie Gage chartered architect RIBA

Tel: (01784) 435944
Fax: (01784) 436240

10 Northcroft Villas
Englefield Green
Egham, Surrey
TW20 ODZ

PLANNING SERVICES | APP 3/1466
HOL | FLS
DC AT | ENF
APP |
CS |
02 FEB 2001
COPIES TO: | ACK:
FILE:

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

31st Jan 2001

ECG/SG 9

FAO Mr Thorley

Dear Mr Thorley

RE: Application LB/2001/3104 – Beanoak Barn, Wokingham

Further to your letter dated 19th Jan 2001 and our recent telephone conversation, I confirm the following items:-

a. The partitions to be removed are plastered blockwork and not part of the original structure.

b. It is possible that some original timber frame could be contained within the blockwork walls. This is doubtful and can only be discovered by removal of plasterwork.

c. It is unlikely that the walls are loadbearing as adjoining bays do not have equivalent walls and floor spans appear to be between the centre longitudinal beam and external wall.
Also blockwork appears to have been used generally to form partitions and infill panels. The assessment of loadbearing value of these walls cannot be made without removing floor boards and / or ceilings to investigate.

d. The enclosed three drawings were obtained from your planning / building control dept and maybe of help.

From the above you will appreciate that further details cannot be given without what could involve substantial investigatory work. I believe that this in itself would require consent.

Would it be appropriate to issue a consent with conditions requiring investigatory work to be carried out to ensure that the original historic structure is not affected?

Do not hesitate to telephone me at the above number to discuss this.

Yours sincerely

Eddie Gage

Copy: Mr A Gerrard

P.S. I confirm that I will visit again to try to establish more defenately the existing structure.

To:
Harold Sanders
Urban Design And Conservation Officer

From: ~~Natalie Brown~~ → ANDREW T

Date: 09 January 2001 09 JAN 2001

Application Number: LB/2001/3104

Proposal: Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall..

Site Address:
Bean Oak Barn, Binfield Road, , Wokingham.

Applicant:
Mr Gerrard C/O Eddie Gage Architect.

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

---

1. THE BARN WAS SUBSTANTIALLY RENOVATED (1985?) AND MUCH OF THE EXTERNAL WALLS WERE RE-BUILT. INTERNAL PARTITIONS WERE ALSO ADDED.

   THE WALLS TO THE UTILITY WERE ADDED AT THE TIME OF THE CONVERSION.

2. I THEREFORE HAVE NO OBJECTION TO THE REMOVAL OF THESE WALLS WHICH DID NOT CONTRIBUTE TO THE HISTORIC CHARACTER OF THE FORMER BARN. HOWEVER, THE ORIGINAL BARN HAD 5 FRAMED BAYS; THE STRUCTURE NOTED " TO BE ASSESSED" IS ON THE LINE OF ONE OF THE FRAMES.

3 IT WILL THEREFORE BE NECESSARY TO CLARIFY, PRIOR TO LB CONSENT BEING GRANTED, THE EXTENT OF THE EXISTING STRUCTURE, IF ANY, AND THE WORKS RECENTLY INTRODUCED TO SUPPORT THE UPPER FLOORS.

(4). I QUESTION THE AUTHENTICITY OF THE TIMBER UPRIGHTS OF THE EXPOSED SECTION AT THE REAR. THE PLINTH WALL WAS ADDED AS PART OF THE RENOVATION WORKS

5. AS THE SOLE PLATE ON THE REAR ELEVATION HAS BEEN REMOVED, I DO NOT CONSIDER THE INTRODUCTION OF THE ADDITIONAL DOORS WILL COMPROMISE THE CONSTRUCTION OR HISTORIC FORM OF THE BUILDING.

6. PLEASE LET ME KNOW IF LISTED BUILDING CONSENT IS TO BE GRANTED AND I WILL ADVISE OF CONDITIONS TO COVER TIMBER FRAME AND STRUCTURAL WORKS PLUS DOOR + WINDOW DESIGN DETAILS. + RETAINING WALL TO COURTYARD AND ADJOINING WALL.

Harold Sanders

CONSERVATION ARCHITECT.

