EX SYSTEMS LTD

APPLICATION NO:
LB/2000/2172

LOCATION:
Summerfield House , Crazies Hill Reading.

APPLICANT:
Mr R Smee C/O Edgington Sprink.Hyne

PROPOSAL:
Proposed extensions, additions and internal improvement to listed building.

EARLIEST DATE FOR DECISION: **11/09/2000**

APPLICATION WILL HAVE EXPIRED ON: 06/10/2000

CASE OFFICER: **Heather Morgan**

WITHDRAWN

Job 3772.

EDGINGTON SPINK · HYNE
CHARTERED ARCHITECTS

PLANNING SERVICES	HPT 35737
POL	TLS
DC HM	ENF
APP	
CS	
25 OCT 2000	
COPIES TO:	ACK:
	FILE:

URGENT FAX

Please deliver this document immediately to the addressee

To HEATHER MORGAN

Fax No 01189774 6484

From PETER VIRGO

No. of Pages including this page ONE Date 25.10.00.

SUMMERFIELD HOUSE - CRAZIES HILL.
YOUR REF: F/2000/2173 & LB/2000/2172

Further to my telephone conversation with you, may I confirm our decision to withdraw the above two applications. We will consider the situation and contact you again in the near future.

PBV 25

cc. Roger Smee
Bob Reynolds.

Call us on: 01753 580033
Fax us on: 01753 580633

RIDING COURT · RIDING COURT ROAD · DATCHET · BERKSHIRE SL3 9LE

25 OCT 00 09:15 EDGINGTON SPINK AND HYNE 01753 580 633 p.1
01753 580 633

2172

Tel: (0118) 974 6446 Please file

Date: 20/10/00

My ref: LB/2000/2172

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2000/2172
Summerfield House, , Crazies Hill, Reading.
Proposed extensions, additions and internal improvement to listed building.

I write to let you know that the above mentioned application has been recommended for

[redacted]: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below. This form must be received no later than 30/10/00

DL	LS
DC	EMF
APP	
CS	
27 OCT 2000	
COPIES TO:	ACK:
	FILE:

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **LB/2000/2172**
Summerfield House, , Crazies Hill, Reading.
Proposed extensions, additions and internal improvement to listed building.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 26-X-2000

Councillor F Browne

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

Received by Wokingham District Council

Application No: LB/2000/2172

Proposal:
Proposed extensions, additions and internal improvement to listed building.

Location:
Summerfield House, , Crazies Hill, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/09/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 August 2000

WORK SHEET FOR : Heather Morgan

Application Number : LB/2000/2172

Applicant : Mr R Smee C/O Edgington Sprink.Hyne.

Location : Summerfield House, , Crazies Hill, Reading.
Proposal : Proposed extensions, additions and internal improvement to listed building.

Green

Site Notice Displayed ? :

YES	NO	DATE
✓		31/8/00

Date of Neighbour Notifications : 18/8/00

Date of Site Visit : 31/8/00

Date Registered : 11/08/2000

Earliest Date for Decision : 11/09/2000

Latest Consultation Date/Site Notice Expiry Date : 11/09/2000

This application will have expired on: 06/10/2000. 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 :

~~[illegible]~~

See responses on f/2000/2173.

Planning Issues :

See listed building section in delegated report on f/2000/2173.

Application Number: LB/2000/2172

Appraisal :

Recomendation : ☐ **Refusal:** ☑

(tick appropriate box)

Application Number LB/2000/2172
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Conditions~~ / Reasons for Refusal
1			The proposed development, by reason of its size, bulk, height and massing fails to be subservient to the listed buildings and is unsympathetic and does not respect the historic setting of the listed buildings. The resultant development would be detrimental to the grade II listed building and its setting. As such, the proposal is contrary to policy ENV4 of the Berkshire Structure Plan and policies WHE11 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as modified
			Informative The applicants is advised to note that due to the inadequacy of existing plans an assessment has not been made upon the acceptability or otherwise of the internal alterations.
			BSP - ENV4 WDLP - WHE11, WHE13

See F/2000/2172

RECORD OF SITE VISIT

SITE ADDRESS: Summerfield House
Crazies Hill Reading.

