SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0452

LOCATION:
The Bull High Street, Wargrave Reading.

APPLICANT:
W H Brakspear And Son C/O Mr A G French Surveyor

PROPOSAL:
Proposed single storey glazed extension to public house to replace pergola.

EARLIEST DATE FOR DECISION: **27/02/2000**

APPLICATION EXPIRY DATE: **21/03/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W H Brakspear And Son
C/O Mr A G French Surveyor
Andrew French Design
1 Market Place Mews
HENLEY-ON-THAMES
Oxon
RG9 2AH

Application Number: F/2000/0452

Parish: **WARGRAVE**

Location: **The Bull, High Street, Wargrave, Reading**

Proposal: **Proposed single storey glazed extension to public house to replace pergola**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing nos. AGF 98.214.1A Rev 6 submitted to the Local Planning Authority on 07/07/00 and drawing no. 2292/-/GA/01 Rev D received on 28/06/00.

Condition
3. Prior to the commencement of development details of the proposed slab levels of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

Condition
5. The provision of access for people with disabilities shall be implemented prior to the commencement of use of the extension for trading purposes and maintained after as such.

Condition
6. Details of how the stairlift is to be affixed to the existing wall and chimney beast shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
7. Details of any air conditioning, ventilation or extraction ducting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Condition
8. There shall be no amplified sound, speech or music which is audible outside the premises.

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

Reason
2. For the avoidance of doubt.

Reason
3. In the interests of residential amenity.

Reason
4. To ensure a satisfactory external appearance.

Reason
5. To ensure appropriate access for the public.

Reason
6. In the interests of retaining the fabric of the Listed Building.

Reason
7. In the interests of residential amenity.

Reason

8. To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 06/09/2000

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

94. APPLICATIONS NOS 2000/0453 & 2000/0452, PROPOSED SINGLE STOREY GLAZED EXTENSION TO PUBLIC HOUSE TO REPLACE PERGOLA, THE BULL HIGH STREET WARGRAVE,FOR W.H BRAKSPEAR & SON.

The Committee considered a report about these applications set out on Agenda pages 939 to 948.

Mrs Holt attended the meeting and spoke in opposition to the proposal.

Mrs Jane Worrall, licensee of The Bull P.H, attended the meeting and spoke in favour of the proposal.

Simon Etheridge, a local Member attended the meeting and raised a number of concerns relating to parking problems in Wargrave High Street and stated the opinion that the proposal would result in increased parking problems. He asked that the application be deferred awaiting traffic management improvements in the High Street.

In considering the application, Members noted that the issue of on-street parking was one which was outside the remit of the Development Control Committee, and was a matter for the Highways Sub-Committee.

RESOLVED: 1) That Application No: 2000/0453 & 2000/452 be approved subject to the conditions set out on Agenda pages 942 to 943 with addition of a condition limiting the hours of construction.
2) That the Highways Sub-Committee be requested to consider the issue of on-street parking in the High Street, Wargrave.

Application Nos.	Received	Wargrave	Listed by Cllr
F/2000/0453 & LB/2000/0452	25.01.00		Etheridge

Applicant : **W H Brakspear & Son**
Location : **The Bull, High Street, Wargrave**
Proposal : **Proposed single storey glazed extension to public house to replace pergola**

1. **Planning History** – The Bull is a Grade II listed building. There have been various minor alterations to the premises. An application for a conservatory extension was refused on 4/1/00 on the basis if lack of accessibility for disabled people (Ref 99/70193/F). The revised application has been submitted to overcome this reason for refusal. The application has been listed by Cllr Etheridge due to concerns over on street parking.

2. **Proposal** – is for the erection of a single storey glazed extension to the rear of the public house which will replace an existing pergola which provides a covered outside drinking area.

3. **Consultations** –

- ***Highways*** – No objection. No conditions as the conservatory area is currently available as a public drinking area. The Highways Authority do not believe the additional area for drinking etc will result in a significant increase in tables.
- ***Wargrave Parish Council*** – No objection.
- ***Conservation Officer*** – Principle of extension is acceptable. Details of construction in relation to the listed building still to be agreed. (Officer note – this can be dealt with by condition).
- ***Consultations*** – one letter to original and revised plans. Concerned at effect works may have on party listed wall, noise and fumes from toilet extractor and extractor from the extension, excessive noise from existing extraction system, loss of view, overdominance, lack of parking nearby.

4. **Appraisal** – The main issues are considered to be

A. Impact upon the Listed Building and Conservation Area (Policies EN4 and EN5 of the Berkshire Structure Plan, Policies LBE14 and LBE15 of the Loddon Area Local Plan, Policies WHE5 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

B. Impact upon residential amenity (Policy EN1 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan, Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

C. Highways and parking provision (Policy LD5 of the Berkshire Structure Plan, Policies LT5 and LT6 of the Loddon Area Local Plan, Policies WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

D. Disabled accessibility (Policy LBE6 of the Loddon Area Local Plan, Policy WOS3 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

A. Impact upon the listed building and Wargrave Conservation Area

The application site lies within Wargrave Conservation Area and is a Grade II listed building. The rear extension proposed would not be visible from any public viewpoint and is not considered to have an adverse impact upon the character and appearance of the area.

The proposal will ensure the retention of the listed flint and brick wall. This is to be made good. The extension would be built off the existing posts which hold up the pergola and would not directly affect the wall. There is no objection in principle to the construction of the conservatory. The details of construction will be covered under the listing building consent application.

The extension will result in the introduction of new stained weatherboarding over the existing open gable adjacent to the rear wall of the Public House. The extension will be constructed of Oak, with plain clay tiles and slates to the roof, with lead on the flat roofed section of the conservatory. There are appropriate materials for a listed building and would preserve the appearance of the public House. The proposal would comply with policies WHE5 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as Modified.

B. Impact upon residential amenity

Duart Cottage physically adjoins the Public House and shares the listed wall to the side of the proposed conservatory. The cottage is at a lower level, 0.5m below the existing ground floor of the conservatory. The cottage has a single storey projecting element which extends 0.9m beyond the rear of the main wall.

The proposal would result in the introduction of a hipped roof at an angle of 45° with a flat roof on the central element. The ridge of the roof would be 0.8m higher than the eaves which at 2.2m, would be the same as the pergola. The angle of the tiled roof is such that it would not appear overdominant in relation to the lounge or rear garden of the adjacent dwelling. Any additional overshadowing from the roof would be minimal when compared with the existing wall.

No windows are proposed and the velux windows in the conservatory will allow light only and will not result in overlooking. It is considered that any smells or fumes could be dealt with adequately by condition. The proposed conservatory is a solid construction which should ensure minimal disturbance from noise.

Conditions will be imposed to this effect. The proposal would comply with policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.

C. Highways

The area to the rear of the public house currently comprises a pergola, which is used as a drinking area in the summer months. It is proposed to provide steps up to one larger area on a single level which will increase the useable floorspace by 9m². The increased floorspace will only provide limited space for additional customers. The proposal would result in a minimal increase in trading area over existing notwithstanding the fact that the pergola is only used in summer at present. It is not considered that the proposed extension would result in sufficient extra customers and traffic generation sufficient to recommend refusal on this basis. The public house has no on site parking and none can be accommodated. Adequate spaces are available in the public car park on the opposite side of the crossroads with High Street, Wargrave, which lies within 80m of the application site. Whilst the proposal does not strictly comply with policies WT6 and WT7 which requires on site parking, it is deemed that for the reasons stated above an exception can be made in this particular case.

D. Disabled accessibility

The existing Public House has no disabled toilet facilities at present. The scheme proposed the installation of a new disabled toilet which is to be accessed off the new conservatory. This is considered acceptable by Building Control. These toilet facilities are to be accessed via a fold up chairlift which again has been agreed by Building Control. The alterations proposed will enable greater public accessibility for the disabled; to the conservatory and the rear garden. This is a material improvement and is welcomed by the Local Planning Authority. The proposal would comply with policy WOS3 of the Wokingham District Local Plan (Deposit Draft) as Modified.

5. **Conclusion** – The proposed rear extension would have no impact upon the Conservation Area and would preserve the Grade II listed building. There would be no detrimental impact upon the amenity of adjoining occupiers and it is not considered the proposal would result in detrimental levels of additional on street parking.

6. **Recommendation** – **F/2000/0453** GRANT planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing nos. AGF 98.214.1A Rev 6 submitted to the Local Planning Authority on 07/07/00 and drawing no.2292/-/GA/01 Rev D received on 28/06/00.

3. Prior to the commencement of development details of the proposed slab levels of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
5. The provision of access for people with disabilities shall be implemented prior to the commencement of use of the extension for trading purposes and maintained after as such.
6. Details of how the stairlift is to be affixed to the existing wall and chimney breast shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
7. Details of any air conditioning, ventilation or extraction ducting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. In the interests of residential amenity.
4. To ensure a satisfactory external appearance.
5. To ensure appropriate access for the public.
6. In the interests of retaining the fabric of the Listed Building.
7. In the interests of residential amenity.

Recommendation – **LB/2000/0452** GRANT planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing nos. AGF 98.214.1A Rev 6 submitted to the Local Planning Authority on 07/07/00 and drawing no.2292/-/GA/01 Rev D received on 28/06/00.
3. Details of how the stairlift is to be affixed to the existing wall and chimney breast shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
5. Details of the size, materials and flashing details of all new velux windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

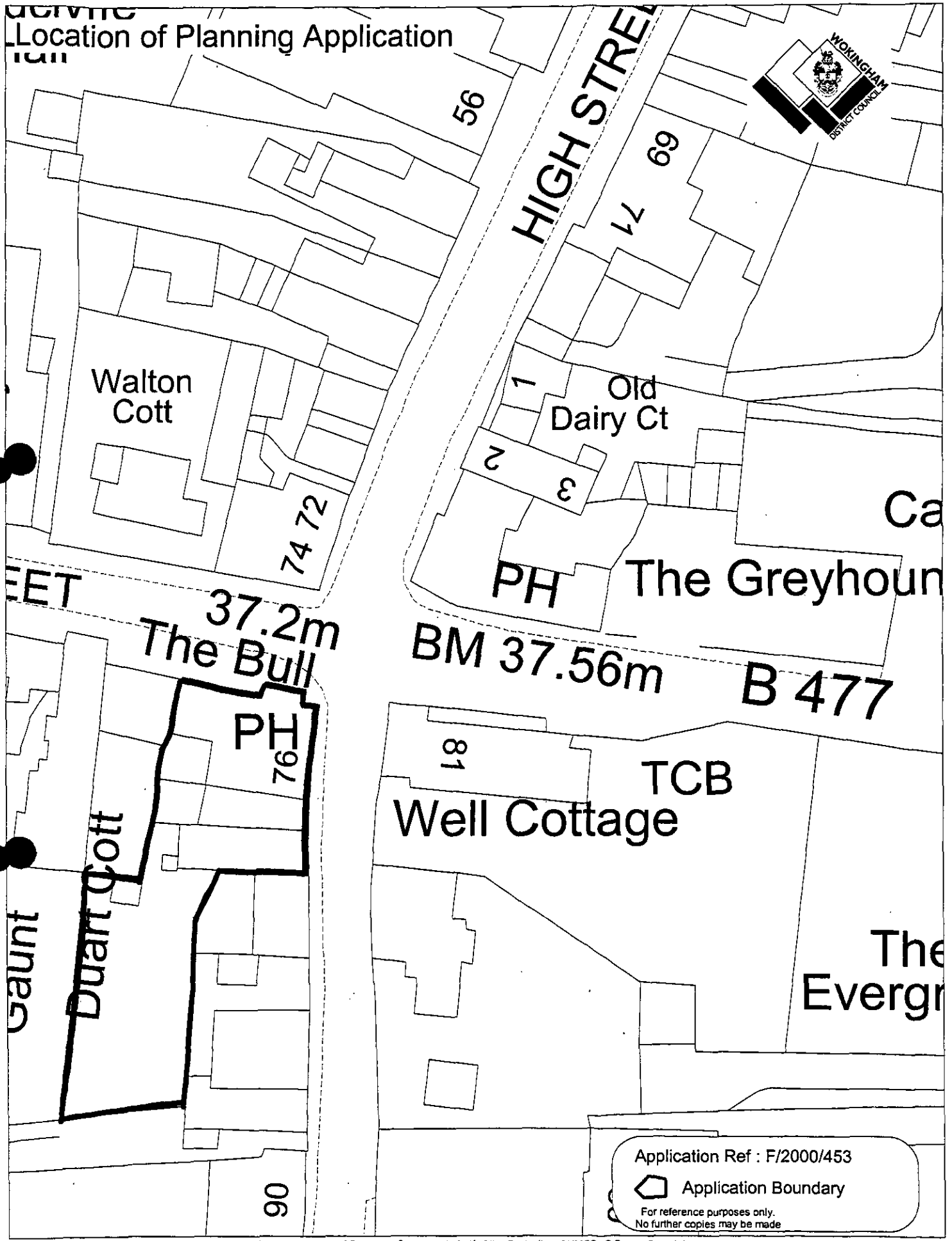
6. Details of the specification of the door to the disabled WC shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
7. Details of the stud partition wall to the new disabled wc shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reasons

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

3.4.5.6.7. In the interests of retaining the fabric of the Listed Building.

Heather Morgan



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Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000

Scale: 1 : 500

N
W E
S

Proposals for replacement structure in place of existing pergola at The Bull Public House, High Street Wargrave

- Raise existing wastes and rwps at head height around external gable and line new ceiling level and make good.
- Render and starting at ground accepts to boundary wall and associated piers
- re-route exhaust from PIV incorporating new ventilation from disabled WC box in and take to roof level and through with ventilating tile

Fire Detection & Warning System

Extend the incremental fire detection and alarm system to comply with a type L2 system in accordance with BS 5839 Part 1: 1988

Photo electric Smoke detector or heat detectors as shown on plan.

Remote detector indicator in relevant detectors for cupds, stores

All areas to be covered by detectors except voids of less than 800mm in height

Smoke Alarms to be fitted as recommendations BS 5588 Part 1 1990 Appendix D

Emergency Lighting

Emergency lighting will be installed in the enlarged trading area in accordance with BS 5266

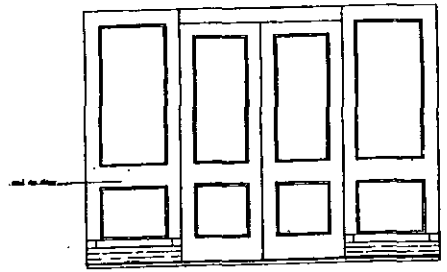
Exit Signage

Fire exit signs will be installed in accordance with BS 5499 Illuminated Emergency Exit pictograms to be provided to positions marked 'E' on the plan

Emergency Lighting to include all areas of over 60m²

- Emergency Light
- Emergency Light Exit Pictogram
- Heat Detector
- Smoke Detector

All external doors and fire escape doors on escape route marked 'E' to have push pressure pad mechanism for easy opening



Fully Glazed French Doors *to External Elevation*

proposed joinery details 1:20

General

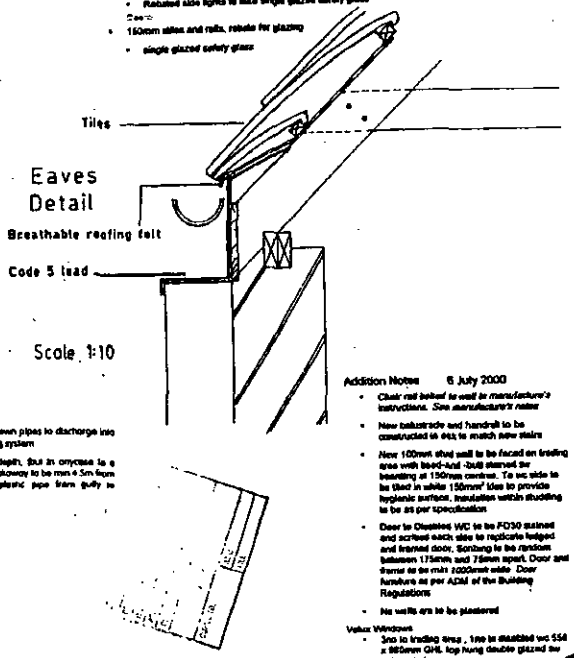
- Site measure prior to manufacture

Frame

- 90 x 63mm frame with rebate for 44mm door
- Weather stripped frame
- New 150 x 50mm hardwood cill fitted with water bar
- Rebated side lights to take single glazed safety glass

Doors

- 150mm stiles and rails, rebate for glazing
- single glazed safety glass



Surface Water Drainage

- New cast iron gutters and down pipes to discharge into new gutter and thence to soakaway system
- Allow for 2m dia and 1m depth, but in any case to a suitable porous subsoil. Soakaway to be min 4.5m from any structure, to include plastic pipe from gully to soakaway

French Doors

- New external French doors as shown on plan, double vent alarm door. New glazed doors to be fitted with safety glass, include Water bar rebated for vinyl bed and rebated stiles to make opening pair
- New French doors are to be fitted with toughened or laminated glass to BS 6206: 1981
- Provide minimum double ventilation doors to new bar area each habitable room. Double vents to be 8000mm²

Joinery & Finishes

- Re-new architraves linings door frames skirtings etc to match existing. Discreet new work and where disturbed internally to match existing emulsion walls and ceilings, gloss woodwork.

Stairways

- Build new internal oak stairs as shown on plan. Stairs to have minimum 250mm going and maximum 190mm rise. Min 50mm going to tapered treads. Tapered treads to have equal going measured from the centre. Min 2000mm headroom
- Re handrail 900mm above pitch line. Newels at 1000mm. Balustrading handrail to be 900mm above floor level. Balusters to be vertical members min mm dia at 100mm C/c Constructed such that a sphere of 100mm would not pass through it. The balustrade not be easily climbable by children.

Disabled WC

- 75mm WC and 32mm basin wastes all with deep seal anti siphon traps BS or admittance valves to over length waste pipes.
- *Sanplus:* New disabled WC: wastes to be pumped via to "Sanplus" macerator / micro bore pump system run in 22mm CPVC pipework to existing soil pipe.
- Mechanical ventilation is to be by pump switch with light to provide over-run on disabled WC 10 - 15 Air changes per hour. Exhaust to discharge externally to pitched roof above

Electrician

- All works to comply with the current IEE Regulations and to be to the approval of the electrical supply company.