15-01-07.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Andrew Thorley
Planning Assistant (Development Control)

My Ref: AT/LB/2001/3104

Ext: 6441

To: Harold Sanders
Conservation Architect

Your Ref:

Date: 16/02/01

PROPOSED ALTERATIONS
BEAN OAK BARN, BINFIED ROAD, WOKINGHAM.

Harold, with reference to your reply dated 15/02/01.

I have received yet a further letter together with drawings from Eddie Gage for the above site. He has revealed that the utility room and the living room wall together with the first floor wall between bedroom 1 and 5 is 100 mm plastered blockwork. He also thinks there is no original structure incorporated in these walls?

I have enclosed a copy for your information, do you have any further comments to make.

Regards,

Andrew Thorley
Planning Assistant (Development Control)

Eddie Gage chartered architect RIBA

Tel: (01784) 435944
Fax: (01784) 436240

10 Northcroft Villas
Englefield Green
Egham, Surrey
TW20 ODZ

39943
PV
GO
APP
CS
15 FEB 2001
COPIES TO:
ACK:
FILE:

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

14th Feb 2001

ECG/SG 10

FAO Mr Thorley

Dear Mr Thorley

RE: Beanoak Barn, Wokingham
Application ref. LB/2001/3104

Further to our recent telephone conversation, I have again visited Beanoak Barn and can report as follows:

1. The partitions to be removed are 100 plastered blockwork.

2. The wall between the utility room and living room is 100 plastered blockwork.

3. It is very unlikely that any of the original structure is incorporated in these walls.

4. There is no wall at first floor above wall A and I would therefore assess that this is not loadbearing and can be removed.

5. The first floor wall between bedrooms 1 & 5 is 100 blockwork and is immediately over wall B.
It is impossible to find out if there is a beam at first floor level supporting this wall.
Wall B may therefore be providing support.
Depending on what is found, it may be simpler to form a larger opening in this wall to replace the existing door with a new lintol above and retain the remainder of the wall in its present loadbearing form.

Please note that it is impossible to obtain further information without removing some flooring or ceiling linings.
The first floor is fully carpeted on chipboard and investigation will require some disruption. Similar disruption will be experienced with removal of ceiling linings.

If it is possible to obtain permission in principal for the works, a builder could carry out initial investigation work and continue with completing in whatever form suits the existing and historic structure.

I believe that permission is required to carry out investigation work and will be pleased to have this clarified.

I enclose two copies of revised drawing no 2015 / 4 showing blockwork walls and drawing no 2015 / 8 showing the first floor plan

Yours sincerely

Eddie Gage

Copy: Mr A Gerrard

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Andrew Thorley
Planning Assistant (Development Control)

My Ref: AT/LB/2001/3104

Ext: 6441

To: Harold Sanders
Conservation Architect

Your Ref:

Date: 02/02/01

PROPOSED ALTERATIONS
BEAN OAK BARN, BINFIED ROAD, WOKINGHAM.

Harold, I have received the attached letter and drawings for the above site from Eddie Gage, do you consider his points in paragraphs (a), (b) & (c) acceptable.

Therefore do you think we could issue a LB consent with conditions attached requiring investigatory work to be carried out?

I would be most grateful for further comments on this matter.

Regards,

Andrew Thorley
Planning Assistant (Development Control)

Eddie Gage chartered architect RIBA

Tel: (01784) 435944
Fax: (01784) 436240

10 Northcroft Villas
Englefield Green
Egham, Surrey
TW20 ODZ

...NG SERVICES | APT 39466
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FILE:

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

31st Jan 2001

ECG/SG 9

FAO Mr Thorley

Dear Mr Thorley

RE: Application LB/2001/3104 – Beanoak Barn, Wokingham

Further to your letter dated 19th Jan 2001 and our recent telephone conversation, I confirm the following items:

a. The partitions to be removed are plastered blockwork and not part of the original structure.

b. It is possible that some original timber frame could be contained within the blockwork walls. This is doubtful and can only be discovered by removal of plasterwork.

c. It is unlikely that the walls are loadbearing as adjoining bays do not have equivalent walls and floor spans appear to be between the centre longitudinal beam and external wall.
Also blockwork appears to have been used generally to form partitions and infill panels. The assessment of loadbearing value of these walls cannot be made without removing floor boards and / or ceilings to investigate.

d. The enclosed three drawings were obtained from your planning / building control dept and maybe of help.