APPLICATION NUMBER: LB/2000/2172

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6446

Date: 20/10/00

My ref: LB/2000/2172

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: LB/2000/2172
Summerfield House, , Crazies Hill, Reading.
Proposed extensions, additions and internal improvement to listed building.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30/10/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Heather Morgan** Application Number: **LB/2000/2172**
Summerfield House, , Crazies Hill, Reading.
Proposed extensions, additions and internal improvement to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor F Browne

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

Tel: (0118) 974 6446

Date: 20/10/00

My ref: LB/2000/2172

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: LB/2000/2172
Summerfield House, , Crazies Hill, Reading.
Proposed extensions, additions and internal improvement to listed building..

I write to let you know that the above mentioned application has been recommended for

[redacted]: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Date: 11 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2173

Location: Summerfield House, Crazies Hill, Wargrave, Reading.

Proposal: Proposed three storey front extension to dwelling plus garage block with caretakers flat over and garden storage and workshop building.

Applicant: Mr R Smee C/O Edgington Spink Hyne.

Case Officer: Heather Morgan

The new plans show the following: Full extent of the hedgerow at edge of site. Drawing no 3772/07A.

Comments are required by 21/09/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

Date: 11 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/2172

Location: Summerfield House, Crazies Hill, Reading.

Proposal: Proposed extensions, additions and internal improvement to listed building.

Applicant: Mr R Smee C/O Edgington Sprink.Hyne.

Case Officer: Heather Morgan

The new plans show the following: Full extent of hedgerow at edge of site. Drawing no 3772.07A.

Comments are required by 21/09/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

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

App No. (Planaps) F/2000/ (Ludhouse) 2173 + LB/2000/2172 Date Rec. 6/9/00

Location: Summerfield House, Crazies Hill.

Parish Loargrave

Applicant: Mr. K. Shee

Description of attached plans Plans to show full extent of the hedgerow at edge of site

Drawing No's: 3772/07A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: H Sanders.

Drawing No's

1. NK (Landscape & Trees) ☒
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

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

NEIGHBOURS: —

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y (N) From —

New Site Notice Y (N)

New Description —

CASE OFFICER H.P.M.

Consultations Sent by Admin. on 11.09.PS

Yellow - Part One Copy
Green - Officer's Copy

EDGINGTON
SPINK HYNE
CHARTERED
ARCHITECTS

3772-C1-04

5th September 2000

PLAN	33896
POL	
DC H M	
APP	
CS	
06 SEP 2000	
COPIES TO:	ACK:
	FILE:

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG11 1BN

Attention: Miss Heather Morgan

REVISED PLAN
2172
2173

Dear Sirs

SUMMERFIELD HOUSE alias CRAZIES HALL
Your Ref: F/2000/2173 and LB/2000/2172

We understand that some concerns have been expressed in connection with the siting of the proposed garage block in that it could be construed to extend beyond the notional curtilage of the property whatever that might mean.

We have revisited the house and found that our drawing 3772/07 (ground floor plan) does not indicate the full extent of the existing hedgerow. The drawing only shows the formal laurel hedge and not the field hedge beyond. The true depth of the hedge is now shown and as can be seen the intrusion (if any) into the field is so marginal that it cannot be a cause for concern. In addition, the spread of the existing oak tree line goes far beyond the proposed buildings. As we have expressed before, the proposal is not an overpowering force to either the existing house or the countryside around it.

Please bear these views in mind during your deliberations.

Yours faithfully

A B Bradbury
for EDGINGTON SPINK & HYNE

cc Roger Smee, Esq

ARCHITECTURE PLANNING HEALTH & SAFETY CONSTRUCTION TECHNOLOGY PROJECT MANAGEMENT
RIDING COURT · RIDING COURT ROAD · DATCHET · BERKSHIRE SL3 9LE · TEL 01753 580033 · FAX 01753 580633
E MAIL: mail@edgingtons.co.uk WEBSITE: www.edgingtons.co.uk

PETER B. VIRGO Dipl Arch ARIBA FRSA · ANTHONY B. BRADBURY D Arch ARIBA FRSA · G. ANGUS H. NEIL Dipl Arch RIBA · SIMON C. PAINTER Dipl Arch RIBA
ASSOCIATES: C. STUART MACKAY BSc. Arch B Arch (Hons) RIBA · CHARLES S. D. McCLIMONT Dipl Arch

PROFESSOR ANTHONY J. MONK M Arch (Yale) Dipl Arch (UCL) RIBA ARIAS FFB MBAE

Applicationo	Name & Address
LB/2000/2172	M Bendell Ness cottage Crazies Hill Wargrave RG10 8LY

App. withdrawn
Letter sent 30/10/00

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heather Morgan

Date: 18 August 2000 18 AUG 2000

Application Number: LB/2000/2172

Proposal: Proposed extensions, additions and internal improvement to listed building..