Foundations

- Pier foundations min 750mm below ground level, but in unpiece so a suitable load bearing sub-soil. Concrete to be of 28n strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor:

- min 100mm well consolidated granular sub-base of type one material, blinded with sharp sand, 35mm Crown Polyfoam Plus insulation between blinded sub-base and floor slab. Insulation under the floor slab is to be turned up against the perimeter walls to thwart cold bridging. 150mm RC35 P.C with A393 steel fabric mesh with min 35mm concrete cover over.
- three coats of Synthoprufe damp proof membrane to be dressed up the inner skin of blockwork to connect to any patch polymer d.p.c. in walls, and covered with 50mm sand cement screed, steel float finished ready to receive finish.

External Wall Piers

- 225mm semi engineering piers as shown on plan with Pitch polymer dpc min 150mm above ground level. Vertical dpc to each external door and window jambs. Internal wall dpc as for external walls

Plasterwork

- Plaster finish to solid walls to be 11mm two coat sand-cement with plaster skim over. No expanded metal lathing except where lining over

Stud Walls

New 100mm Stud Wall with 12mm vapour check board to one side and insulation within as detailed in spec

General

- Make good to external areas where disturbed by building works
- All structural dimensions must be checked on site and not scaled from this drawing.
- Notwithstanding any representation on the plan, all works are to comply with the Building Regulations, and to complete satisfaction of the Local Authority's inspector.

Central Heating System

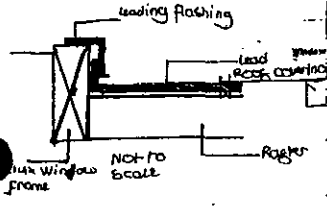
- Extend existing central heating to new extension with thermostatic radiator valves or other equivalent form of sensing device, to control the output from the heating system

Addition Notes 6 July 2000

- *Chair rail behind to wall in manufacturer's instructions. See manufacturer's notes*
- New balustrade and handrail to be constructed as exg to match new stairs
- New 100mm stud wall to be faced on trading area with board-lok -build sterrad tar boarding at 150mm centres. To wc side to be tiled in white 150mm² tiles to provide hygienic surface. Insulation within studding to be as per specification
- Door to Disabled WC to be FD30 stained and scribed each side to replicate ledged and framed door. Scribing to be random between 175mm and 75mm apart. Door and frame as be min 2000mm wide. Door furniture as per ADM of the Building Regulations
- No walls are to be plastered

Velux Windows

- 3no to trading area , 1no to disabled wc 550 x 980mm GHL top hung double glazed vel ux velux windows
- Flashing to be formed in lead as shown on manufacturers details incl. apron. *See Apron NB* Do not use velux proprietary flashing which is aluminium and unsightly.



Roof Tiling

- Breathable roofing felt with 38 x 25mm tracted sw battens
- Small faced / plain clay tiles, slates to match existing. Bedded and pointed 1/2 round ridge tiles. Tiles to be bedded pointed and formed team MORTAR MIX tiles

Insulation

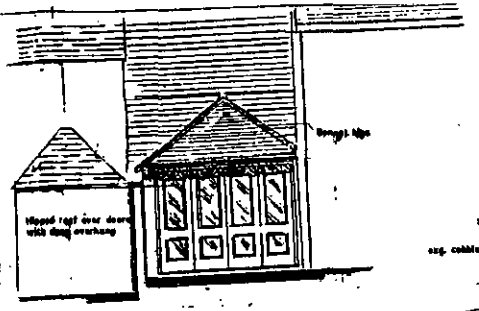
- Pitched roof insulation: GA2054 board 154mm friction fitted between rafters
- Flat Roof insulation: warm deck roof

Leadwork

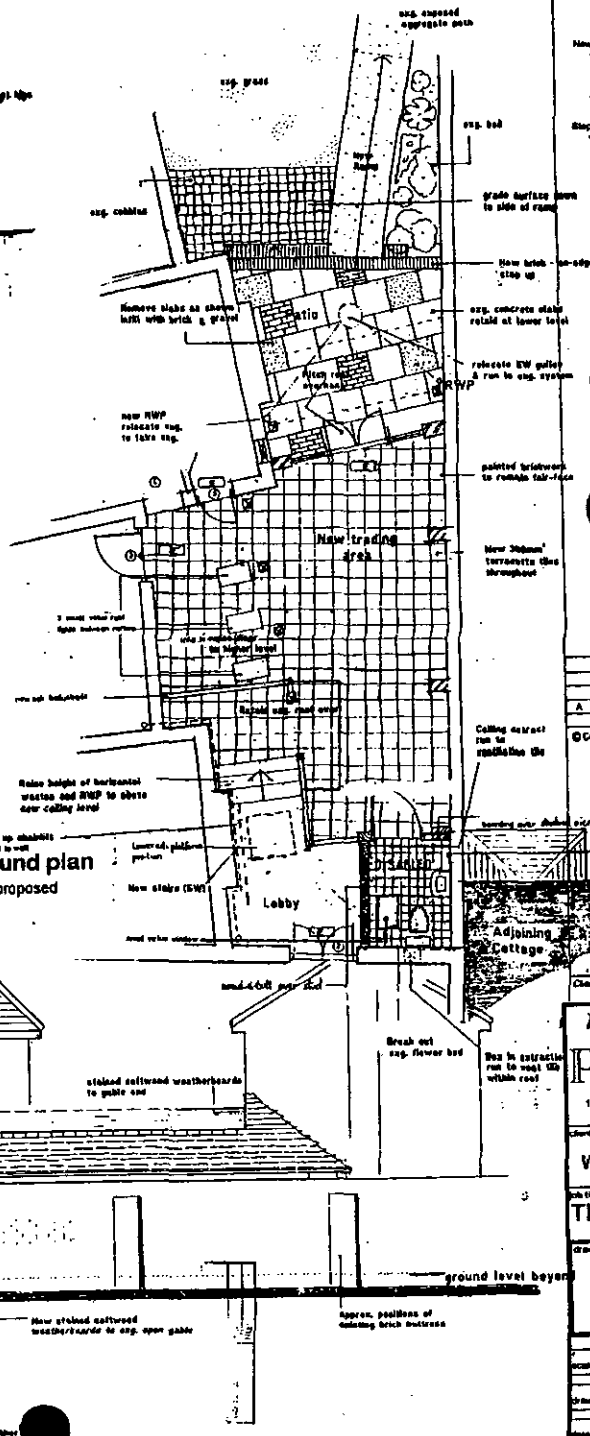
- Roof Code 5 lead to BS 1178 to roof, valley gutter and flashing with min 150mm upstand to abutment to main building.
- Horizontal joints made with a 75mm lap

Ventilation

- Breathable roofing felt to pitched roof warm deck to flat roof



rear elevation
1:50 proposed



ground plan
1:50 proposed

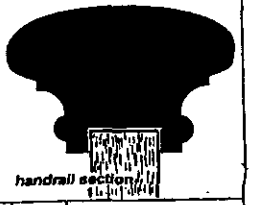
side elevation
1:50 proposed

NOTES:
All dimensions must be checked on site and not scaled from the drawing.

New WC Partition:
- 150mm stained sw bead-and-but boarding over of 100mm studding / structural pier to trading area side.
- WC side to be sled joists

Steps
- Going and risers to be formed from 50mm oak with min 250mm tread and max 180mm riser

Balustrading
- 90mm² newels with 25mm² stained spindles set at Centres of 125mm so that a sphere of 100mm will not pass between.
- 54 x 82mm Handrail to be mortised at top



A	Revs	Rev. date

© Copyright

New gable with Weatherboard clad to match exg.

Wheelchair Accessible WC (disabled) To be constructed in accordance with Approved Documents M2 section 4.16 diagram 16 and to BS 5810: 1979.

Chord

ANDREW FRENCH

PROPOSED

1 Market Place Mews, Henley-on-Thames, OXON. tel. 01491 411366 (fax 01491 410129)

client: WH Brakspear & Sons Plc

job title: The Bull PH - Wargrave

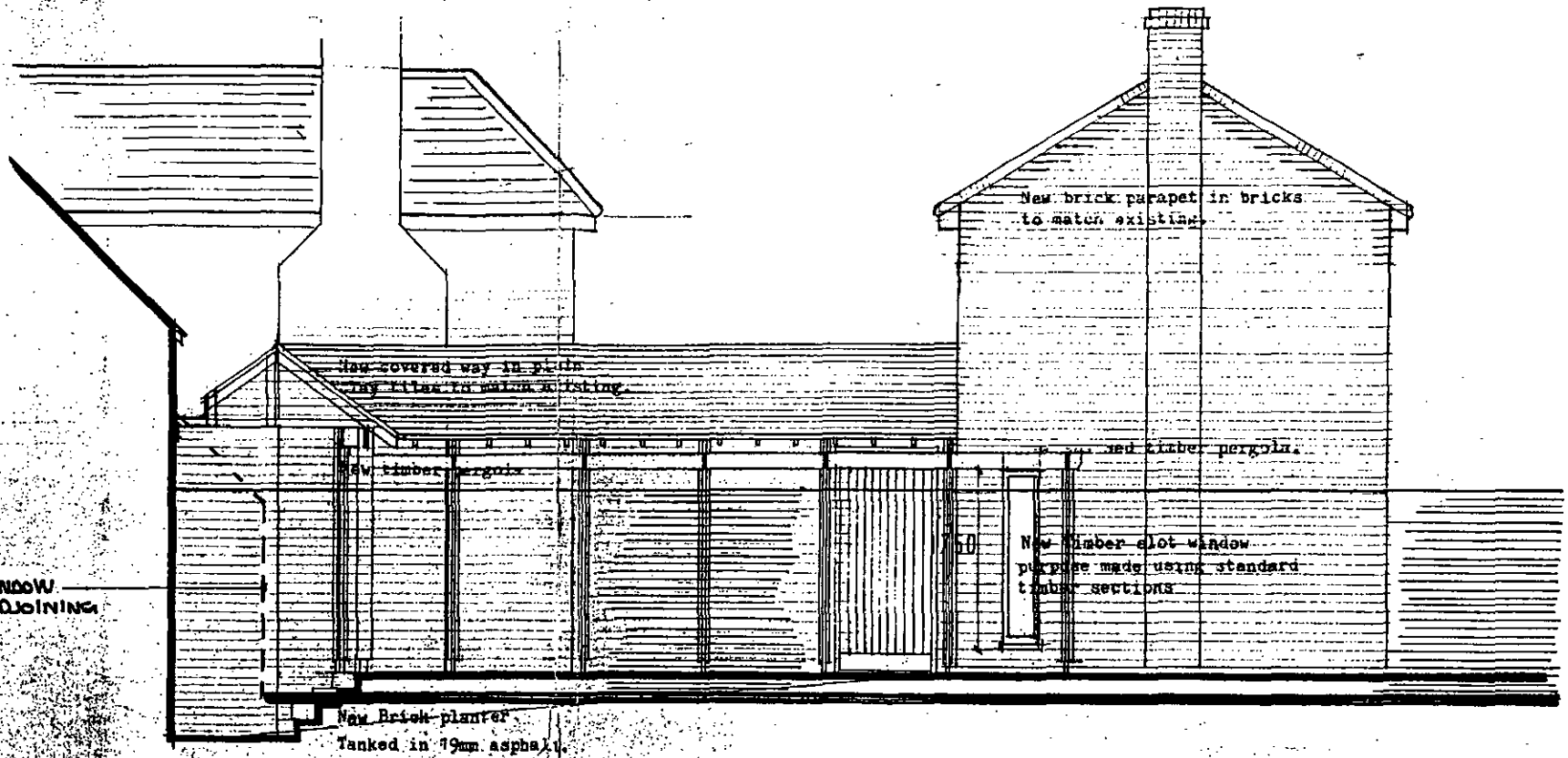
drawing title: Proposed Rear Extension

scale	1:20 & 50
drawn by	AGF
date	12 November 1999
drg no	AGF.98.214.1A /6

941

PRODUCT OF the LAID RANGE ARCHITECTS no. 7314

25 JAN 2000 * 453

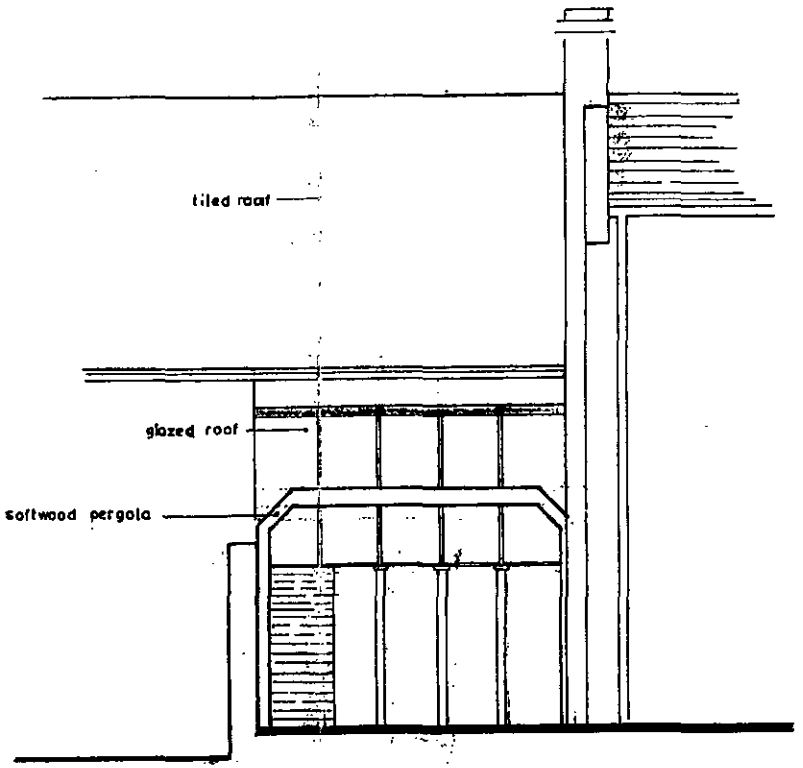


Side Elevation

existing 1:50

946

25 JAN 2000* 0453



rear elevation
existing

947

W. H. Brakspear & Sons, P.L.C.

Job Title

The Bull PH Wargrave

Drawing Title

Existing Rear Elevation

Scale 1:50

Date JUNE 1999

Drawn by MS

Drg. No. AGF.98.214.2

Rev.

594 x 841mm A1

Waiver:

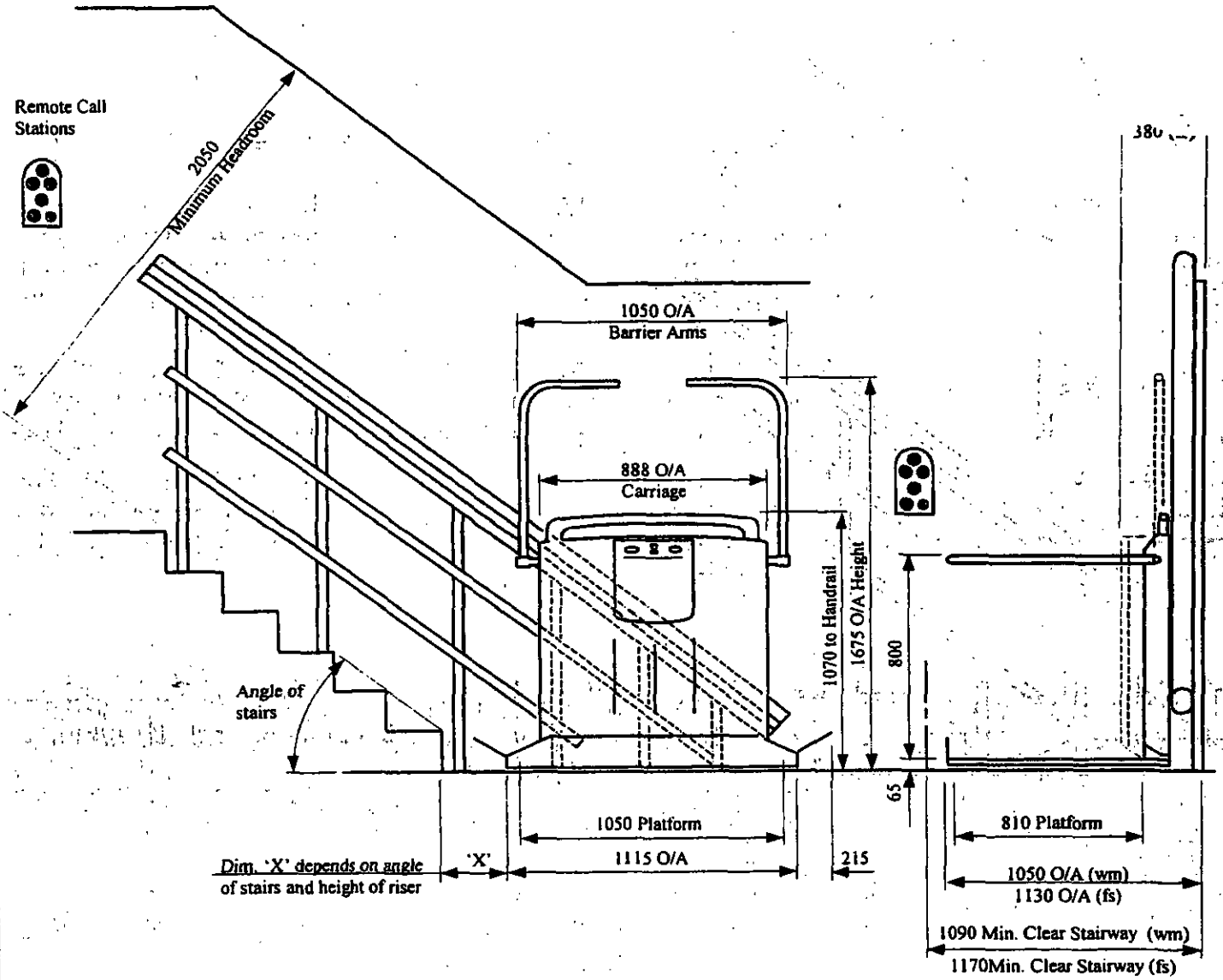
This data sheet is for guidance only and must not be used for proper working drawings. Please contact Stannah Lifts for particular details before proceeding. Owing to our policy of continual improvement we reserve the right to alter specifications and dimensions without prior notice.