From the above you will appreciate that further details cannot be given without what could involve substantial investigatory work. I believe that this in itself would require consent.

Would it be appropriate to issue a consent with conditions requiring investigatory work to be carried out to ensure that the original historic structure is not affected?

Do not hesitate to telephone me at the above number to discuss this.

Yours sincerely

Eddie Gage

Copy: Mr A Gerrard

PS. I confirm that I will visit again to try to establish more defenately the existing structure.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
29 JAN 2001	
COPIES TO:	ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: ~~Natalie~~ Brown Andrew

Application Number: LB/2001/3104

Proposal: Proposed alterations to doors and windows in rear elevation of listed building. Removal of internal partitions and moving of garden wall.

Site Address: Bean Oak barn, Binfield Road, Wokingham

Applicant: Mr Gerrard C/O Eddie Gage Architect

Your observations are required in respect of this application **by 02/02/2001**

At the meeting on 23 January 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection, subject to the agreement of the WDC Conservation Architect and the following comments made by Mrs Hazel Guile which were endorsed by the Committee:

The area covered by the application involves the only part of the rear elevation which has the original framed structure exposed. The retention of all original parts of the structure is important. One of the new doors will necessitate removal of the original horizontal beam, this would be a sad loss. This timber and brick section of the building is a statement of its origins.

SIGNED: _____ **DATE:** 25/01/2001

CLERK TO Wokingham Town Council

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 19 January, 2001
My ref. JRM/AJT/LB/2001/3104
Your ref. ECG/SG 8

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

Mr. Eddie Gage
Architect
10, Northcroft Villas,
Englefield Green,
Egham,
Surrey.
TW20 ODZ

Dear Mr. E. Gage,

PROPOSED ALTERATIONS - BEAN OAK BARN, BINFIED ROAD, WOKINGHAM.

I refer to your listed building application received on the 2nd January 2001 for the above property.

According to our Conservation Architect, the original barn had five framed bays. The "partitions to be removed and structure to be assessed" on drawing No. 2015/7A is on the line of one of these frames. It is therefore necessary to clarify prior to listed building consent being granted, the extent of the existing structure, if any, and the works recently introduced to support the upper floors. Therefore we require a more detail drawing showing the existing structure as mentioned above so that we can make an assessment.

I suggest that you submit further details showing these requirements otherwise if I do not hear from you within the next 14 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number or Mr. Sanders (Conservation Architect) on ext. 6465.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

05/02/01

c.c. Harold Sanders (Conservation Architect)

File: bean oak barn, binfield road, wokingham.

CBA
COUNCIL FOR BRITISH ARCHAEOLOGY

Natalie Brown
Wokingham District Council
Environmental Services
PO Box 157. Shute End
Wokingham
Berkshire RG40 1WR

15 January 2001

URGENT REQUEST

Dear Ms Brown

BEAN OAK BARN, BINFIELD ROAD, WOKINGHAM
APPLICATION NO. LB/2001/3104

Thank you for consulting us on the above application for listed building consent. Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful if you could let me have this. For your convenience my fax number is 01904 671384.

I note that you require a response by 30th January, and would therefore be glad if you could treat this matter with some urgency.

Yours sincerely

Carole Barrowclough
Conservation Assistant

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: archaeology@compuserve.com · web: http://www.britarch.ac.uk
A Company Limited by Guarantee Registered in England No. 1760254
Registered Charity No. 287815

Patron: HRH The Prince of Wales

Ian Jordan

From: Ian Jordan
Sent: 17 January 2001 11:39
To: 'archaeology@compuserve.com'
Subject: LISTING FOR BEAN OAK BARN, WOKINGHAM, BERKSHIRE - FAO CAROLE BARROWCLOUGH (CONSERVATION ASSISTANT)

Carole,

thanks for your letter dated 15/1/2001 regarding planning application LB/2001/3104.

Sorry for not including a copy of the listing with the consultation documents sent to you, I've attached a copy of the listing with this mail.