Site Address:
Summerfield House, , Crazies Hill, Reading.

Applicant:
Mr R Smee C/O Edgington Sprink.Hyne.

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

REVISED PLAN RECEIVED

H Sanders.

03.10.00

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

14 AUG 2000 * 2172

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

DELEGATED

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	MR. R. SMEE SUMMERFIELD HOUSE CRAZIES HILL NR WARGRAVE - BERKS.
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	EDGINGTON . SPINK . HYNE CHARTERED ARCHITECTS RIDING COURT RIDING COURT ROAD DATCHET - BERKS. SL3 9LE 01753 580033
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	CRAZIES HILL AS ABOVE
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	DWELLING
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	DWELLING
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	PALLADIAN STYLE GRADE II . LISTED COUNTRY HOUSE
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		DRAWINGS 3772/07, 08, 09, 10 & SK1
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.		EXTENSIONS, ADDITIONS, AND IMPROVEMENTS TO EXISTING HOUSE
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		ALL TO MATCH EXISTING - IE PAINTED STUCCO TO MAIN HOUSE PAINTED BRICKWORK TO GARAGE & WORKSHOP AREA, WHITE FRAMED WINDOWS, DOORS & BALCONIES, SLATED ROOF

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? N.A.
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING? No
If **YES**, state date, to whom application was made and the result of the application if known.

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

Signed ..... on behalf of R. SMEE, ESQ.

Date 9. 8. 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.'



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Development Control Section, Environmental Services, Wokingham District Council.

15 August 2000

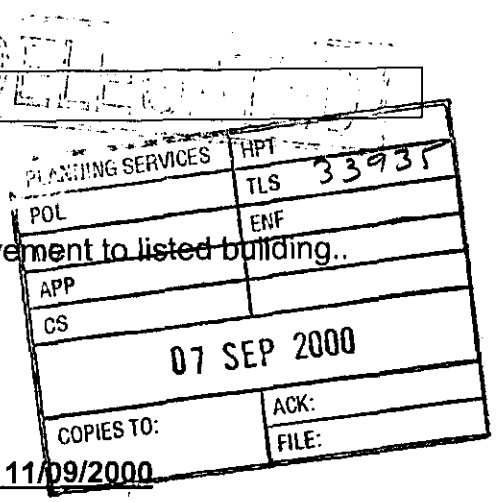
Scale: 1 : 2500

N W E S

FROM: Heather Morgan

DATE: 18 August 2000

WARGRAVE PARISH CONSULTATION SHEET



Application Number: LB/2000/2172

Proposal: Proposed extensions, additions and internal improvement to listed building..

Site Address: Summerfield House, , Crazies Hill, Reading.

Applicant: Mr R Smee C/O Edgington Sprink.Hyne.

Your observations are required in respect of this application **by 11/09/2000**

The Parish Council wishes to strongly object to this proposal on the following grounds:

1) Impact on the Greenbelt
2) Extending beyond the curtilage
3) Would appear to invade the footpath's correct route

Contrary to Local Plan Policy WGB3

Informative:
The Parish Council has no objection to the house extension within the limits and would request that any permission granted states that it must remain ancillary to the main dwelling.

SIGNED: _____ DATE: 29/8/2000

Clerk To Wargrave Parish/Town Council.

~~To:~~ FAO1

21 AUG 2000

Public Rights Of Way Officer
F A O Graham Barnwell

~~From:~~ TO: Heather Morgan

Date: 18 August 2000

Application Number: LB/2000/2172

Proposal: Proposed extensions, additions and internal improvement to listed building..

Site Address:
Summerfield House, , Crazies Hill, Reading.

Applicant:
Mr R Smee C/O Edgington Sprink.Hyne.

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

Please find attached plan indicating public rights of way adjacent to Summerfield House.