For guidance only

THE STANNAH STAIRISER

Straight Rail
Wheelchair Platform Stairlift

Stannah Lifts



Stairlift Specification
Complies with BS 5776 & the
Draft International Standard ISO 9386-2

Rated load:	230Kg (36 stone)
Drive:	Rack & Pinion
Speed:	0.1m/sec. Nominal
Travel:	Up to 10 metres maximum
Angle of stairs:	20° - 45° Maximum
Site:	Straight stairway without intermediate landings. Interior use only.
Fixing:	Wall Mounted (wm) or Fixed to Staircase (fs)
Max. stops:	Two
Power supply:	Dedicated 240V single phase AC 10A fused switched spur.
Pit:	Not required.

wm = Wall Mounted
fs = Fixed to Staircase

INFORMATION SHEET No. ASL 320
01.06.00

Application Nos.	Received	Wargrave	Listed by Cllr
F/2000/0453 & LB/2000/0452	25.01.00		Etheridge

Applicant : **W H Brakspear & Son**
Location : **The Bull, High Street, Wargrave**
Proposal : **Proposed single storey glazed extension to public house to replace pergola**

1. **Planning History** – The Bull is a Grade II listed building. There have been various minor alterations to the premises. An application for a conservatory extension was refused on 4/1/00 on the basis if lack of accessibility for disabled people (Ref 99/70193/F). The revised application has been submitted to overcome this reason for refusal. The application has been listed by Cllr Etheridge due to concerns over on street parking.

2. **Proposal** – is for the erection of a single storey glazed extension to the rear of the public house which will replace an existing pergola which provides a covered outside drinking area.

3. **Consultations** –

   - ***Highways*** – No objection. No conditions as the conservatory area is currently available as a public drinking area. The Highways Authority do not believe the additional area for drinking etc will result in a significant increase in tables.
   - ***Wargrave Parish Council*** – No objection.
   - ***Conservation Officer*** – Principle of extension is acceptable. Details of construction in relation to the listed building still to be agreed. (Officer note – this can be dealt with by condition).
   - ***Consultations*** – one letter to original and revised plans. Concerned at effect works may have on party listed wall, noise and fumes from toilet extractor and extractor from the extension, excessive noise from existing extraction system, loss of view, overdominance, lack of parking nearby.

4. **Appraisal** – The main issues are considered to be

   A. Impact upon the Listed Building and Conservation Area (Policies EN4 and EN5 of the Berkshire Structure Plan, Policies LBE14 and LBE15 of the Loddon Area Local Plan, Policies WHE5 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

   B. Impact upon residential amenity (Policy EN1 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan, Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

C. Highways and parking provision (Policy LD5 of the Berkshire Structure Plan, Policies LT5 and LT6 of the Loddon Area Local Plan, Policies WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

D. Disabled accessibility (Policy LBE6 of the Loddon Area Local Plan, Policy WOS3 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

A. Impact upon the listed building and Wargrave Conservation Area

The application site lies within Wargrave Conservation Area and is a Grade II listed building. The rear extension proposed would not be visible from any public viewpoint and is not considered to have an adverse impact upon the character and appearance of the area.

The proposal will ensure the retention of the listed flint and brick wall. This is to be made good. The extension would be built off the existing posts which hold up the pergola and would not directly affect the wall. There is no objection in principle to the construction of the conservatory. The details of construction will be covered under the listing building consent application.

The extension will result in the introduction of new stained weatherboarding over the existing open gable adjacent to the rear wall of the Public House. The extension will be constructed of Oak, with plain clay tiles and slates to the roof, with lead on the flat roofed section of the conservatory. There are appropriate materials for a listed building and would preserve the appearance of the public House. The proposal would comply with policies WHE5 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as Modified.

B. Impact upon residential amenity

Duart Cottage physically adjoins the Public House and shares the listed wall to the side of the proposed conservatory. The cottage is at a lower level, 0.5m below the existing ground floor of the conservatory. The cottage has a single storey projecting element which extends 0.9m beyond the rear of the main wall.

The proposal would result in the introduction of a hipped roof at an angle of 45° with a flat roof on the central element. The ridge of the roof would be 0.8m higher than the eaves which at 2.2m, would be the same as the pergola. The angle of the tiled roof is such that it would not appear overdominant in relation to the lounge or rear garden of the adjacent dwelling. Any additional overshadowing from the roof would be minimal when compared with the existing wall.

No windows are proposed and the velux windows in the conservatory will allow light only and will not result in overlooking. It is considered that any smells or fumes could be dealt with adequately by condition. The proposed conservatory is a solid construction which should ensure minimal disturbance from noise.

Conditions will be imposed to this effect. The proposal would comply with policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.

C. Highways

The area to the rear of the public house currently comprises a pergola, which is used as a drinking area in the summer months. It is proposed to provide steps up to one larger area on a single level which will increase the useable floorspace by 9m². The increased floorspace will only provide limited space for additional customers. The proposal would result in a minimal increase in trading area over existing notwithstanding the fact that the pergola is only used in summer at present. It is not considered that the proposed extension would result in sufficient extra customers and traffic generation sufficient to recommend refusal on this basis. The public house has no on site parking and none can be accommodated. Adequate spaces are available in the public car park on the opposite side of the crossroads with High Street, Wargrave, which lies within 80m of the application site. Whilst the proposal does not strictly comply with policies WT6 and WT7 which requires on site parking, it is deemed that for the reasons stated above an exception can be made in this particular case.

D. Disabled accessibility

The existing Public House has no disabled toilet facilities at present. The scheme proposed the installation of a new disabled toilet which is to be accessed off the new conservatory. This is considered acceptable by Building Control. These toilet facilities are to be accessed via a fold up chairlift which again has been agreed by Building Control. The alterations proposed will enable greater public accessibility for the disabled; to the conservatory and the rear garden. This is a material improvement and is welcomed by the Local Planning Authority. The proposal would comply with policy WOS3 of the Wokingham District Local Plan (Deposit Draft) as Modified.

5. **Conclusion** – The proposed rear extension would have no impact upon the Conservation Area and would preserve the Grade II listed building. There would be no detrimental impact upon the amenity of adjoining occupiers and it is not considered the proposal would result in detrimental levels of additional on street parking.

6. **Recommendation** – **F/2000/0453** GRANT planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing nos. AGF 98.214.1A Rev 6 submitted to the Local Planning Authority on 07/07/00 and drawing no.2292/-/GA/01 Rev D received on 28/06/00.

3. Prior to the commencement of development details of the proposed slab levels of the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
5. The provision of access for people with disabilities shall be implemented prior to the commencement of use of the extension for trading purposes and maintained after as such.
6. Details of how the stairlift is to be affixed to the existing wall and chimney breast shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
7. Details of any air conditioning, ventilation or extraction ducting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Added ab 8. C080 R080. Otte

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. In the interests of residential amenity.
4. To ensure a satisfactory external appearance.
5. To ensure appropriate access for the public.
6. In the interests of retaining the fabric of the Listed Building.
7. In the interests of residential amenity.

Recommendation – **LB/2000/0453** GRANT planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing nos. AGF 98.214.1A Rev 6 submitted to the Local Planning Authority on 07/07/00 and drawing no.2292/-/GA/01 Rev D received on 28/06/00.
3. Details of how the stairlift is to be affixed to the existing wall and chimney breast shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
5. Details of the size, materials and flashing details of all new velux windows hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

6. Details of the specification of the door to the disabled WC shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.
7. Details of the stud partition wall to the new disabled wc shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

Reasons

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

3.4.5.6.7. In the interests of retaining the fabric of the Listed Building.

Heather Morgan

Applicationo	Name & Address
F/2000/0452	Mrs C Holt Duart Cottage Church Street Wargrave Berks RG10 8EP

App. approved,
Letter sent 11/09/00

Date: 08 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Reading.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O Mr A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Revisions to single storey conservatory extension. Drawing no AGF.98.1A Rev 5 & details of chair lift.

Comments are required by 18/06/2000.

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

SUPERSEDED

(RING ONE)

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

App No. (Planaps) F/2000/0452 (Ludhouse) Date Rec. 02/06/00

Location: The Bull, High Street, Wargrave

Parish Wargrave.

Applicant: W H Brakspear & Son.

Description of attached plans Revisions to single storey conservatory extension.

Drawing No's: AGF.98.1A rev 5.4 details of chairlift.

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.
Bldg Control - A. Lee

		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: Duart Cottage, Church Street

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 A.P.M

Consultations Sent by Admin. on 08.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

ACCESS-ASL-S

Stannah Lifts

PLATFORM WHEELCHAIR STAIRLIFTS FOR STRAIGHT STAIRCASES

SUPERSEDED



A HELPING HAND FOR DISABLED PEOPLE

BVQI ISO 9001

0452

REVISED PLAN

ASL-S
MANUAL MODEL

Stannah Lifts

Giving the wheelchair-bound a real lift.

This model gives you push-button control for powered travel.

Its counterbalanced platform and barrier are easy to raise and lower by hand.

This model is ideal for economy and light duty applications, when a helper will always be on hand.

When not in use, the platform is neatly folded to the wall until it is needed. Then it is folded down into the operating position.

After use it is simply folded up again, leaving the stairs clear for pedestrians.

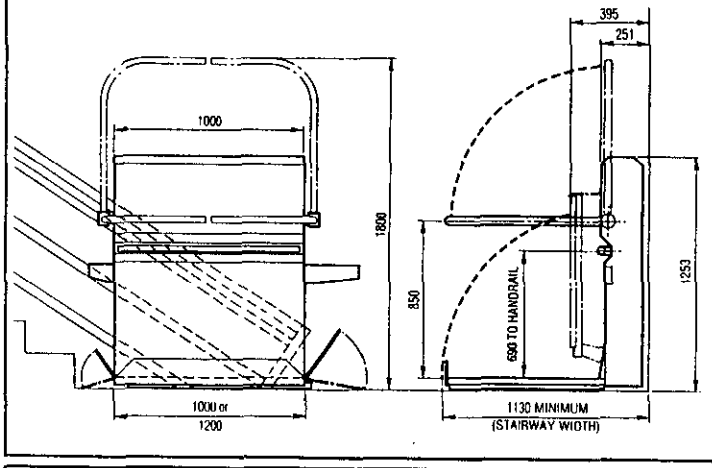
The safety systems fully meet the recommendations of BS 5776: Powered Stairlifts. And give you a host of features to make operation simple and safe.

The Stannah Access is carefully designed to give you years of safe and trouble-free operation.

Control Features

- Joystick control and security key switch on carriage
- Remote control push-buttons and stop switch on landings.
- Barrier arms and platform operate manually.
- Platform ramps raise automatically as barrier arms are lowered.
- Lift operates only with platform and barriers down.

Manually operated counterbalanced platform and barriers.



Maximum Loads: (wheelchair and occupant).

Rail angle	Load
20° – 38°	225kg
38° – 50°	185kg

Speed of Travel: 0.11m/s.
Drive system: Motorised carriage climbs up and down a rigid steel rail with positive rack and pinion drive and automatic brake.

Overspeed Governor: Fitted as standard.

Carriage Control: Joystick control on carriage. Constant pressure control buttons at top and bottom.

Platform Working Area: 800mm x 1000mm. Heavy duty version with 800mm x 1200mm platform available as an option. (Max. load 185kg.)

Minimum/maximum Rail Angle options: 20°/38° or 38°/50°

Stairlift Rail: Can be wall mounted or free standing.

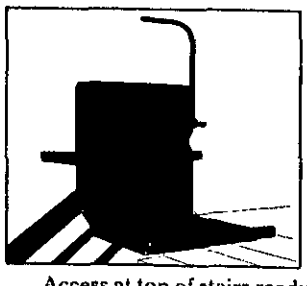
Minimum Clear Stairway width: 1130mm – wall mounted rail. 1330mm – free standing.

Power Supply: 240v single phase.

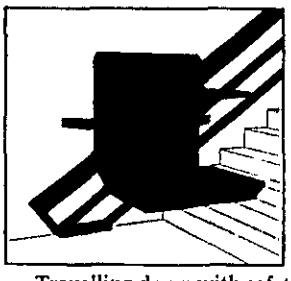
Safety Features

- Barrier arms protect user as shown in photograph.
- Barrier arms mechanically lock down as carriage leaves lower level.
- Carriage stops automatically whenever push-buttons/joystick are released; also at end of run and if obstructed.
- Stairlift can be operated manually if power fails.
- Non-slip surface on platform.
- Handrail on carriage for use by standing passengers.
- Carriage locks onto rail if drive fails.
- Complies with BS5776; Powered Stairlifts.

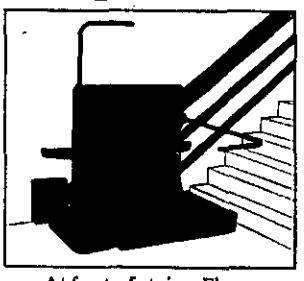
Manual counterbalanced barrier arms. Push button control for power travel.



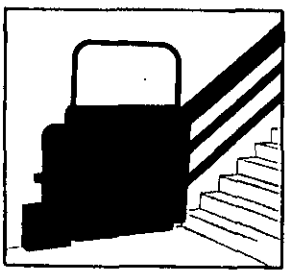
Access at top of stairs ready for wheelchair.



Travelling down with safety bars and flaps in operation.



At foot of stairs. Flaps now form ramps for wheelchair to leave platform (side access flap is an optional extra).



Platform folded back when not in use. Counterbalanced for easy raising and lowering by hand.

ACCESS-ASL-S

TYPICAL WHEELCHAIR LIFT INSTALLATIONS



Access-AVL-S Vertical Platform Wheelchair Lift. (See separate leaflet)



Homelift – 'Through the Floor' Wheelchair Lift for your own home. (See separate leaflet)

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THE STANNAH HOMELIFT *Through-floor domestic lift for installation in single family dwellings*

PASSENGER LIFT RANGE - *SYSTEM 21 HYDRAULIC LIFTS*

A NEW COMPREHENSIVE RANGE OF EASY-TO-INSTALL PASSENGER LIFTS

SYSTEM 21 PICCOLO Standard lifts for nursing homes, small offices and guest houses. 3-8 person with some models offering wheelchair capability. Easy to fit, lower cost, free-standing or wall-mounted.

SYSTEM 21 MAXILIFT Total flexibility of choice; heavier duty, faster, 6-13 person hydraulic lifts for the commercial market - larger office developments, hotels and prestigious premises. Individual choice from a series of options. Available free-standing or wall-mounted.

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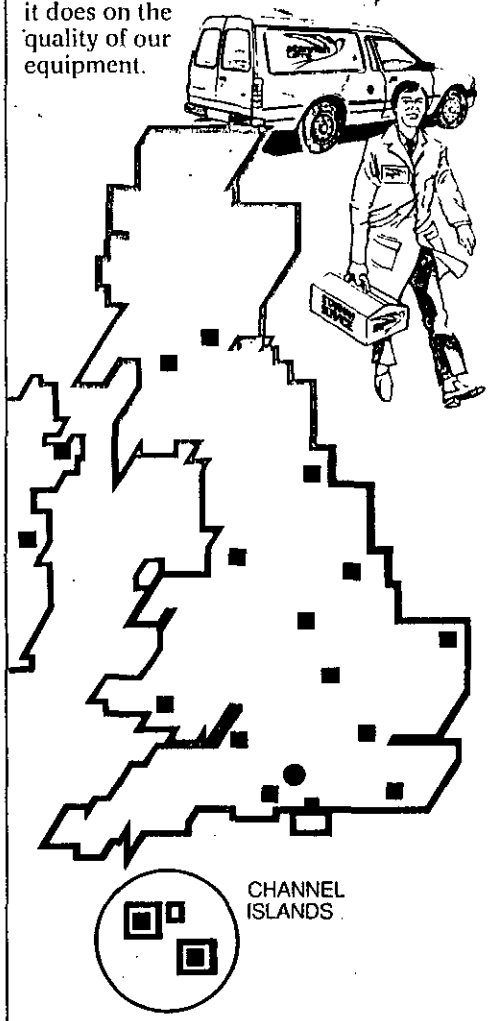
MICROLIFT Europe's largest selling range of service lifts. 12 to 100kg.
TROLLEYLIFT Self-supporting 250 or 300kg capacity goods only lifts.
GOODSMASTER 500 to 1,500kg capacity goods only lifts, with self-supporting structure.

SERVICE DIVISION

Having installed a Stannah Access-ASL-S Platform Wheelchair Stairlift, you'll have priority access to our 24 hour, 365 days a year nationwide aftersales service – designed to give you years of trouble-free service and real peace of mind.

Our service engineers are highly trained at our special school and are fully conversant with the workings of all types of lifts. Our good name depends as much on the quality of our aftersales service as it does on the quality of our equipment.



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(ASL 11/98)

Evaluated for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER (L Build.)
PLANNING APPLICATION NUMBER	0452 & 0453	HM
BUILDING CONTROL NUMBER	FP 99/9008	Andy
~~APPLICANT~~/AGENT	M/s A.G. French	
ADDRESS OF SITE	The Bull P.H. High Street WARGRAVE	
DESCRIPTION OF PROPOSED WORK	S/S rear ext (glazed ext to replace pergola)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	AGF.98.214.1A3	AGF.98.214 1A6
FLOOR PLANS	- ii -	- ii -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? DC Note to Andy	internal	
DATE	12/9/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	11/9/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

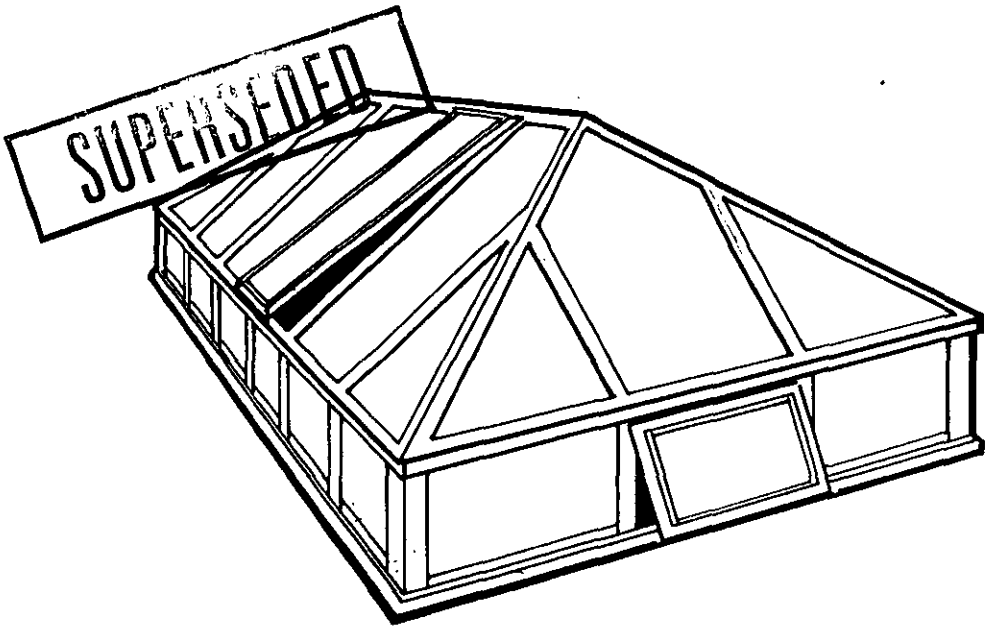
COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

CI/Sfb
25. JAN. 2000 87.4 04x3

Technical Leaflet No. 24

RITCHLIGHT

LANTERN SKYLIGHT (TL24)



These quality units incorporating any of our skylight or vaulted items, provide a traditional lantern light product, manufactured in up-to-date materials.