Regards,

Ian Jordan

LISTING
ESCRIPTION - BEAN OAK...

LISTING DESCRIPTION

LISTING I.D: 10/15

DATE OF LISTING: 12:11:51

GRADE: 2

PARISH: Wokingham

SITE ADDRESS SUMMARY: BINFIELD ROAD (north side)
Barn approximately 20 metres north west of Beanoak Farmhouse

DESCRIPTION: Barn. Early C18. Timber framed, part brick infill, part weatherboarded; Old tile gabled roof. 5 framed bays, hipped midstrey much altered on south with aisles on either side. Queen post roof, straight braces and posts without jowls; clasped through purlins.

02 JAN 2000* 3104

Eddie Gage chartered architect RIBA

Tel: (01784) 435944
Fax: (01784) 436240

10 Northcroft Villas
Englefield Green
Egham, Surrey
TW20 ODZ

Wokingham District Council
Planning Dept
Council Offices
PO Box No 157
Shute End
Wokingham, Berkshire
RE40 1WR

27th Jan 2000

ECG/SG 8

Dear Sir/Madam

RE: Beanoak Barn, Binfield Road, Wokingham RG40 5PS

Further to submitting sketches and Mr Sanders visiting the above property, I now submit a listed Building Application for alterations consisting of the following documents:

a. Completed application forms – 5 copies
b. Drawings Nos 2015 / 4, 6A, 7A & location plan – 5 copies
c. Certificate A

No planning application is being made as the proposals do not involve any additional volume or alterations to the accommodation and elevation alterations are limited to the rear.

Please note that I am not contactable from the 3rd to the 28th January 2001.
Any queries during this period should be made by contacting the owner/occupier at the above address, Mr A Gerrard tel no. 0118 9788060 and mobile 07979 595 740.

Yours faithfully

Eddie Gage

Copy: Mr A Gerrard

1772A

07 JAN 2000 * 3104

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

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

I hereby certify that:-

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

or:-

~~**CERTIFICATE B**~~

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

~~CERTIFICATE D~~

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of MR A. GERRARD

Date 22 Dec. 2000.

* Delete where inappropriate

1933

(5)

ADDRESS BEANOAK FARM / BARN PARISH WOKINGHAM

PLOT No. BINFIELD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44263	MRS. O GERRARD	DEMOLISH SUMMERHOUSE	7.6.95	C/A
95/60352/F	BEAN OAK BARN			
LB/2000/1979	MR. A. GERRARD	INTERNAL ALT. ON		
		LISTED BUILDING TO NEW DOOR	18.09.00	APP.

MINISTRY DECISION

SPECIAL ORDERS A008/19

ADDRESS BEANOAK FARM, BINFIELD ROAD PARISH WOK

PLOT No. LISTED BUILDINGS - FARMHOUSE BARN & COTT/DAIRY ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23155,6	BRYANT	O/L RES DEV.		
TP 1328	Griffin	Res Dev 2 Fields	13/6/57	REF
0/27/63	0/48/65			
0/20/59		Res Dev	9/7/59	REF
0/31/66 0/25/64	0/67/73 0/92/72			
0/67/60	Griffin	Res Dev	10/11/60	REF
0/73/64		Res Dev	29/10/64	REF
0/4/67	Mrs Gray	Station Caravan	30/3/67	REF
0/11/70				
R/172/70		Bldg for table tennis club	5/5/70	30/6/74 TP
R/111/71	8397x	do Forecast plot	15/7/71	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE ✓

091074

ADDRESS BEANOAK FARM, BINFIELD ROAD PARISH WOKINGHAM E

PLOT No. LISTED ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09126	MR. K. WORCESTER	L.B.C. SHED TO HORSE-BOXES & TACK ROOM; STORE	26.10.78	N/A REF.
09127	"	(RESTORATION) TO COTTAGE	26.10.78	N/A REF.
BR 10635	"	REBUILD OUT BUILDINGS TO 3 NEW HORSE BOXES & TACK ROOM	26.2.79	REF. N/A
BR 10710	"	STORE TO COTTAGE	9.5.79	REF. N/A
[illegible]39	"	"	4.5.79	N/A C/A
10540	"	LBC "	4.5.79	N/A C/A
10541 -	"	REBUILD SHED TO FORM 3 HORSE BOXES	8.6.79	N/A C/A
10542 - LBC	"	"	8.6.79	N/A C/A
BR 11434	"	" " " "	25.7.79	app N/A
BR 11438	"	" " " "	25.7.79	app N/A
18862,3	" LBC	DEM. OF HAY BARN	10.2.83	N/A C/A
	LBC	" " COTTAGE	"	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