G BARNWELL 6.9.2000

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING SERVICES	HPT 33978
POL	TLS
DC HT	ENF
APP	
CS	
07 SEP 2000	
COPIES TO:	ACK:
	FILE:

Date 5.9.00

Our ref. AM

Your ref. LB/2000/2172

Your letter of 18.8.00

Summerfield House.

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT: WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: NEIL BURTON B.A. F.S.A.
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY No. 209934 VAT No. 447 1613 54

FROM: Heather Morgan

DATE: 18 August 2000

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2000/2172

Proposal: Proposed extensions, additions and internal improvement to listed building..

Site Address: Summerfield House, , Crazies Hill, Reading.

Applicant: Mr R Smee C/O Edgington Sprink.Hyne.

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Contrary to Local Plan Policy WGB3

Informative:
The Parish Council has no objection to the house extension within the limits and would request that any permission granted states that it must remain ancillary to the main dwelling.

SIGNED: _____

Clerk To Wargrave Parish/Town Council.

DATE: 29/8/2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
04 SEP 2000	
COPIES TO:	ACK:
	LE:

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2000/2172

Proposal:
Proposed extensions, additions and internal improvement to listed building.

Location:
Summerfield House Crazies Hill Reading

This application is being advertised in the Henley Standard newspaper on the 31/08/2000 for the following reason(s);

SITE IS A LISTED BUILDING

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/09/2000**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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: 31/08/2000

Erected on gate post at entrance

31/8/00

JEPM

GHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 18 August 2000

Application Number: LB/2000/2172

Proposal: Proposed extensions, additions and internal improvement to listed building.

Parish: WARGRAVE PARISH

Site Address:
Summerfield House, , Crazies Hill, Reading.

Applicant:
Mr R Smee C/O Edgington Sprink.Hyne.

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

✓ below as applicable;

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

SC:23 (INSERT: Parking, Garaging & Turning)
SR:06

Signed: _____ **Print name:** ADAM COLLINS.

21/8/00

Proposed Housing Site under Policy WH2 at Crazies Hill



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Policy and Plans Section, Environmental Services, Wokingham District Council.

16 August 2000

N
W E
S

Scale: 1 : 5000

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date:	11 AUG 2006
Officer: HM	Application No. LB|2006|2172

Map No. 14 Site 9:40

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

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

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

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

Description:

(LB) PROPOSED EXTENSIONS, ADDITIONS AND INTERNAL IMPROVEMENTS TO LISTED BUILDING

Location: SUMMERFIELD HOUSE CRAZIES HILL

Parish: WARGRAVE Ward: Wargrave 18-8-2006

Applicant: MR SMEE

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation of new conservatory (not shown on S elevation:D)	requested	r with Sn
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 : 18.8.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓
Trees .....
Conservation Officer ✓
Environmental Health ← 250m Landfill Site consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way ✓
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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

- English Heritage
- The Georgian Group
- The Victorian Society
- Ancient Monuments Society
- Society for Protection of Ancient Bdgs
- Council for British Arch.
- RCHME

Telecommunications (NRPB) : .....
Sport England : .....

(Green Belt)

OTHERS:

- Ramblers Association. ✓

2x Pre-apps attached

NEIGHBOURS:

S/w + Crazies Hill C of E Primary School
The Lodge, Crazies Hill ✓
Rosedale, Crazies Hill
Crazies Hill Post Office, Crazies Hill
Pear Tree Cottage
Wellers Cottage
Yew Tree Cottage
Ness Cottage
} Crazies Hill

EDGINGTON
SPINK · HYNE
CHARTERED
ARCHITECTS

WITH ANTHONY MONK
AND ASSOCIATES

11.AUG.2000* 2172

3772-C1-03

9th August 2000

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham
Berks RG11 1BN

Attention: Ms Heather Morgan

Dear Sirs

SUMMERFIELD HOUSE
CRAZIES HILL

Further to the helpful meetings and correspondence we have had in the recent months, we are now instructed by our Client to apply for Full Planning and Listed Building Consent for the proposed alterations, extensions and additions to the property referred to above.