These versatile lanterns can be produced to suit any height, or coupled, or linked, to adapt to any extensively glazed area to suit the clients requirements, and manufactured to match the span range of any of our Rooflight products. e.g. Hip Ended Skylight, Gable Ended Skylight, Pyramid Skylight, Barrel Vaulting, etc.

The construction utilizes thermally broken, purpose designed, extruded aluminium sections, with robust box mullions, available in either mill finish, or a range of colour polyester powder coatings.

Glazing material options are polycarbonate 16mm UV protected triple wall structured sheet, with 'NO DROP' coating to avoid condensation drip, or alternatively, double glazed sealed glass units generally comprising, a toughened outer pane and a laminated inner pane.

In addition, full height top opening vents can be fitted singly or in multiples, at any desired position around the lantern. Plus, vents may be fitted in the roofs of skylights as an alternative, or addition to lantern ventilation.

These attractive, quality products continue to reflect Ritchlight's long established reputation as a supplier of high standard components to the building industry.

TECHNICAL DETAILS ►

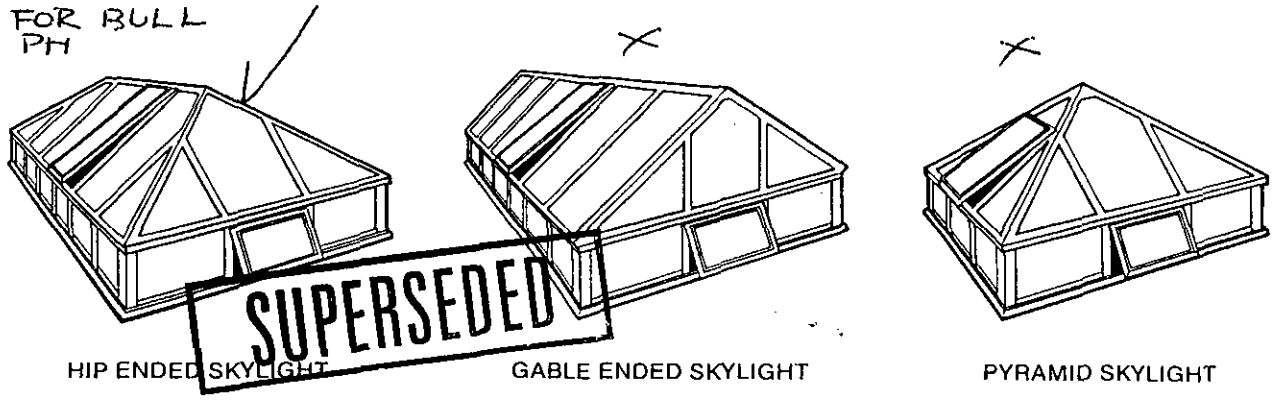
RITCHLIGHT
Manufacturers of Rooflighting Systems

Ritchlight Limited
Marsh Road, Crediton
Devon, EX17 1EU, England
Tel: (01363) 773301 Fax: (01363) 775842

LANTERN SKYLIGHT

TOP HUNG OPENING VENTS MAY BE FITTED AS REQUIRED, IN LANTERN AND/OR SKYLIGHT

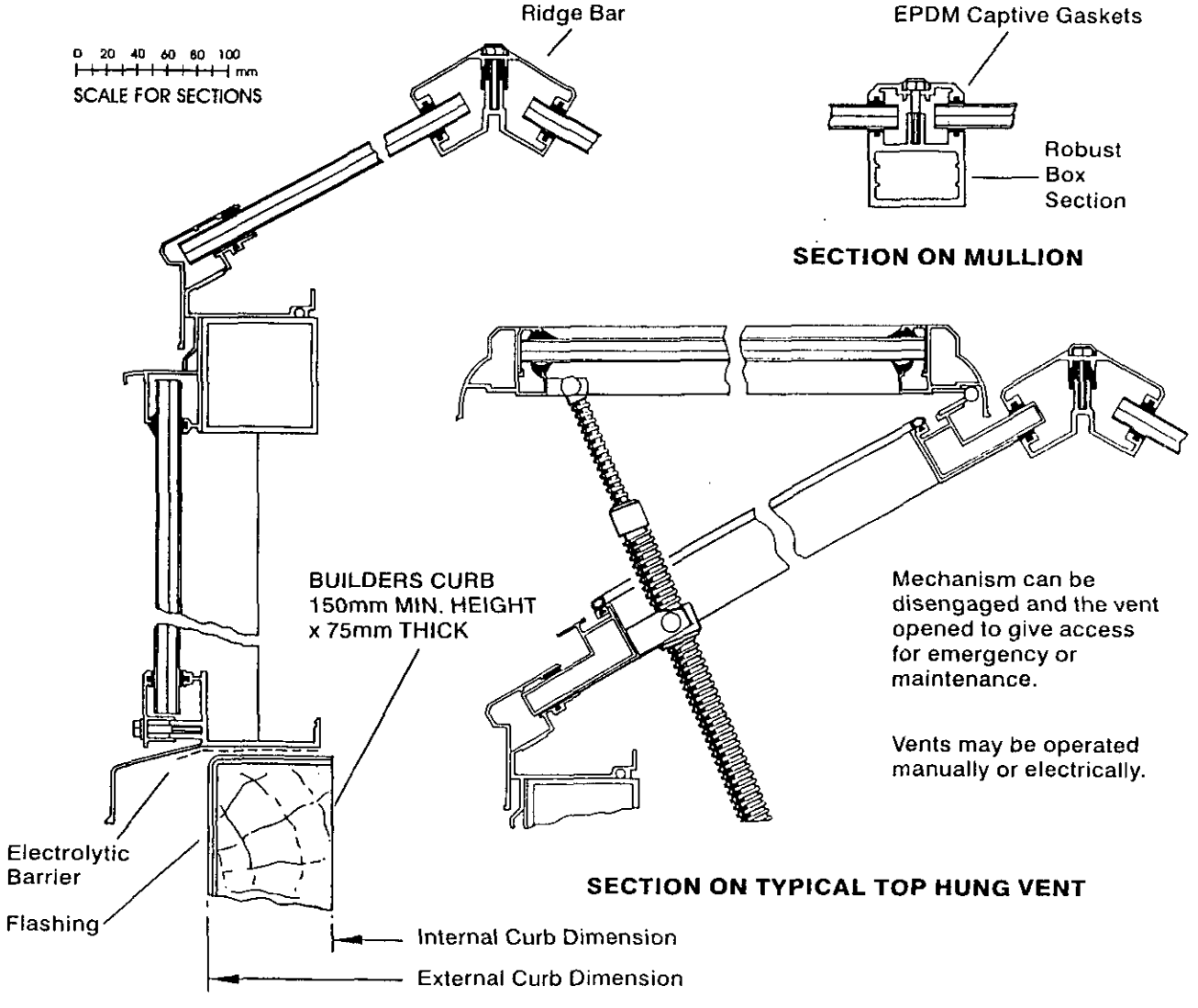
FOR BULL PH



SUPERSEDED

HIP ENDED SKYLIGHT | GABLE ENDED SKYLIGHT | PYRAMID SKYLIGHT

TYPICAL LANTERN SKYLIGHTS



RITCHLIGHT

Manufacturers of Rooflighting Systems

Andrew French Design & Survey
1 Market Place Mews, Henley-on-Thames
Oxon RG9 2AH, tel 01491 411308 fax 01491 410129

- Fax Transmission -

No. of pages incl. this one: **5**

To: Ms Nichola Lake Planning Dept

Fax number: 01189 746484

cc:

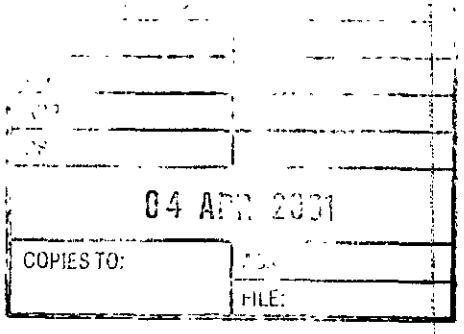
From: Andrew French

Date: 3 April 2001

If you do not receive all pages, please contact: Andrew French Design on 01491 411308

Subject: Conversion works to the Bull Public House Wargrave

- Original three page letter
- Detail showing reduced slab level



Andrew French Design & Survey

- lead — Code 4 lead
- weatherboarding — 19 x 225mm treated sw sawn feather edged boards
- cast iron rwg — Apex
- tiles — Keymer Shire red or brown
- French Door — *See enclosed plan*

Planning Condition 5 — *provision of access for disabled to be implemented prior to use of extension for trading.*

Pub operator to comply

LB Condition 5 — *Velux details of materials and flashing*

4no GVA Conservation Roof-lights top hung 460mm wide x 610mm deep with all necessary integral flashing. What further information does conservation officer require?

LB Condition 7 — *Stud Wall to Disabled Door*

- 150mm Bead-&-Butt vertical boarding to trading side with tiled finish to wc side
- plain edged skirting 19 x 150mm
- architrave around door

Planning Condition 7 — *details of a/c ventilation or extraction ducting to be approved*

Air extraction both disabled WC and exg extractor to rear of PH will discharge within roof pitch nearest main public house through inconspicuous plain-clay tile vent; colour to match tile; Marley Plain Contour Tile Vent *Code 455* NB with Marley Flexible Pipe *Code 39091* for exhaust for air extraction.

Planning Condition 8 — *There shall be no amplified sound speech or music which is audible outside the premises*

Pub operator to comply

Apart from the details for the stair lift I believe there are no further items to resolve and therefore I would be grateful if you could confirm in writing the discharge of these conditions

yours sincerely

Andrew French

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

The Planning Officer
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

26 January 2001
Our ref: AGF.99.214
Your refs:
Planning F/2000/0452
LB Consent LB/2000/0453

Dear Ms Lake

Nichola Lake

Ref: Proposed Rear structure to The Bull PH High Street Wargrave

Further to the above permissions I enclose details in regard to the above in order to discharge the conditons as detailed below.

Listed Building Condition 1 *5 Years*
Planning Condition 1
Starting on site 5th March 2001

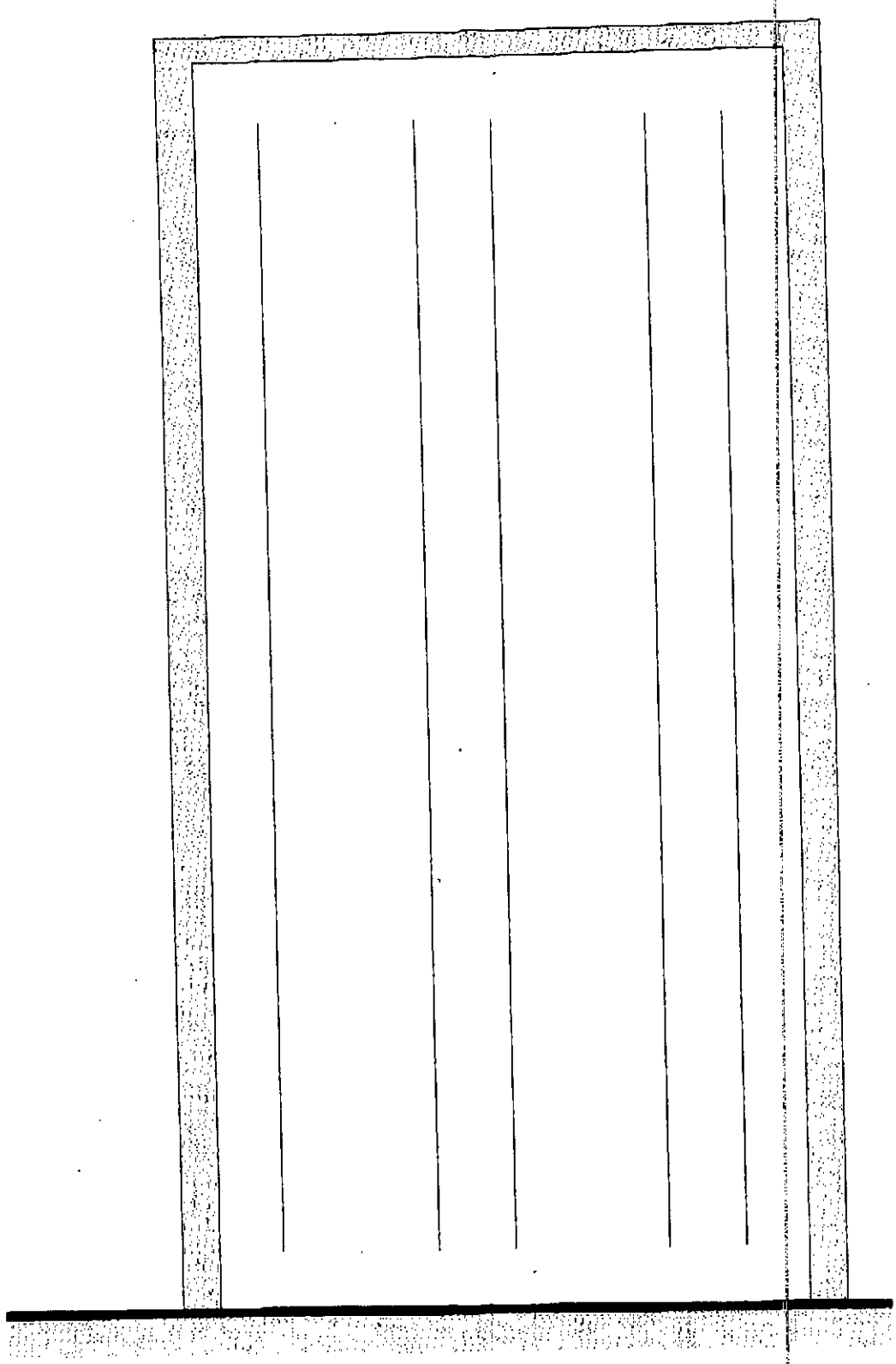
Listed Building Condition 2 *Plans*
Planning Condition 2
Plans Relate to AGF.98.214.1A rev 6 & KRA 2292/-/GA/01 rev D

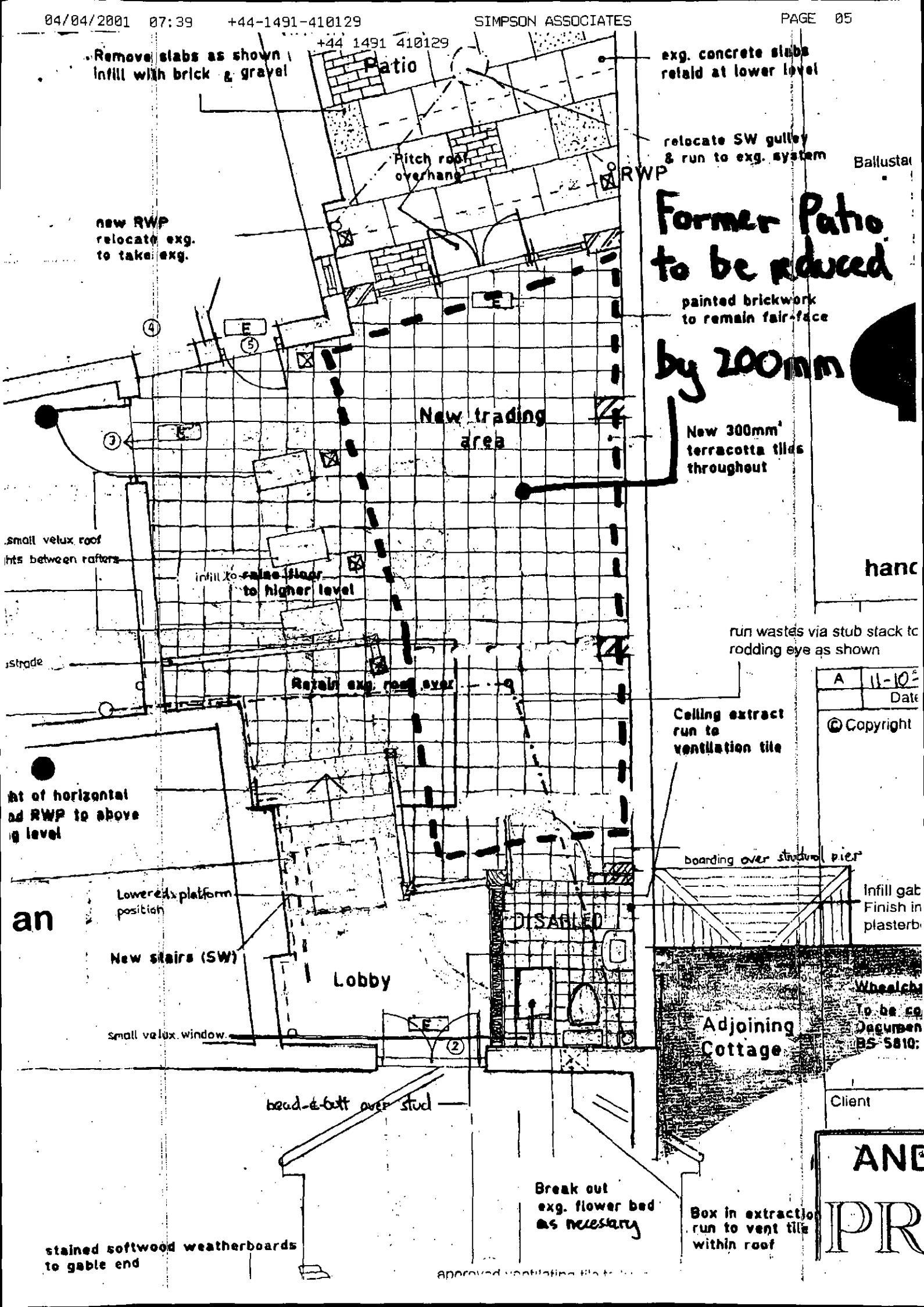
Planning Condition 3 *proposed slab levels to be established prior to start*
exg patio slab TBM 100.00m
new Finished Floor Level 99.800m (reduced patio level)