E

BEAN OAK FARM

ADDRESS BINFIELD ROAD PARISH WOKINGHAM

PLOT No. LISTED ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18862 - NC	MR & MRS K. WORCESTER LBC.	DEMOLITION OF HAY BARN	10.3.83	N/A CA
18863	" "	" " BARN CONT.	10.3.83	N/A REF
21563 NC	ACORN ASSOCIATES	CONV. & EXT. OF DERELICT BLDG	W/DRAWN	
21564 NC	" LBC	"	"	
21897.8 (LBC) NC	"	BARN TO RES	26.7.84	N/A CA
22533 LBC, 4	MR. N. HOMEWOOD	"	15.11.84	N/A CA
223835	"	"	19.12.84	APP N/A
24316	MR. M. NEEDHAM	GARAGE & VEH. ACCESS	10.10.85	N/A CA
24324/5 (LBC)	HAMBLEDERRY LTD	REPLACE BAKERY, G/FLAT TO RES; 2/S; K; KITCHEN & ROOM	10.10.85	N/A CA
24361	MR. M. NEEDHAM	GARAGE	10.10.85	N/A CA
LR25690	HAMBLEDERRY LTD.	REPLACE BAKERY TO RES.	13.12.85	REF N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS BEAN OAK FARM & BAKERY PARISH WOKINGHAM

PLOT No. BINFIELD ROAD ORD. SHEET No.

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LR220	HAMBLEDERRY	BAKERY TO DWG. HOUSE	10.2.86	APP N/A
25972	IAN BROWN THE FARMHOUSE	DOM. GARAGE & VEH. ACCESS	7.8.86	REF
CA10346	MR. I. BROWN	RECONST. SUBSTANCE DAMAGE	13.5.91	APP
23905/6 LBC.	"	S/SE. EXT.	28.9.89	CA
27636 LBC?	"	PORCH/SPORT/BOUNDARY	3.7.91	CA
27637	"	WALL TO REPLACE EXISTING (DAMAGED BY DEMOLITION)		
LA10858	"	S/SE. EXT.	7.10.91	APP

DATE OF COMPLETION

MINISTRY DECISION 25972 - APPEAL GRANTED - 12-3-87

SPECIAL ORDERS

DRAINAGE

091074

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

02. JAN. 2000* 3104

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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

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

---

1. APPLICANTS NAME: MR A. GERRARD
   ADDRESS: BEWOAK BARN, BINFIELD ROAD, WOKINGHAM
   POST CODE: RG40 5RS
   PHONE: 0118 978 7842

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: EARLE GAGE architect
   ADDRESS: 10 NORTHCROFT VILLAS, EGHAM, SURREY
   POST CODE: TW20 0DZ
   PHONE: 01784 435944

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: BINFIELD ROAD WOKINGHAM

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

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

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

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   Drawings NOS. 2015/47A, 6A + location plan.

---

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

---

6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   ALTERATIONS TO DOORS & WINDOWS TO REAR ELEVATION. REMOVAL OF INTERNAL PARTITIONS. MOVING GARDEN RETAINING WALL

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
   e.g. state materials and colour of any new walls or roof.
   ALL NEW MATERIALS TO MATCH EXISTING