In support of this we are pleased to enclose:-

1. 6 copies of planning application form part 1 duly completed and signed.
2. 5 copies of the Listed Building Consent forms duly completed and signed.
3. Certificate A confirming ownership
4. 11 copies each of our drawings Nos. 3772/7,8,9 & 10 (i.e.Planning & Listed Building combined.
5. Planning fee £95 made payable to Wokingham District Council
6. 12 copies of Sketch No 1 taken from the lakeside up to the south façade showing the proposed wing to the west.

Attached to this letter is a copy of our letter to you dated 5th July 2000. This letter we feel stresses the needs of our Client and the planning attitude that we feel should be adopted for a property of this standing.

Our proposals reflect these requirement which comprise:-

i. A three storey wing with ground and first floor bays to the west accessed from the half landings of the existing staircase.

ii A family room extension to the kitchen with glazed lantern light also on the west side.

COPY

RIDING COURT · RIDING COURT ROAD · DATCHET · BERKSHIRE SL3 9LE · TEL 01753 580033 · FAX 01753 580633
E MAIL: mail@edgingtons.co.uk · WEBSITE: www.edgingtons.co.uk

PETER B. VIRGO Dipl Arch ARIBA FRSA · ANTHONY B. BRADBURY D Arch ARIBA FRSA · G. ANGUS H. NEIL Dipl Arch RIBA · SIMON C. PAINTER Dipl Arch RIBA
ASSOCIATES : C. STUART MACKAY BSc. Arch B Arch (Hons) RIBA · CHARLES S. D. McCLIMONT Dipl Arch

PROFESSOR ANTHONY J. MONK M Arch (Yale) Dipl Arch (UCL) RIBA ARIAS FFB MBAE

lii A new structure accommodating 4 large cars with a caretaker's flat above. A new single storey structure for a workshop and garden machinery. Both structures are grouped together around a courtyard. It is proposed that these buildings be sited on the north side completely divorced from the 'listed' facades to the east and south.

Once you have had an opportunity to consider our proposals and obtain comments we would welcome the opportunity to discuss any issues with you before you prepare your recommendations.

We look forward to hearing from you.

Yours faithfully

A.B.Bradbury
for EDGINGTON SPINK & HYNE

cc R Smee Esq. Rock Investment Trust PLC
R Reynolds Esq PDP
H Sanders Esq Wokingham District Council

EDGINGTON SPINK • HYNE
CHARTERED ARCHITECTS

WITH ANTHONY MONK AND ASSOCIATES

11.AUG.2000* 2172

3772-C1-02

5th July 2000

Miss Heather Morgan
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RG11 1BN

Dear Miss Morgan

SUMMERFIELD HOUSE
CRAZIES HILL

I felt that our meeting last Wednesday was very helpful in that my Client was able to explain his needs personally. The house as it stands is not family orientated and nor does it provide accommodation that would be expected to be seen in a house of this stature. The house, and especially the grounds (23 acres) are without doubt impressive. The property could therefore afford substantial alterations without detriment to its stateliness.

The present accommodation falls short in a number of ways. The ground floor is designed to entertain and not act as a family home. The first floor, although supporting a grand master suite lacks adequate bedroom accommodation elsewhere. Outbuildings are virtually non existent. My Client anticipates employing a full time housekeeper, gardener and handyman/chauffeur. It would be appropriate to provide cottage accommodation for these services. All these are issues that my Client has asked to be addressed.

I enclose for your consideration when you revisit the site a couple of sketches taken from the lake showing how well the new wing sits within its surroundings. It cannot be regarded as an unwelcome challenge. The first sketch illustrates a corner bay on two floors with a balcony serving the bedroom. The second only provides a bay to the snooker room with balcony above. My Client prefers the 2 bay solution.

Referring now to the garage court proposals, my Client is anxious to be allowed to maximise this accommodation due to his staffing requirements and the ground equipment, such as tractors and mowers etc. Such accommodation would be expected in grounds of this size. An arbitrary curtilege was mentioned during our meeting. I do not understand how this can apply in this instance. To reiterate the house must be allowed to grow in a manner that befits a property of this standing. It should be considered as a special case and one that will not create an unacceptable precedent to the area.

COPY

RIDING COURT · RIDING COURT ROAD · DATCHET · BERKSHIRE SL3 9LE · TEL 01753 580033 · FAX 01753 580633
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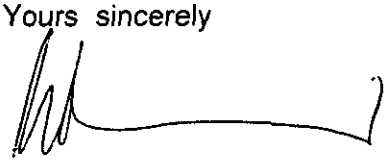
PROFESSOR ANTHONY J. MONK M Arch (Yale) Dipl Arch (UCL) RIBA ARIAS FFB MBAE

I trust, therefore, you will carefully consider my Client's requirements and support him when a planning application is lodged by the end of the month.