Listed Building Condition 3 *Stair-lift: methods of fixing to wall*
Planning Condition 6
manufacturers details sheet enclosed

LB Condition 6 *Disabled WC Door*
915 x 1981 x 44mm flush door scribed each in random width between 150mm and 75mm to replicate ledged and framed door. Ironmongery to be to Doc M standards

Listed Building Condition 4 *External materials to be submitted*
Planning Conditions 4
As submitted with letter
- Brickwork Hampshire Stock mix




+44 1491 410129
Remove slabs as shown
infill with brick & gravel
Patio
exg. concrete slabs
relaid at lower level
relocate SW gulley
& run to exg. system
Pitch roof
overhang
RWP
Ballusta
Former Patio
to be reduced
by 200mm
new RWP
relocate exg.
to take exg.
painted brickwork
to remain fair-face
New trading
area
New 300mm²
terracotta tiles
throughout
small velux roof
hts between rafters
infill to raise floor
to higher level
hanc
run wastes via stub stack to
rodding eye as shown
strade
Retain exg. roof over
A
11-10
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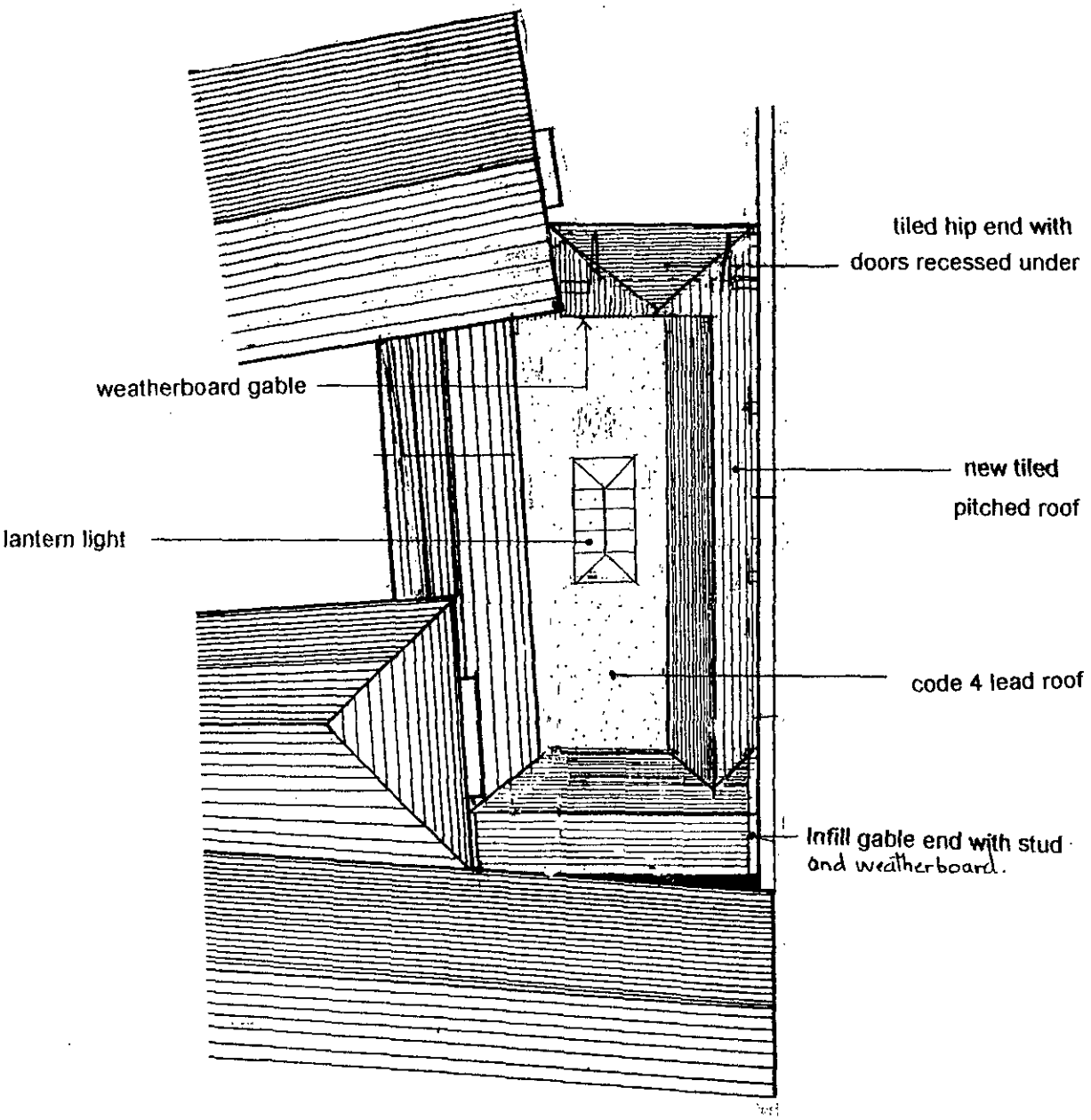
Ceiling extract
run to
ventilation tile
ht of horizontal
nd RWP to above
g level
boarding over structural pier
Infill gab
Finish in
plasterb
Lowered platform
position
an
DISABLED
New stairs (SW)
Lobby
Wheelcha
To be co
Documen
BS 5810:
Adjoining
Cottage
small velux window
bead-&-butt over stud
Client
AND
Break out
exg. flower bed
as necessary
Box in extraction
run to vent tile
within roof
PR
stained softwood weatherboards
to gable end
approved ventilating tile to

Andrew French Design & Survey
1 Market Place Mews Henley-on-Thames OXON RG9 2AH
tel 01491 411308 fax 01491 410129

29 MAR 2000 * 0452

Sketch proposals for the Bull PH Wargrave



SUPERSEDED

roof plan
1:100

12 November 1999

Date: 14 February 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Berks.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O Mr A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Structural plans. Drawing nos 2292/-/GA/01 Rev A.

Comments are required by 23/02/2000.

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

SUPERSEDED

(RING ONE)

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

App No. (Planaps) F/2000/0452 (Ludhouse) Date Rec. 7/2/00

Location: The Bull PH, High Street, Wargrave

Parish Wargrave.

Applicant: W H Braksper & Son

Description of attached plans Structural Plans.

Drawing No's: 2292/-/GA/01 Rev A.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Harold 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.M

Consultations Sent by Admin. on 14.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

KRA

Consulting Engineers
Suite 8 Market House 19-21 Market Place Wokingham Berkshire RG40 1AP
Telephone 0118 979 9244 Fax 0118 979 9245
Email : Design@KRAEngineers.co.uk

PLAN: 25579
POL | TLS
DC | ENF
APP |
CS |
07 FEB 2000
COPIES TO: | ACK:
FILE:

Our ref: MAB/sec/2292/4
Your ref: AGF.99.214

3 February 2000

Ms H Morgan
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

Dear Ms Morgan

PROPOSED REAR STRUCTURE TO THE BULL P.H., HIGH STREET, WARGRAVE

Further to Andrew French Design & Survey letter of 1 February 2000, please find enclosed 8 No. copies of our current structural proposals for your information.

Yours sincerely

M A BOURNE
For **KRA**

ADDITIONAL PLAN

0452

Enc

c.c Andrew French

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 3 May 2001
My ref: NL/F/2000/0452 & LB/2000/0453
Your ref:

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

Mr A French
1 Market Place Mews
Henley-on-Thames
Oxfordshire
RG9 2AH

Dear Mr French,

PROPOSED SLAB LEVEL DETAILS FOR THE ERECTION OF A SINGLE STOREY REAR EXTENSION AND REPLACEMENT PERGOLA, AT THE BULL, HIGH STREET, WARGRAVE. APPLICATION NUMBERS F/2000/0452 & LB/2000/0453.

Thank you for your letters of the 26 January, 28 March and 18 April 2001, regarding the above stated development.

I write to confirm that the proposed slab level details as set down in your letters satisfy the requirements of condition 3 of application F/2000/0452. As such these are the slab details that shall be used in the construction of the single storey rear extension, to The Bull, High Street, Wargrave.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

Miss Nichola Lake: Planning Officer
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

PLANNING SERVICES	HPT 42370
POL	TLS
DC NL	ENF
APP	
CS	
19 APR 2001	
COPIES TO:	ACK:
	FILE:

18 April 2001
Our ref: AGF.99.214
Your refs:
Planning F/2000/0452
LB Consent LB/2000/0453

Dear Miss Lake

Ref: Proposed Rear structure to The Bull PH High Street Wargrave

LB Condition 5 *Velux details of materials and flashing*

Further to the above permissions I enclose details in regard to the above in order to discharge the condition. I would wish this to supercede the information originally sent in my letter of 26th January 2001 stating that there would be 4no GVA Conservation Roof-lights top hung 460mm wide x 610mm deep with all necessary integral flashing.

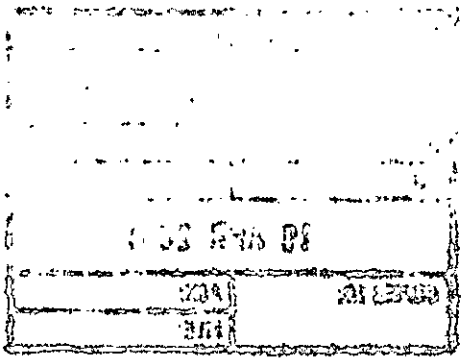
I can confirm that follow a conversation between Mr AP Verey, the property director of WH Brakspear and Mr H Sanders, it is not now our intention not to fit any roof-lights.

yours sincerely

Andrew French

cc

AP Verey WH Brakspear
MC Robins Robins Builders
J Worrall Tenant Bull Inn Wargrave
file



Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

FAX TRANSMISSION

Ms N Lake
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

28 March 2001
Our ref: AGF.99.214
Your refs:
Planning F/2000/0452
LB Consent LB/2000/0453

Dear Ms Lake

Ref: Proposed Rear structure to The Bull PH High Street Wargrave

Further to my letter of over two month ago trying to discharge the conditions and our one telephone conversation. I wish to inform you that the builders will be pouring the ground slab on Friday 30th march; If you have any concerns will you please let me know since you appear to be unavailable by telephone. These levels were agreed on site with the then planning officer and Mr Sanders.

Planning Condition 3	*proposed slab levels to be established prior to start*
exg patio slab TBM	100.00m
new Finished Floor Level	99.800m (reduced patio level)

Yours Sincerely

Andrew French

JKM.

26/01/01.

01/02/01

Problem with area into toilet Block.

25.4.01.
Harold has file and details and will phone the agent monday.

+44 1491 410129
29/03/2001 08:19 +44-1491-410129 SIMPSON ASSOCIATES PAGE 01/01

Joss / Nicky.

HS comments. 20.04.01.

V OK WITH ME.

I HAVE SPOKEN TO ANDREW FRENCH AND WORK IN ADVANCED STATE ON SITE !

Harold.

MAURICE ROBERTS — JANE HOWELL - TENANT.

Andrew French Design & Survey

1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410429

SERVICES	HPT 39420
POL	TLS
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APP	
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01 FEB 2001	
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Reply by

The Planning Officer
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

26 January 2001
Our ref: AGF.99.214
Your refs:
Planning F/2000/0452
LB Consent LB/2000/0453

Dear Planner

Ref: Proposed Rear structure to The Bull PH High Street Wargrave

Further to the above permissions I enclose details in regard to the above in order to discharge the conditons as detailed below.

Listed Building Condition 1 *5 Years* ✓
Planning Condition 1
Starting on site 5th March 2001

Listed Building Condition 2 *Plans*
Planning Condition 2
Plans Relate to AGF.98.214.1A rev 6 & KRA 2292/-/GA/01 rev D ✓

Planning Condition 3 *proposed slab levels to be established prior to start*
exg patio slab TBM 100.00m
new Finished Floor Level 99.800m (reduced patio level) ✓

Listed Building Condition 3 *Stair-lift: methods of fixing to wall*
Planning Condition 6
manufacturers details sheet enclosed — . DOES NOT SHOW HOW RAIL IS FIXED TO / AROUND .. CHIMNEY.

LB Condition 6 *Disabled WC Door*
915 x 1981 x 44mm flush door scribed each in random width between 150mm and 75mm to replicate ledged and framed door. Ironmongery to be to Doc M standards WHY NOT THE

Listed Building Condition 4 *External materials to be submitted*
Planning Conditions 4
As submitted with letter
- Brickwork Hampshire Stock mix SAMPLE ?

Andrew French Design & Survey

- lead — Code 4 lead
- weatherboarding — 19 x 225mm treated sw sawn feather edged boards ✓ COLOUR
- cast iron rwg — Apex ✓
- tiles — Keymer Shire red or brown WHICH. SAMPLE.
- French Door — *See enclosed plan*

Planning Condition 5 — *provision of access for disabled to be implemented prior to use of extension for trading.*

Pub operator to comply

LB Condition 5 — *Velux details of materials and flashing*

4no GVA Conservation Roof-lights top hung 460mm wide x 610mm deep with all necessary integral flashing. What further information does conservation officer require? FLASHING DETAILS TO OBTAIN FLUSH FINISH.

LB Condition 7 — *Stud Wall to Disabled Door*

- 150mm Bead-&-Butt vertical boarding to trading side with tiled finish to wc side ✓
- plain edged skirting 19 x 150mm ✓
- architrave around door WHAT PROFILE ?

Planning Condition 7 — *details of a/c ventilation or extraction ducting to be approved* DETAIL / PHOTO.

Air extraction both disabled WC and exg extractor to rear of PH will discharge within roof pitch nearest main public house through inconspicuous plain-clay tile vent; colour to match tile; Marley Plain Contour Tile Vent *Code 455* NB with Marley Flexible Pipe *Code 39091* for exhaust for air extraction.

Planning Condition 8 — *There shall be no amplified sound speech or music which is audible outside the premises* ✓

Pub operator to comply

Apart from the details for the stair lift I believe there are no further items to resolve and therefore I would be grateful if you could confirm in writing the discharge of these conditions

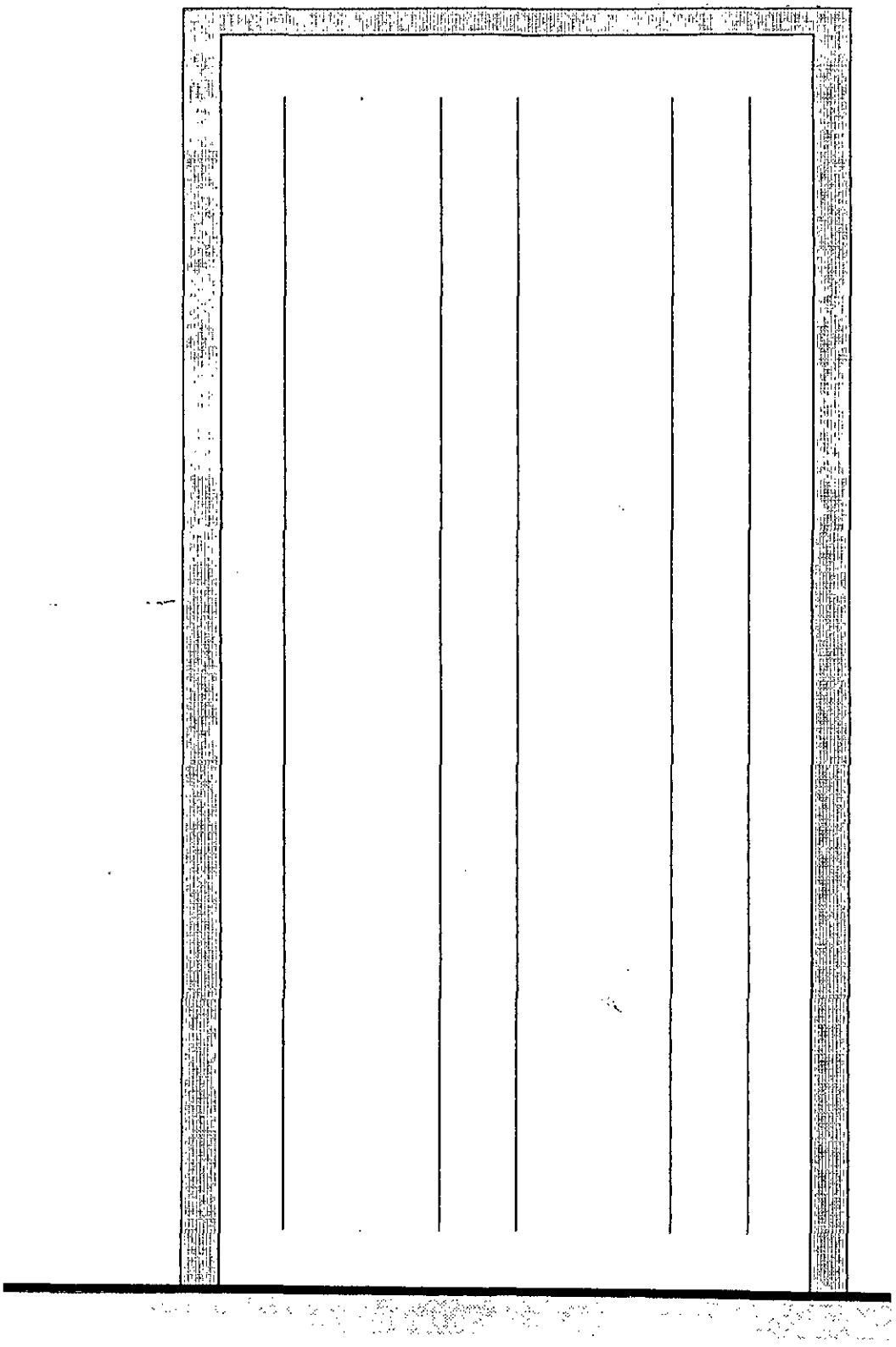
Yours Sincerely

Andrew French

Please will you contact me so that I can arrange to bring material sample in to view.