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

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NO

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

Signed Edith Grace on behalf of MR. A. GERRARD

Date 22 Dec. 2000

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

DATE PROTECTION ACT 1984

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

02 JAN 2000* 3104



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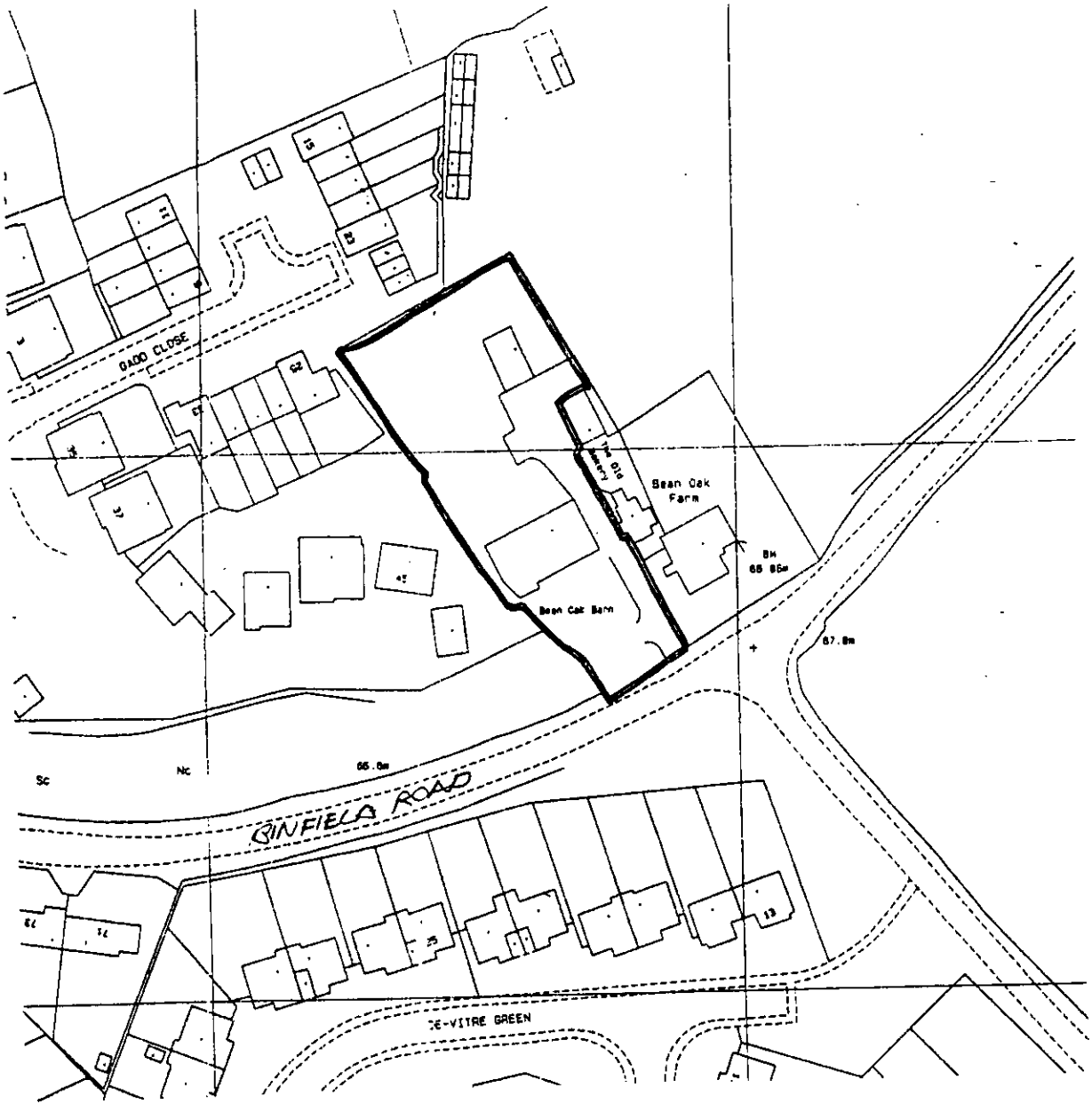
Development Control Section, Environmental Services, Wokingham District Council.

5 January 2001 Scale: 1 : 1250

N W E S

02.JAN.2008* 3104



BEANOAK BARN
SITE/LOCATION PLAN.

APPROVED

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3105**

8, Odell Close, Lower Earley, Reading.

Proposed front dormer extension and front porch extension to dwelling.

~~I wish this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s)~~ are please contact me

Signed: F Rolls Date: 11/1/05

Councillor Rolls