Yours sincerely



A.B.Bradbury
for EDGINGTON SPINK & HYNE

cc R Smee Esq. Rock Investment Trust PLC
R Reynolds Esq PDP
H Sanders Esq Wokingham District Council

~~Summerfield House~~ CRAZIES HALL

ADDRESS ~~The Crazies~~ CRAZIES HILL PARISH WARGRAVE.

PLOT No. ORD. SHEET No. SU. 7980.

BUILDER Listed Building 1/92.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/432/69	Mr J N Fawsitt	Change to Old peoples home	7 1 70	N/A C/A
R/161/70	" "	Int Alt for " " "	29 6 70	App C/A
6223927	MR. R. PALMER	ALTERATION & EXTENSION	3-1-85	APP N/A
22843 (LBC)	"	REROOFING, ALTS., KITCHEN	[illegible]	
		EXTENSION + NEW DRAINAGE	7 3 85	N/A CIN

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

11. AUG. 2000* 2172

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. *I have / The applicant has given the requisite notice to all the persons other than *myself / the applicant 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. *I am / The applicant 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. *I have / The applicant has given the requisite notice to the following persons other than *myself / the applicant 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. *I have / The applicant 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

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(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)

Signed .....

*On behalf of R. SMEE, ESQ.

Date 9. 8. 2000

* Delete where inappropriate

1871/A

WOKINGHAM DISTRICT COUNCIL 11.AUG.2000* Application No. 2172

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. R. SMEE
   ADDRESS: SUMMERFIELD HOUSE, CRAZIES HILL, NR WARGRAVE - BERKS.
   POST CODE:
   PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: EDGINGTON. SPINK. HYNE
   ADDRESS: CHARTERED ARCHITECTS, RIDING COURT, RIDING COURT ROAD, DATCHET - BERKS.
   POST CODE: SL3 9LE
   PHONE: 01753 580033

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: CRAZIES HILL AS ABOVE

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

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

   (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
   LISTING GRADE: PALLADIAN STYLE GRADE II. LISTED COUNTRY HOUSE

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   DRAWINGS 3772/07, 08, 09, 10 & SK1

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.
   EXTENSIONS, ADDITIONS, AND IMPROVEMENTS TO EXISTING HOUSE

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.
   ALL TO MATCH EXISTING - IE PAINTED STUCCO TO MAIN HOUSE PAINTED BRICKWORK TO GARAGE & WORKSHOP AREA, WHITE FRAMED WINDOWS, DOORS & BALCONIES, SLATED ROOF.

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? N.A.
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING? No
If **YES**, state date, to whom application was made and the result of the application if known.

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

Signed ..... on behalf of R. SMEE, ESQ.

Date 9. 8. 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.'

WITHDRAWN

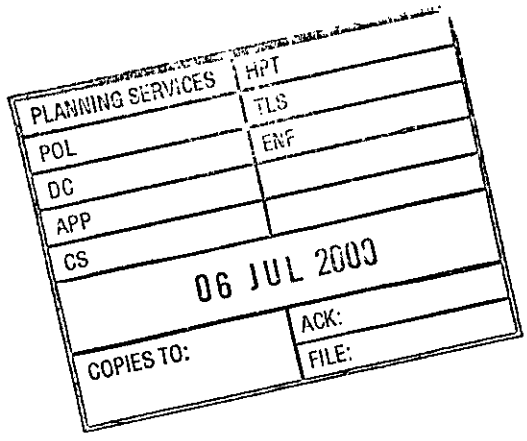


EDGINGTON SPINK·HYNE CHARTERED ARCHITECTS

HOBNOB COURT · HOBNOB COURT ROAD · DATCHET · BERKS SL3 9LY
TEL: WINDSOR 01753 580888 FAX: 01753 580833

SUMMERFIELD HOUSE
CRAZIES HILL
SKETCH VIEW

SCALE N.T.S.
DATE 6.7.2000 DRAWN HMAT.
JOB No. 3772 DWG No. SK 2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