LB Condition 6 *Disabled WC Door*

915 x 1981 x 44mm flush door scribed each in random width between 150mm and 75mm to replicate ledged and framed door. Ironmongery to be to Doc M standards

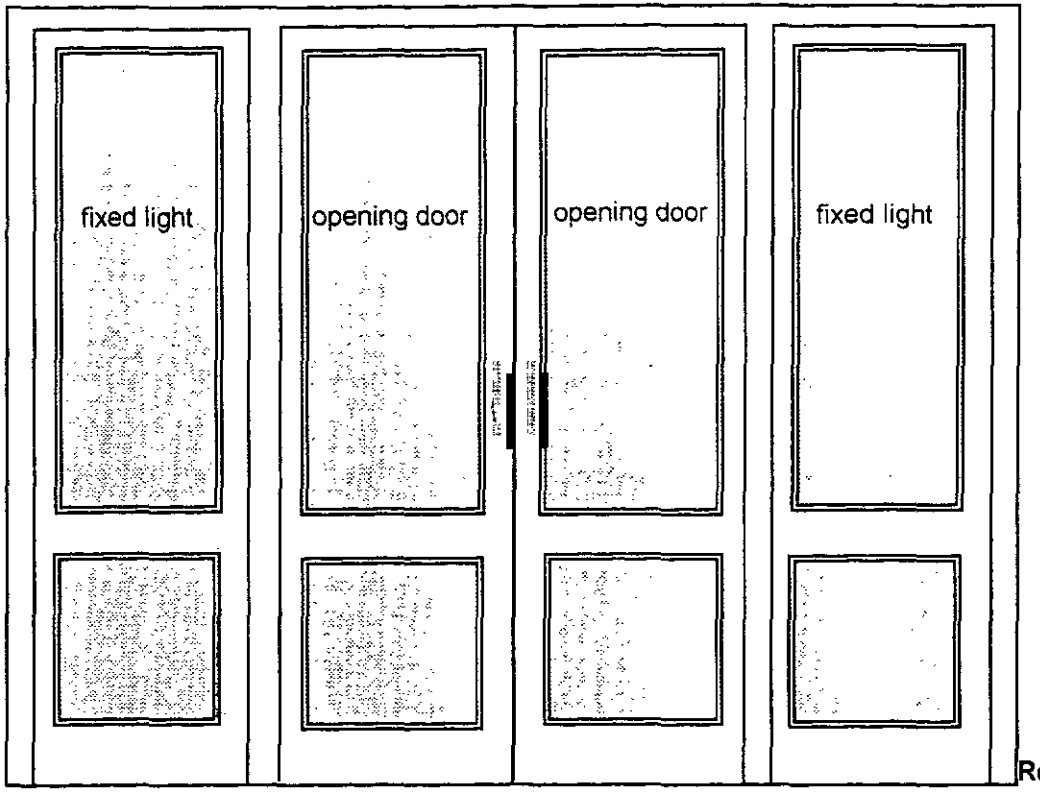


General

- Joinery-made
- Overall size approx. 2700mm wide x 2050mm deep (site measure prior manufacture)
- Painted finish (stained finish *reserved*)

Frame

- 90 x 63mm sw frame and mullion rebated for doors weather-stripped for *resistance to draughts* and moisture
- Cill 100 x 75mm cill hardwood with drip and groove for water bar Cill to be confirmed prior to manufacture



FULLY GLAZED FRENCH DOORS
with Fixed Side Lights

1:20

Doors

- 44mm thick French door with 150mm stiles and rails rebated for glazing
- Construct from treated ash with mortice & tenon joints. timber to be confirmed prior to manufacture
- *Single glazed safety glass* and hardwood glazing beads
- 63mm brass hinges butt hinges.

Fixed Lights

- As door fixed light to be constructed in same proportion as opening light within frame.

References

- BS644 Part 1: 1951 Wood Casement Windows
- BS 1186: Timber for & Workmanship in Joinery Part 1:1986 Quality of Timber; Part 2:1988 Quality of Workmanship

Date: 29 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Reading.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O Mr A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Structural details. Drawing no 2292\-\GA\01 Rev D.

Comments are required by 09/07/2000.

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

APPROVED

(RING ONE)

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

App No. (Planaps) / F/2000/0452 (Ludhouse) Date Rec. 28/6/00

Location: The Bull Pth, High Street.

Parish Wargrave

Applicant: Brakspear & Son

Description of attached plans Structural details

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Harold Sanders Arby

		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 J.P.M.

Consultations Sent by Admin. on 29.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

EXTENSION TO REAR OF PROPERTY.
THE BULL PH, WARGRAVE.

STRUCTURAL CALCULATIONS

APPROVED

0452

ADDITIONAL PLAN

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

KRA

KRA Consulting Engineers
Suite 8, Market House, Market Place
Wokingham, Berkshire, RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
(T) 0118 979 9244 (F) 0118 979 9245

CALCULATION SHEET

Project: The Bull PH
Location: Wargrave
Engineer: M Bourne
Job Numer: 2292
Checked:

Sheet No: 01 Date: 27-6-00 Revision: Revision Date:

Standard unit loads of materials used within the project

Unit loadings

Roof	plan kN/m²		35 ° pitch	
Plain clay tiles	0.75		0.91558	
Batterns	0.03		0.04029	
Felt	0.01		0.01221	
Rafters	0.15		0.18312	
sub.tot.	0.94	gk =	1.15119	kN/m²
Imposed	0.6	qk =	0.6	kN/m²

tiles plan
plain clay 0.75
concrete 0.6
slate 0.6

BS 6399 Pt 2

Timber Floor		kN/m²	
Boards		0.15	
Joists		0.2	
Ceiling		0.15	
Services		0.05	
	gk=	0.55	kN/m²
Partitions		1	kN/m² /m height
imposed		1.5	kN/m²
	qk =	3	kN/m²

BS 6399 Pt 1

Concrete floor	(thickness)	kN/m²	
Screed	65 mm	1.495	
Concrete	150 mm	3.6	
Ceiling		0.25	
Services		0.5	
		5.845	kN/m²
Partitions		1	kN/m² /m height
imposed		1.5	kN/m²
	qk =	3	kN/m²

Walls	(width)	kN/m²
Brickwork	100 mm	2.2
Blockwork	100 mm	1.8

KRA Consulting Engineers
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Wokingham, Berkshire, RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
(T) 0118 979 9244 (F) 0118 979 9245

CALCULATION SHEET

Project: The Bull PH
Location: Wargrave
Engineer: M Bourne
Job Numer: 2292
Checked:

Sheet No: 02 Date: 27-6-00 Revision: Revision Date:

foundation loadings for proposed extension

Foundations

Permissible bearing 50 kN/m²

Posts to rear of extension

loading		Total kN
roof	2*1.5*(1.15+0.6)	5.25
post	2.5*.5*1.4	1.75
		7

Width req.
0.14 m
Provide 600 wide OK!

Timber/masonry posts central to extension

Loading		Total kN
roof	4*2.5*(1.15+.6)	17.5
post	0.215*0.215*2.5*2.2	0.25
		17.8

0.36 m
Existing 600mm wide OK!

Masonry pier to existing boundry wall

Loading		Total kN
Roof	3*2*(1.15+0.6)	11
pier	0.215*0.327*2.5*2.2	0.39
		11

0.22 m
Provide 600 wide OK!

KRA Consulting Engineers
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Wokingham, Berkshire, RG40 1AP
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web: www.KRAEngineers.co.uk
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CALCULATION SHEET

Project:	The Bull PH
Location:	Wargrave
Engineer:	M Bourne
Job Numer:	2292
Checked:	

Sheet No: 03 Date: 27-6-00 Revision: Revision Date:

Design of proposed concrete slab in new extension area

GROUND BEARING SLAB

LOADINGS

Total load on slab	7.30	kN	
Area of slab loaded	1	m²	
Total loading	7.3	kN/m²	qk
Ultimate load	11.68	kN/m²	Qk
Allowable bearing pressure	50	kN/m²	OK!

DESIGN

				BCA No.48.034
Duty Catagory - 3	Grade C35	N/mm²		Table 1
Thickness of sub base	200	mm		Table 3
Thickness - Forlift truck rating 2000kg	150	mm		Table 4
Fabric reinforcement - max spacing of joi	A393	Mesh	joints @ 8m	Table 5
Spacing of movement joints	42	m		
Coefficient of friction (μ)	1.5			
Max. Tension in slab	113.4	kN		
Steel area (As)	290.03	mm²	OK!	

Notes:

20mm wide proprietary joint sealant and compressible filler board to be placed all round existing structure

A plastic slip membrane minimum of 125μm (500g) plastics sheeting should be used with sheets lapped by 150mm placed between the slab and sub-base.

Sub-base referred to is; Non cohesive well-graded granular material.

KRA Consulting Engineers
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Wokingham, Berkshire, RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
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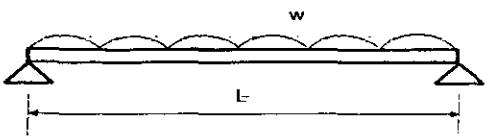
CALCULATION SHEET

Project: The Bull PH
Location: Wargrave
Engineer: M Bourne
Job No: 2292
Checked:

Sheet No: 04 Date: 27-6-00 Revision: Revision Date:

Design for timber between support/load, simply supported, single span beam

Timber floor in WC area, ground floor



Loading		kN
imposed load	0.6*2.5	1.5
deadload	1.1*2.5	2.75

Distance (m)

L = 2.7

Output

Mmax = 3.873 kNm
RL = 5.738 kN
RR = 5.738 kN
Rmax = 5.738 kN

Total (w) 4.25
spacing (m) 1
individual (w) 4.25
Load sharing(y/n) n

Timber properties

timber grade = C24 C16/C24?
Bending par/gra = 7.5 N/mm²
Comp per/gra = 1.9 N/mm²
Shear par/gra = 0.71 N/mm²
E = 10800 N/mm²

Section size (mm)

D = 150
B = 150

Section properties

Ixx (mm4) = 42187500
Iyy (mm4) = 42187500
Zxx (cm³) = 562500

DESIGN CHECKS

Bending

Applied = 6.885 N/mm² OK !

Deflection

Allowed = 8.1 mm
Applied = 6.455 mm OK !

Bearing (100mm)

Applied = 0.383 N/mm² OK !

Shear

Applied = 0.255 N/mm² OK !

Conclusion **Sattisfactory**

KRA Consulting Engineers
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Wokingham, Berkshire, RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
(T) 0118 979 9244 (F) 0118 979 9245

CALCULATION SHEET

Project: The Bull PH
Location: Wargrave
Engineer: M Bourne
Job Number: 2292
Checked:

Sheet No: 05 Date: 22-6-00 Revision: Revision Date:

Design of Brick pier minimum eccentricity

Brick Pier - General

blockwork wall check

load applied
10 kN

height	2500
thickness	215
width	215
slenderness	11.628

char comp strength (fk)

5.8 N/mm² 20 N/mm² bricks mortar (iii)

capacity reduction factor (Beta)

beta 0.93

partial safety factor

3.5

vertical load resistance

106.86 kN/m **Sattisfactory**

KRA Consulting Engineers
Suite 8, Market House, Market Place
Wokingham, Berkshire. RG40 1AP
e-mail: Design@KRAEngineers.co.uk
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(T) 0118 979 9244 (F) 0118 979 9245

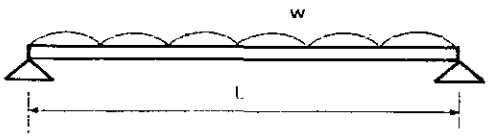
CALCULATION SHEET

Project:	The Bull PH
Location:	Wargrave
Engineer:	M Bourne
Job No:	2292
Checked:	

Sheet No: 06 Date: 27-6-00 Revision: Revision Date:

Design for timber between support/load, simply supported, single span beam

Timber roof beam 1 - (to replace existing)



Loading		kN
imposed load	0.6*2.5	1.5
deadload	1.1*2.5	2.75

Distance (m)	Output		Total (w)	4.25
	Mmax =	3.873 kNm	spacing (m)	1
L =	2.7	RL = 5.738 kN	individual (w)	4.25
	RR =	5.738 kN	Load sharing(y/n)	n
	Rmax =	5.738 kN		

Timber properties

timber grade =	C24	C16/C24?
Bending par/gra =	7.5	N/mm²
Comp per/gra =	1.9	N/mm²
Shear par/gra =	0.71	N/mm²
E =	10800	N/mm²

Section size (mm)

D =	150
B =	150

Section properties

Ixx (mm4) =	42187500
Iyy (mm4) =	42187500
Zxx (cm³) =	562500

DESIGN CHECKS

Bending

Applied = 6.885 N/mm² **OK !**

Deflection

Allowed = 8.1 mm

Applied = 6.455 mm **OK !**

Bearing (100mm)

Applied = 0.383 N/mm² **OK !**

Shear

Applied = 0.255 N/mm² **OK !**

Conclusion **Sattisfactory**

KRA Consulting Engineers
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Wokingham. Berkshire. RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
(T) 0118 979 9244 (F) 0118 979 9245

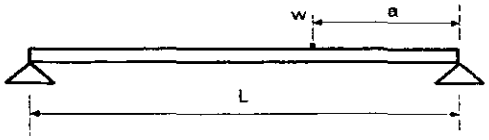
CALCULATION SHEET

Project: The Bull PH
Location: Wargrave
Engineer: M Bourne
Job No: 2292
Checked:

Sheet No: 07 Date: 27-06-08 Revision: Revision Date:

Design for timber between support/load, simply supported, single span beam

Timber roof beam 2 - (supporting beam 1 to chimney)



Loading	kN
pointload reaction beam 1	6

Total - (w/m) 0
(w) 6

Distance (m)		*Output*		
a =	1.4	Mmax =	4.486	kNm
L =	3.0	RL =	2.83	kN
Le =	3.0	RR =	3.17	kN
(1.0L)				
		Rmax =	3.17	kN

Timber properties

timber grade =	C24	C16/C24?
Bending par/gra =	7.5	N/mm²
Comp per/gra =	1.9	N/mm²
Shear par/gra =	0.71	N/mm²
E =	10800	N/mm²

Section size (mm)

D = 200
B = 150

Section properties

Ixx (mm4) = 100000000
Iyy (mm4) = 56250000
Zxx (cm³) = 1000000

DESIGN CHECKS

Bending

Applied = 4.486 N/mm² OK !

Deflection

Allowed = 9 *mm*
Applied = 3.11 mm OK !

Bearing (100mm)

Applied = 0.211 N/mm² OK !

Shear

Applied = 0.106 N/mm² OK !

Conclusion **Sattisfactory**

KRA Engineering Engineers
Suite 8, Market House, Market Place
Wokingham, Berkshire, RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
(T) 0118 979 9244 (F) 0118 979 9245

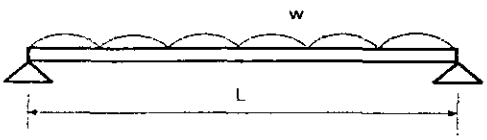
CALCULATION SHEET

Project: The Bull PH
Location: Wargrave
Engineer: M Bourne
Job No: 2292
Checked:

Sheet No: 08 Date: 27-06-08 Revision: Revision Date:

Design for timber between support/load, simply supported, single span beam

Timber roof support to boundry wall.



Loading		kN
imposed load	0.6*1.75	1.05
deadload	1.15*1.75	2.0125

Total (w) 3.0625
spacing (m) 1
individual (w) 3.0625
Load sharing(y/n) n

Distance (m)	Output	
	Mmax = 2.791	kNm
L = 2.7	RL = 4.134	kN
	RR = 4.134	kN
	Rmax = 4.134	kN

Timber properties

timber grade = C24 C16/C24?
Bending par/gra = 7.5 N/mm²
Comp per/gra = 1.9 N/mm²
Shear par/gra = 0.71 N/mm²
E = 10800 N/mm²

Section size (mm)

D = 150
B = 100

Section properties

Ixx (mm4) = 28125000
Iyy (mm4) = 12500000
Zxx (cm³) = 375000

DESIGN CHECKS

Bending

Applied = 7.442 N/mm² **OK !**

Deflection

Allowed = 8.1 mm
Applied = 6.977 mm **OK !**

Bearing (100mm)

Applied = 0.413 N/mm² **OK !**

Shear

Applied = 0.276 N/mm² **OK !**

Conclusion **Sattisfactory**

KRA Consulting Engineers
Suite 8, Market House, Market Place
Wokingham, Berkshire, RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
(T) 0118 979 9244 (F) 0118 979 9245

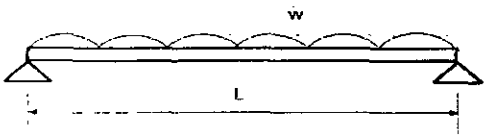
CALCULATION SHEET

Project: The Bull PH
Location: Wargrave
Engineer: M Bourne
Job No: 2292
Checked:

Sheet No: 09 Date: 22-6-00 Revision: Revision Date:

Design for timber between support/load, simply supported, single span beam

Timber rafters generally



Loading		kN
imposed load	0.6	1.05
deadload	1.15	2.0125
	Total (w)	3.0625
	spacing (m)	0.4
	individual (w)	1.225
	Load sharing(y/n)	n

Distance (m)

L = 2.7

Output

Mmax = 1.116 kNm
RL = 1.654 kN
RR = 1.654 kN
Rmax = 1.654 kN

Timber properties

timber grade = C24 C16/C24?
Bending par/gra = 7.5 N/mm²
Comp per/gra = 1.9 N/mm²
Shear par/gra = 0.71 N/mm²
E = 10800 N/mm²

Section size (mm)

D = 175
B = 100

Section properties

Ixx (mm4) = 44661458.33
Iyy (mm4) = 14583333.33
Zxx (cm³) = 510416.6667

DESIGN CHECKS

Bending

Applied = 2.187 N/mm² **OK !**

Deflection

Allowed = 8.1 mm
Applied = 1.757 mm **OK !**

Bearing (100mm)

Applied = 0.165 N/mm² **OK !**

Shear

Applied = 0.095 N/mm² **OK !**

Conclusion **Sattisfactory**

note:
As this design represents the worst case in respect to the roof of the above project thus subsidary timber are sufficient by observation.

Date: 13 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Reading.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O Mr A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Engineering drawings. Drawing no 2292\-\GA\01 Rev D.

Comments are required by 22/06/2000.

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

1970

(RING ONE)

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

App No. (Planaps) / F/2000/0452 (Ludhouse) Date Rec. 09/06/00

Location: The Bull, High Street, Wigrave

Parish Wargrave.

Applicant: WH Bradspear + Son.

Description of attached plans Engineering drawings.

Drawing No's: 2292/-1 GA/01 Rev D.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: B. 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: Duart Cottage, Church Road

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 D.P.M

Consultations Sent by Admin. on 13.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

32615

W. H. Brakspear & Sons plc

R.B.W.M.
PLANNING & ENVIRONMENT DIRECTORATE
28 JUL 2000

DPE	HES	H EN S	HOP	ESM
TM	OM	PPM	DCM N	DCM S
BCM	TSM	WM	SS	

OUR REF: APV/AM

YOUR REF:

Environmental Health Officer
Royal Borough of Windsor & Maidenhead
Aston House
York Road
MAIDENHEAD
Berks SL6 1PS

L - RH.
Listed ?
Conservation ?

24 July 2000

Dear Sir

Ref. the Bull Public House, Wargrave

It is our intention to apply to the Justices to seek their consent to the alterations at the above, as per plans attached, copies of which has been sent to the Clerk to the Justices, Magistrates Court, Slough.

Yours faithfully

A. P. Verey T.D.
Estate Surveyor & Director

The Brewery, New Street, Henley on Thames, Oxfordshire. RG9 2BU
Telephone: 01491 570 200 Facsimile: 01491 410 254
E-mail: brewery@brakspear.co.uk www.brakspear.co.uk
Registered in England No. 46656

Waiver:

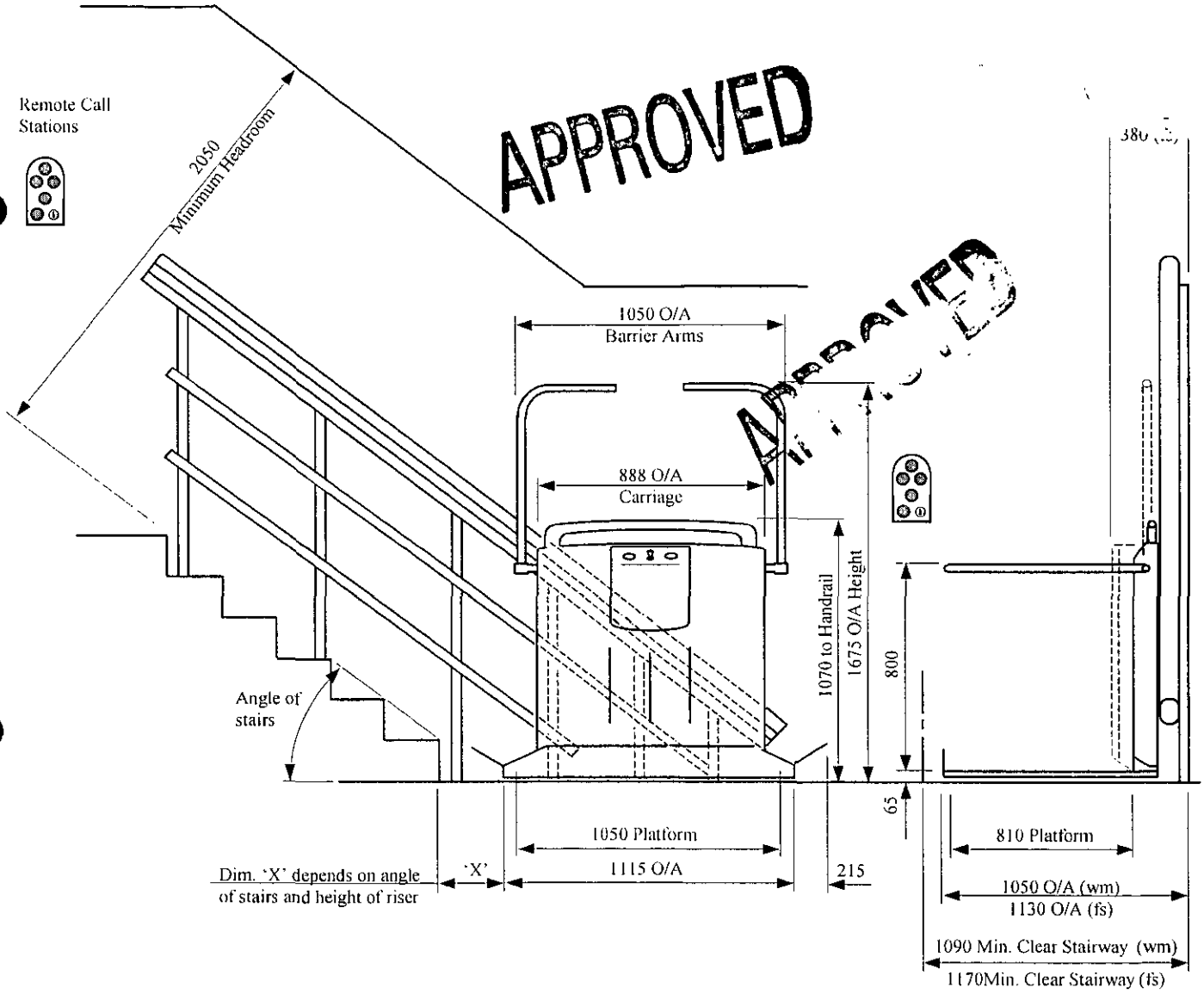
This data sheet is for guidance only and must not be used for proper working drawings. Please contact Stannah Lifts for particular details before proceeding. Owing to our policy of continual improvement we reserve the right to alter specifications and dimensions without prior notice.

For guidance only

THE STANNAH STAIRISER

Straight Rail
Wheelchair Platform Stairlift

Stannah Lifts



Stairlift Specification
Complies with BS 5776 & the
Draft International Standard ISO 9386-2

Rated load:	230Kg (36 stone)
Drive:	Rack & Pinion
Speed:	0.1m/sec. Nominal
Travel:	Up to 10 metres maximum
Angle of stairs:	20° - 45° Maximum
Site:	Straight stairway without intermediate landings. Interior use only.
Fixing:	Wall Mounted (wm) or Fixed to Staircase (fs)
Max. stops:	Two
Power supply:	Dedicated 240V single phase AC 10A fused switched spur.
Pit:	Not required.

wm = Wall Mounted
fs = Fixed to Staircase

INFORMATION SHEET
No. ASL 320
01.06.00

Development Control Sub-Committee ~~Committee Date~~ 6/9/00

Application Nos F/2000/453 LB/2000/452 Received ~~Received Date~~ 25/01/00 Parish Wargrave

Applicant : ~~Applicant~~ W H Brakspear & Son
Location : ~~Location~~ The Bull, High Street, Wargrave
Proposal : ~~Proposal~~ Proposed single storey glazed extension to public house to replace pergola.

1. Planning History - No relevant history on the site. The application has been listed by Cllr Etheridge due to concerns over on street parking.
2. Proposal - Is for the erection of a single storey glazed extension to the rear of the public house which will replace an existing pergola which provides a covered outside drinking area.
3. Consultations -
   - *Consultation*
4. Appraisal -

   A.

   A.

5. Conclusion
6. Recommendation

See attached report. I'll add any thing which is missing.

Please E Mail

Tu [signature]

LISTED

e-mailed 1/8

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/0452

Applicant : W H Brakspear And Son C/O Mr A G French Surveyor.

Location : The Bull , High Street, Wargrave, Reading.
Proposal : Proposed single storey glazed extension to public house to replace pergola.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 7/3/00.....

Date Registered : 25/01/2000

Earliest Date for Decision : 27/02/2000

Latest Consultation Date/Site Notice Expiry Date : 27/02/2000

Application Expiry Date: 21/03/2000

Consultation Responses :

① Highways - (O) No objection. No conditions as the car-servicing area is currently available as a public drinking area. The Highways Authority do not believe the additional area for drinking etc will result in a significant increase in trades. (R) No Objection.

② Wargrave PC - (O) No objection (R) No further comments.

③ Conservation Officer (E) Principle of extension is acceptable. Details of construction in relation to the listed building shall to be agreed

④ Consultations - one letter to original and revised plans. Concerned at effects works may have on party listed wall, [redacted] noise and fumes from toilets, extractor and extractor from the extension, excessive noise from existing extraction system, loss of view, overdominance, lack of parking nearby.

Planning History

The Bull is a Grade II listed building. There have been various minor alterations to the premises. An application for a conservatory extension was refused on 4/1/00 on the basis of lack of accessibility for the disabled. The revised application has been submitted to overcome this reason for refusal.

1/ Disabled accessibility

The existing PH has no disabled toilet facilities at present. The scheme proposes the installation of a new disabled toilet which is to be accessed off the new conservatory. This has been agreed by Building Control. These toilet facilities are to be accessed via a fold up chairlift, which again has been agreed by Building Control.

The alterations proposed will enable greater public accessability for the disabled: to the conservatory and the rear garden. This is a material improvement and is welcomed by the LPA.

2, Impact upon listed building

The proposal will ensure the retention of the listed flint and brick wall. This is to be made good. The extension would be built off the existing posts which hold up the pergola, and would not directly affect the wall. There is no objection in principle to the construction of the conservatory. The details of construction will be covered under the listed building consent application.

The extension will result in the introduction of new stained weatherboarding over the existing open gable adjacents to the rear wall of the PH. The extension will be constructed of oak, with plain clay tiles and slates to the roof, with lead on the flat roofed section of the conservatory. There are appropriate materials for a listed building and would preserve the appearance of the PH.

3, Impact on residential amenity

Quart Cottage physically adjoins the PH and shares the listed wall to the side of the proposed conservatory. The cottage is at a lower level, 0.5 m below the ground floor of the conservatory. The cottage has a single storey projecting element which extends 0.9m beyond the rear of the main wall.

Application Number: F/2000/0452

Appraisal :

The proposal would result in the introduction of a hipped roof at an angle of 45° with a flat roof in the central element. The ridge of the roof would be 0.8m higher than the eaves, which at 2.2m, is the same as the pergola. The angle of the tiled roof element is such that it would not appear overdominant in relation to the lounge or rear garden of the adjacent dwelling. Any additional overshadowing from the roof would be absolutely minimal when compared with the existing wall. This would ensure the extension does not appear overdominant.
No windows are proposed, and the velux windows in the conservatory will allow light only and will not result in overlooking. It is considered that any smells or fumes could be dealt with adequately by condition. The proposed conservatory is a solid construction which should ensure minimal disturbance from noise. ~~[illegible]~~ Conditions will be imposed to this effect.

4. Highways.
The area to the rear of the pub currently comprises a pergola, which is used as a drinking area in the summer months. This is accessed via a ramp. It is proposed to provide steps up to one larger area on a single level which will increase the useable floorspace by 9m². The increased floorspace will only provide limited space for additional customers. Highways have advised that the proposal would result in a minimal increase in trading areas over existing notwithstanding the fact that the pergola is only used in summer at present. It is not considered that the proposed extension would result in sufficient extra customers and traffic generation sufficient to recommend refusal on this basis. The pub has no site parking and none can be accommodated. Adequate spaces are available in the public car park on the opposite side of the crossroads with High Street, Wargrave.

Recomendation : Approval: ☑ ~~[illegible]~~ ☐
(tick appropriate box)

Application Number F/2000/0452
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC04	SR02	permission dwgs nos AGF·98·214.1A Rev b received on 07/02/00 and dwg no 2292/-/GA/01 Rev D received on 28/04/00
3	SC18	SR10	delete 'dwelling' add 'extension'.
4	SC52	SR12	
5		SR20	The provision of access for people with disabilities shall be implemented prior to commencement of use of the extension for trading purposes and maintained after so such.
6			Details of how the stairlift is to be affixed to the existing wall and chimney breast shall be submitted to and approved in writing by the LPA prior to commencement of development Reason In the interests of retaining the fabric of the Listed Building.
7		SR10	Details of any air conditioning, ventilation or extraction ducting shall be submitted to and approved in writing by the LPA prior to commencement of development.

RECORD OF SITE VISIT

SITE ADDRESS: The Bull High Street Wargrave Reading.

APPLICATION NUMBER: F/2000/0452

OFFICER: Heather Morgan

DATE OF SITE VISIT: 7/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Residential to both sides. Corner property - Conservation Area.

3. DESCRIPTION OF SITE/BUILDING Grade II listed building. Existing ramp to upper area with pergola - to the rear. Existing wall 2m + with Durant cottage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Residential set at a lower level next door. Wall high enough to prevent overlooking. Durant Cottage is only property really affected

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING None on site

LEVELS flat site - changing levels for extension area to match existing

BOUNDARY TREATMENT listed wall to remain

OTHERS N/A

Application Number LB/2000/0453
Conditions/Reasons for ~~Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
①	SC01	SRC02	
②	SC52	SR12	
③			Details of how the stairlift is to be affixed to the existing wall and chimney breast shall be submitted to and approved in writing by the LPA prior to commencement of development. Reason In the interests of the fabric of the listed building.
④			Details of the size, materials and finishing details of all new relevant windows hereby approved shall be submitted to and approved in writing by the LPA prior to commencement of development. Reason (see above)
⑤			Details of the specification of the door to the disabled WC shall be submitted to and approved in writing by the LPA prior to commencement of development. Reason (see above).
⑥			Details of the stud partition walls to the new disabled WC shall be submitted to and approved in writing by the LPA prior to commencement of development Reason (see above)
⑦	SC04	SR04	permission dwg nos AGF.98.214 1A Rev 6 received on 07/02/00 and dwgs nos 2292/-/GA/01 Rev D received on 28/06/00

TEL. CON 1/8

Cllr Etheridge rang, wishing to list the application due to traffic -

Spoke to JM. Agreed that in the circumstances there would be no reason not to put it to committee -

JEPM

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 16/5 Time 09.25

WHILE YOU WERE OUT

Name Steven Conway

Of

Phone No. 02076791339 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: The 20m mast application at Meadow Side, Ruscombe.

Signed Helen

Tel: (0118) 974 6446

Date: 19/2/00

My ref: F/2000/0452

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

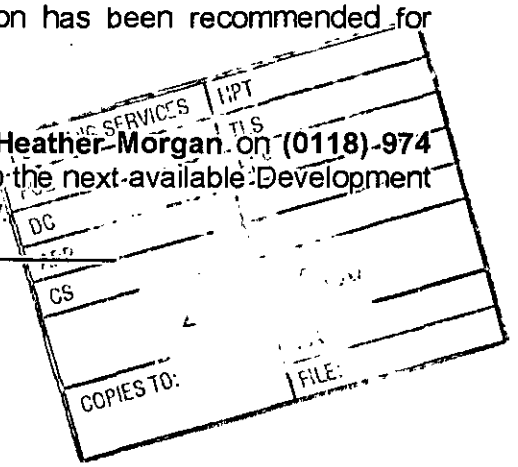
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Councillor

Application Number: F/2000/0452
The Bull , High Street, Wargrave, Reading.
Proposed single storey glazed extension to public house to replace pergola.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted]: ☐ 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 29/2/00



Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/0452**
The Bull , High Street, Wargrave, Reading.
Proposed single storey glazed extension to public house to replace pergola.

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: 19/2/00

My ref: F/2000/0452

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: F/2000/0452
The Bull , High Street, Wargrave, Reading.
Proposed single storey glazed extension to public house to replace pergola.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted]: ☐ 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 29/2/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/0452**
The Bull , High Street, Wargrave, Reading.
Proposed single storey glazed extension to public house to replace pergola.

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: 19/7/00

My ref: F/2000/0452

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0452
The Bull , High Street, Wargrave, Reading.
Proposed single storey glazed extension to public house to replace pergola..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted]: ☐ 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

Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/0452

Proposal:
Proposed single storey glazed extension to public house to replace pergola.

Location:
The Bull , High Street, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 on or before 27/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Our ref: MAB/AC/2292/5
Your ref: AGF.99.214

27th June 2000

KRA Consulting Engineers
Suite 8, Market House, Market Place
Wokingham, Berkshire, RG40 1AP
e-mail: Design@KRAEngineers.co.uk
web: www.KRAEngineers.co.uk
(T) 0118 979 9244 (F) 0118 979 9245

0452

ADDITIONAL PLAN

Ms H Morgan
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

Dear Ms Morgan

PROPOSED REAR STRUCTURE TO THE BULL P.H., HIGH STREET, WARGRAVE

Further to our issue of information in February this year, we enclose structural calculations and drawings to assist in the evaluation of the above project.

If there is any further information required with reference to the above please contact the undersigned.

Yours faithfully

Matthew A Bourne
For **KRA**

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	31106
28 JUN 2000	
COPIES TO:	ACK:
	FILE:

Enc

c.c A Verey - W H Brakspears
A French - Andrew French

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
OXON RG9 2AH
tel 01491 411308 fax 01491 410129

PLANNING SERVICES	
POL	TLS 31503
DC HM	ENF
APP	
CS	
07 JUL 2000	
COPIES TO:	ACK:
	FILE:

RR

Ms Heather Morgan
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

6 July 2000
Our ref: AGF.99.214
Your ref:

Dear Ms Morgan

Ref: Proposed Rear Structure to The Bull PH High Street Wargrave

I enclose four copies of the plan showing the amendments required. I have sent amended plans to Building control. Is there any other authority that needs to be informed?

Yours sincerely

Andrew French

cc AP Verey Esq. - WH Brakspear & Sons Plc
file

encl.

14 JUN 2000

Date: 13 June 2000

To: H Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Reading.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O Mr A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Engineering drawings. Drawing no 2292\-\GA\01 Rev D.

Comments are required by 22/06/2000.

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

1. I UNDERSTOOD THE PARTITIONS TO THE NEW TOILET FOR THE DISABLED WAS TO BE CONSTRUCTED IN STUDWORK AND TIMBER BOARDING.
2. PLEASE PROVIDE DETAILS OF NEW STAIR
3. VELUX TO WC – ONE ONLY. SIZE + DETAILS TO BE AGREED.
4. GENERIC PRINCIPLES OF CONSTRUCTION ACCEPTABLE

Harold Sanders. CONSERVATION + DESIGN

26.06.00

Date: 29 June 2000

To: H Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Reading.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O Mr A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Structural details. Drawing no 2292\-\GA\01 Rev D.

Comments are required by 09/07/2000.

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

THIS REVISION DOES NOT APPEAR TO BE A PLANNING ISSUE: BUILDING CONTROL ?

ROOF SUPPORTS REVISED — REVISION D ?

Harold Sanders
CONSERVATION OFFICER
03.07.00.

Date: 08 June 2000

To: H Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Reading.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Revisions to single storey conservatory. Drawing no AGF.98.1A Rev 5 & details of chair lift.

Comments are required by 18/06/2000.

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

PLANNING PRINCIPLE ACCEPTED - DETAILS OF CONSTRUCTION IN RELATION TO THE LISTED BUILDING STILL TO BE AGREED

Harold Sanders.

CONSERVATION + DESIGN

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

Date: 08 June 2000

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/0452

Location: The Bull, High Street, Wargrave, Reading.

Proposal: Proposed single storey glazed extension to public house to replace pergola.

Applicant: W H Brakspear And Son C/O Mr A G French Surveyor.

Case Officer: Heather Morgan

The new plans show the following: Revisions to single storey conservatory extension. Drawing no AGF.98.1A Rev 5 & details of chair lift.

Comments are required by 18/06/2000.

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

No further comments

13/6/2000

3

12/6/00

Duart Cottage, Church Street, Wargrave, Berkshire RG10 8EP
Tel. (0118) 9402145

(1) Revised

WOKINGHAM DISTRICT COUNCIL
RG40 1WR

PLANNING SERVICES | HPT
POL | TLS
Planning Dept. | ENF
APP
CS
15 JUN 2000
COPIES TO: | ACK:
FILE:

Without prejudice

Ref: App. No. F/2000/0452

Dear Heather,

It was a pleasure to meet you yesterday and I would like to thank you for your time in taking me through the proposed plans (revised) for the extension to the Bull Public House, which is situated next door to our property.

You confirmed that the boundary wall between us and the Bull would not be affected by building works and posts will be used to build the extension on the wall side of the Bull. P.H. In addition you suggested detailing our concerns of a buildings and environmental nature so that you could take these up with the Building Control dept (Cindy Lee) and Environmental Health dept, accordingly.

Thus I would like to gain a greater understanding and assurances on the following points:

- Toilet area (new) directly adjacent to our living room and bay window – Assuming some disturbance to the floor area

Duart Cottage. Church Street. Wargrave. Berkshire. RG10 8EP
Tel. (0118) 9402145

Matter between trees & bee

for sewerage / water services and foundations for new buildings, our concern would cover all aspects of inconvenience and possible damage to our property for example - foundation disturbance, likely underpinning, possible subsidence, movement, noise through wall and unwanted noise / smell pollution from required extraction from this area, once completed.

- You were unable to answer fully the query regarding air conditioning for the extension - except to say that the plans (revision 5) do not include an air conditioning system. Our concern would be that noise / odours from this eating / drinking area could [redacted] be offensive in our adjacent garden, also an extraction unit could look unacceptably ugly etc...

Cont.

In addition to this point - an existing old extraction unit on the kitchen chimney which has been recently becoming louder and used more extensively throughout the day from breakfast ~ around 7.30am until end of

food serving late at night, (with two breaks: mid-morning and mid-afternoon) has been raised as an issue directly with Brakespear's at Henley, who have repeatedly promised to deal with it and improve our environmental quality - I sincerely hope this is addressed shortly but fear that increased eating capacity may only make the noisey fan worse - what can be done? Please do an issue.

Env. Health Ack. & looking into

- Our view from the back upstairs window is currently green vine (summer) over wood treated open wooden structure which is quite pleasant against the back drop of trees and brick/flint walls of the Grade II listed buildings surrounding - We are concerned of the 'change in view' to a mixture of gable and flat roof. Would it be possible to clarify/detail the finish of this roof and confirm that glass/skylights as you suggested would not be visible from our view. — Okay.

Duart Cottage. Church Street. Wargrave. Berkshire. RG10 8EP
Tel. (0118) 9402145

once this extension is complete, if indeed it should go ahead, we will be 'boxed' in from all sides and fear that this will make our garden feel too enclosed, this is a concern on which we seek your advise/assurance. overdominance

As a final point, we have previously raised our concerns over the issue of parking - an increase in eating/drinking area will obviously bring more paying customers (otherwise why extend the business!), and these are likely to arrive by car, being a village..... What provision do the plans make for providing customers with additional parking spaces as currently the available parking areas are full, especially at peak eating/drinking hours. We have a beautiful village here in Wargrave and do not wish it to become more of a carpark than a beautiful historic area which

I trust, as our district Council, you also support for the short and long term preservation of our heritage.

Once again, thank you for your time and I look forward to hearing from you.

Yours sincerely

Mrs. C. Holt.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 15 May 2000
My ref. HPM/F/2000/0452
Your ref.

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

Mr. A. French,
Andrew French Design and Survey,
1 Market Place Mews,
Henley on Thames,
Oxon. RG9 2AH.

Dear Mr. French,

SUGGESTED AMENDMENTS TO DESIGN
THE BULL, HIGH STREET, WARGRAVE (REF F/2000/0452)

I refer to the plan received on 15 May 2000 in respect of the above. Please find attached an annotated copy of this plan with the amendments/additional details the LPA consider are necessary in order to be able to determine the application. I trust these will be self explanatory.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer
Enclosure: annotated plan

ANDREW FRENCH

DESIGN & SURVEY

PLANNING SERVICES	HPT 29336
POL	TLS
G HT	ENF
AR	
CS	
15 MAY 2000	
COPIES TO:	ACK:
	FILE:

Heather Morgan.

with compliments

Annotated Plan
Sent 15/5/00 2PM

1 Market Place Mews, Henley-on-Thames, OXON. RG9 2AH.
Telephone 0491 411308 fax 0491 410129
mobile 0976 964768

ASL-S
AUTOMATIC MODEL

Technology to the aid of the wheelchair bound.

The Stannah Automatic Access Wheelchair Stairlift makes life easier for everyone.

In particular, it helps those who help the wheelchair bound – whether they're friends, relatives, or full-time staff in a building.

Because it is automatic, the Stannah Automatic Access is that much simpler to use.

By simple push-button pressure the platform and barrier arms are raised and lowered automatically, rather than manually.

Less demand is made on the helper or supervisory staff. That makes it the ideal choice for the busy building.

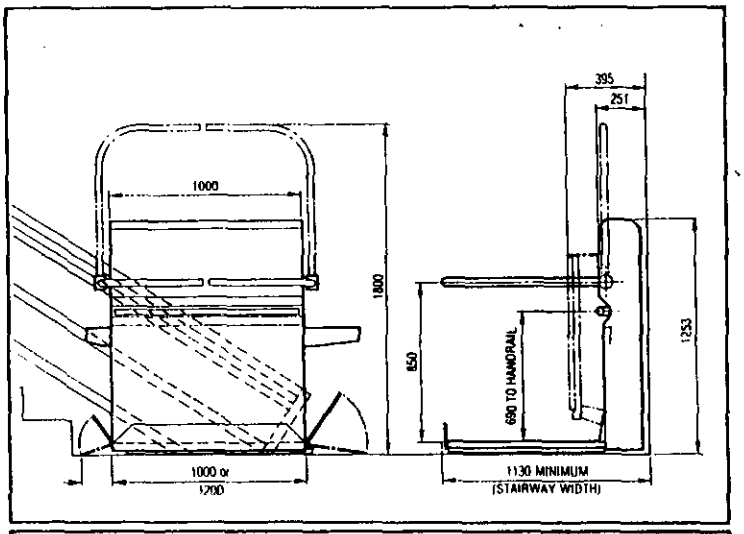
In fact when circumstances are appropriate the wheelchair bound can use the Access lift independently.

But whatever the application, automatic operation of platform and barriers gives ease of use, thus helping user and helper alike.

Which can only be good news for everyone.

Control Features

- *Multi-function* joystick on carriage, and push-buttons on landings, control platform, barrier and carriage motor.
- Lift only runs when barrier arms and platform are down.
- Drive to barrier arms and platform via clutches which slip if barrier arms or platform meet obstruction or overload.
- Barrier arms and platform can also be operated manually.
- Platform ramps raise automatically as barrier arms lower.
- Carriage parks at upper or lower level. Other parking positions. *require additional* controls (optional).



Maximum Load: 225kg *(wheelchair and occupant).**

Speed of Travel: 0.11m/s.

Drive system: Motorised carriage climbs up and down a rigid steel rail with positive rack and pinion drive and automatic brake.

Overspeed Governor: Fitted as standard.

Carriage Control: *Joystick control on* carriage. Constant pressure control buttons at top and bottom.

Platform Working Area: 800mm × 1000mm.

Heavy duty version with 800mm × 1200mm platform available as an option. (Max. load 185kg.)

Minimum/maximum Rail Angle: 20°/38°

Stairlift Rail: Can be wall mounted or free standing.

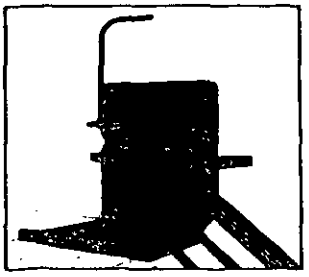
***Minimum Clear Stairway* width:** 1130mm – wall mounted rail. 1330mm – free standing.

Power Supply: 240v single phase.

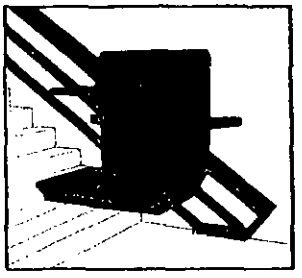
Safety Features

- *Two barrier arms* surround user during travel.
- Barrier arms mechanically lock down as carriage leaves lower level.
- Carriage stops automatically whenever push buttons/joystick are released; also at end of run and *if obstructed.*
- Stairlift can be operated manually if power fails.
- Non-slip surface on platform.
- Handrail convenient height for wheelchair occupant.
- Carriage locks onto rail if drive fails.
- *Complies with* BS5776; Powered Stairlifts.

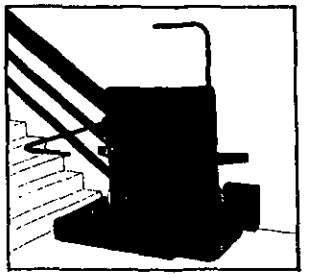
All completely automatic at the touch of a button.



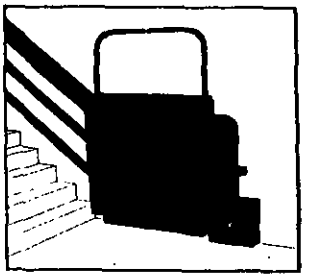
Barrier arm raises automatically while front barrier and flap remain in safety position.



Wheelchair user drives on and barrier arm automatically lowers and flap raises.



The Access travels to the foot of the stairs, then the front barrier and flap operate automatically.



Access can then fold flat by itself against the wall until needed.

Note 6/3 from HS

Lift Faults Bldg Regs
Standards
will need to submit
revised plans and
have been advised
of this

HPM

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 03 February 2000

Application Number: F/2000/0452

Proposal: Proposed single storey glazed extension to public house to replace pergola..

Site Address:
The Bull , High Street, Wargrave, Reading.

Applicant:
W H Brakspear And Son C/O Mr A G French Surveyor.

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).

COMMENTS AS PER TOM CALLAGHAN'S MEMO DATED 24-11-99. THE HIGHWAY AUTHORITY DO NOT BELIEVE THE ADDITIONAL AREA SHOWN ORANGE (OUTLINE) ON PLAN AGF.98.214.1A WILL RESULT IN A SIGNIFICANT INCREASE IN TABLES, AS THE AREA WILL NEED TO BE KEPT CLEAR, AS A WALKWAY FROM THE STEPS TO THE TOILETS.

Spoke to TC 19/2/00

Comments remain the same in respect of revised plans JEPM

Signed: N S Trotter **Print name:** N TROTTER

3-3-00

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/2000/0453

Proposal:
Proposed single storey glazed extension to public house to replace pergola.

Location:
The Bull High Street Wargrave.

This application is being advertised in the Henley Standard newspaper on the 18.2.2000 for the following reason(s);

SITE IS A LISTED BUILDING WITHIN A CONSERVATION AREA

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

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

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

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

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

Date: 18.2.2000

Posted on corner of the
property by traffic
lights

7/3/00
Jean

To:
Harold Sanders
Urban Design And Conservation Officer

- 7 FEB 2000

From: Heather Morgan

Date: 03 February 2000

Application Number: F/2000/0452

Proposal: Proposed single storey glazed extension to public house to replace pergola..

Site Address:
The Bull , High Street, Wargrave, Reading.

Applicant:
W H Brakspear And Son C/O Mr A G French Surveyor.

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

SEE DETAILED COMMENTS ON LISTED BUILDING APPLICATION.

PRINCIPLE OF EXTENDING SALES AREA INTO GARDEN ACCEPTABLE TO ME BUT PRESENT LEVEL OF DETAILS AND DESIGN WOULD NOT ENABLE ME TO SUPPORT THE PRESENT SCHEME

Harold Sanders CONSERVATION + DESIGN.
21. 02. 00.

FOL
FO
AMP
CS
24
COPIES TO: ACK: FILE:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Heather Morgan
APPLICATION NUMBER:	F/2000/0452
SITE:	The Bull, High Street, Wargrave, Reading.
PROPOSAL:	Proposed single storey glazed extension to public house to replace pergola.
COMMENTS:	No objection

Norman Raybone.

Norman Raybone
Clerk to Wargrave Parish Council

Date: 23 February, 2000

Comments required by	27/02/2000
Fax to	974 6484

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Heather Morgan, Planning

My Ref: 99/70192/LA

Your Ref: 99/70192/LA

Date: 24th November 1999

APPLICATION 99/70192/LA
PROPOSED ALTERATIONS AT THE BULL PUBLIC HOUSE, WARGRAVE.

I refer to Mr Holt's letter of objection to the above application.

I have considered the points raised by Mr Holt regarding increase demand on car parking, however, I understand that the area to be enclosed by the proposed conservatory is currently available as public drinking area. Therefore, as there will be no increase in public floor area, no additional demand for parking is anticipated. Furthermore, any objection raised on grounds of insufficient parking could not be sustained at appeal.

Tom Callaghan.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 JAN 2000	
Officer: HM.	Application No. F/2000/0452

Map No 21 ... Site ... 0:05 ....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY GLAZED EXTENSION TO PUBLIC HOUSE TO ~~FORM CONSERVATORY~~ REPLACE PERGOLA

Location: THE BULL PIT HIGH STREET

Parish: WARGRAVE Ward: Wargrave & Remenham 3-2-2000

Applicant: W H BRAKSPEAR & SON

re-submission. - check fee ✓

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? 1:2500 ✓		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Mark position on block plan. ✓		
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 ..Wargrave.....

Listed Building 1 (2) 2*

Advertisement Required .....Listed Bldg in Cons Area.....

Date Site Notice Sent : 3.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (English Heritage) ✓

.....

.....(Old) pre-app attached.....

NEIGHBOURS: ✓

1 Duart Cottage, Church Street, Wargrave

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
OXON RG9 2AH
tel 01491 411308 fax 01491 410129

Ms Heather Morgan
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

25 JAN 2000* 0452

1 February 2000
Our ref: AGF.99.214
Your ref:

Dear Ms Morgan

Ref: Proposed Rear Structure to The Bull PH High Street Wargrave

I enclose copies of plans as promised and as detailed below, amplifying our recent application.

- Structural engineers' drawings showing the detailed roof and foundation design. (enclosed in separate envelope)
- My ground plans: no change (except floor finish), but showing enhanced detail as required for building regulation approval.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Andrew French

cc AP Verey Esq. - WH Brakspear & Sons Plc
file

encl

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
OXON RG9 2AH
tel 01491 411308 fax 01491 410129

25. JAN. 2000* 0452

Ms Heather Morgan
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

21 January 2000
Our ref: AGF.99.214
Your ref:

Dear Ms Morgan

Ref: Proposed Rear Structure to The Bull PH High Street Wargrave

I enclose our application for planning permission and listed building consent for works to the above.

I will submit the detailed roof and foundation design once I have received these from our structural engineers. In the meantime I hope this will not preclude you from going out to consultation.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

Andrew French

cc AP Verey Esq. - WH Brakspear & Sons Plc
file

encl

N.B. Two structural engineer's draft drawings are enclosed for your / Harold Sanders information. It has yet to show the disabled wc, new stairs / lift or the deep overhang to doors from the garden. I will get this to you ASAP.

ADDRESS THE BULL P.H. HIGH STREET. PARISH WARGRAVE.

PLOT No. LISTED BUILDING ORD. SHEET No. SU 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/3/61	Mr L J Gibbs	Advertisement sign	27 4 74	N/A C/A
A/9/61	" " "	Change of position of above	7 10 61	N/A C/A
BR15901	BRAKESPEAR & SONS LTD.	NEW INT. OPENING	4-12-80	APP N/A
BR21809	"	REFURB: STORE TO W.C.S.	9.12.83	APP N/A
20514	" LBC	"	15.12.83	N/A [illegible]
20515	"	"	15.12.83	N/A C/A
21772	"	CHANGE FROM MEETING HALL TO 3 LETTABLE BEDROOMS + A BATHROOM	28.6.84	C/A
BR23236	"	Int. works to cellar	26.7.84	APP N/A
BR23609	"	3 BEDROOMS/BATHROOM	16.10.84	APP N/A
99/70192/LA	"	S/St/R - Conserv.	4.1.00	Re
99/70193/F	"	S/St/R - Conserv	4.1.00	Re
FP 99/9008	"	S/St/R Ext.	26.8.99	C/A

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

25 JAN 2000 ★

0452

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

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

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: **WH Brakspear & Sons Plc** PLC
ADDRESS: The Brewery, New Street, Henley-on-Thames, Oxfordshire RG9 2BU, tel 01491 570200 T
POST CODE: RG9 2BU PHO

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: Mr AG French - Surveyor
ADDRESS: **Andrew French Design**, 1 Market Place Mews, Henley-on-Thames, OXON RG9 2AH, tel 01491 411308
POST CODE: PHO

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: THE BULL PH HIGH ST WARGRAVE

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
GLAZED STRUCTURE TO REPLACE PERGOLA

5. Give the area in hectares or part of a hectare
AREA OF SITE: N/A

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS

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

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

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

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

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

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

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

A3

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

GLASS BRICK + LEAD VALLEYS

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXG RW DISPOSAL SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

NO CHANGE

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

DISABLED WC. CONTINUED ACCESS TO GARDEN

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

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

*STATE No. OF HABITABLE ROOMS

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

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

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

Follow-on application

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

SIGNED [signature] ON BEHALF OF WH BRAKSPEAR DATE 20/1/00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	205.57m²	—	30m²	—
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	205.57m²		30m²	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NIL	NIL
Proposed	"	"

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
— A3

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— Miss Jane Worrall
The Bull PH High St
Wargrave Berks

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

Existing Staff	Transferred Staff	New Staff	Total
4	—	—	4

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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