EX SYSTEMS LTD
SOUTHPORT
LONDON OF

APPLICATION NO:
LB/2000/0453

LOCATION:
The Bull High Street, Wargrave Reading.

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

Application Number: LB/2000/0453

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. 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.

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. 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.

Condition
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.

Condition
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.

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 retaining the fabric of the Listed Building.

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

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

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

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

John Mitchell
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.

Finalised 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	P 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	- " -	- " -

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	12/9/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Andrew French Design & Survey

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

PLANNING SERVICES	HPT 30125
POL	TLS
DC VHM	ENF
CS	
02 JUN 2000	
COPIES TO:	ACK:
	FILE:

SEE NOTES ON DRAWING WHY MARATHON STILL RUNNING

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

31 May 2000
Our ref: AGF.99.214
Your ref:

0453

REVISED PLAN

Dear Ms Morgan

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

I enclose six copies of the our plan AGF.98.1A rev 5 amended to show the fine tuning required. I have also enclose the details of the platform lift. The structural details of the roof will follow shortly from our structural engineer, Messr KRA.

I hope this is finally the end of the marathon and that you will be able to speedily pass the applications for planning and listed building consent

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.

ACCESS-ASL-S

Stannah Lifts

PLATFORM WHEELCHAIR STAIRLIFTS FOR STRAIGHT STAIRCASES



A HELPING HAND FOR DISABLED PEOPLE

BVQI ISO 9001

0453

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.

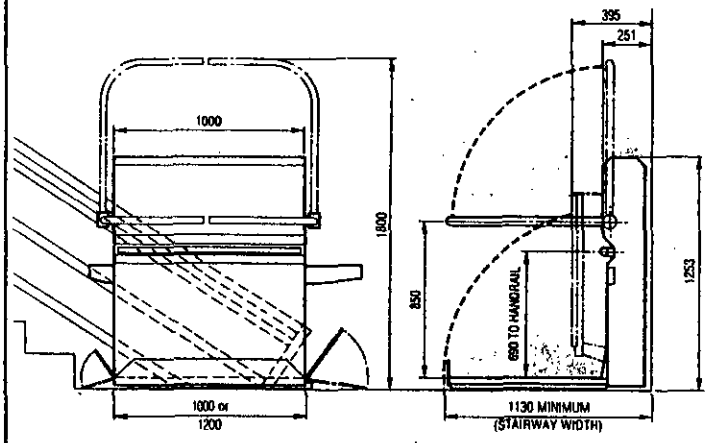
The safety systems fully meet the recommendations of BS 5776: Powered Stairlifts. And give you a host of features to make operation simple and safe.

The Stannah Access is carefully design[illegible] 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 × 1000mm. Heavy duty version with 800mm × 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.

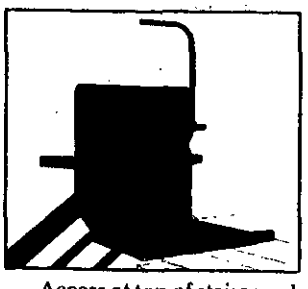
Minimum Clear Stairway width: 1130mm = wall mounted rail. 1330mm = free standing.

Power Supply: 240v single phase.

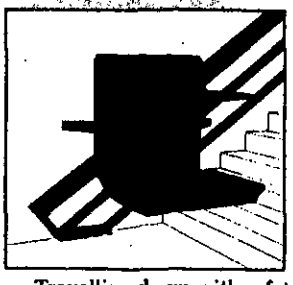
Safety Features

- 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.

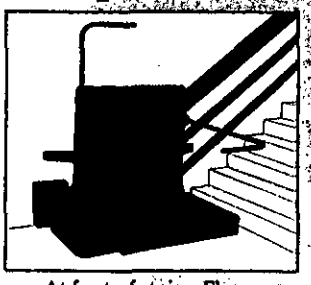
Manual counterbalanced barrier arms. Push button control for power travel.



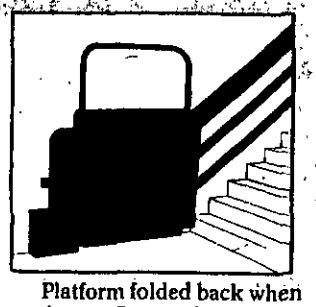
Access at top of stairs ready for wheelchair.



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)

OTHER PRODUCTS

HOMELIFT – *HYDRAULIC*

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

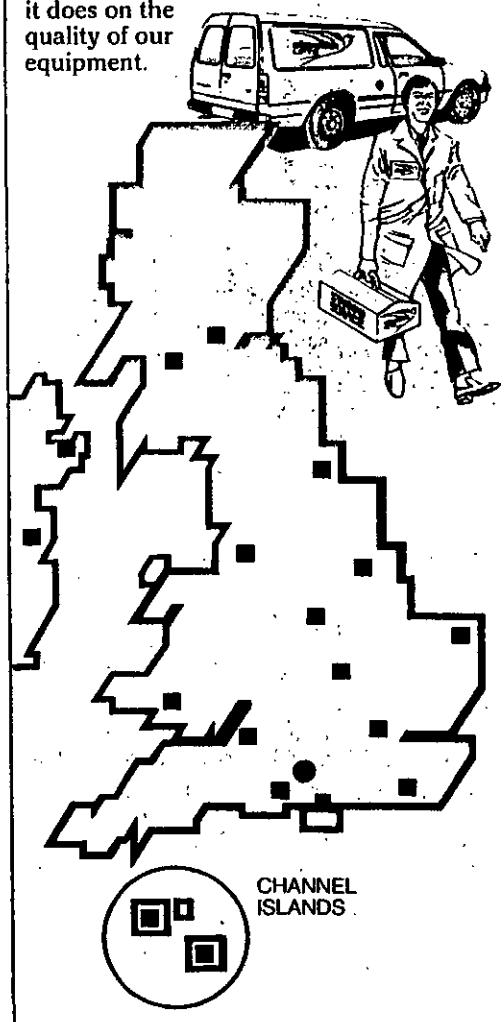
SYSTEM 21 PICCOLO Standard lifts for nursing homes, small offices and guest houses. 3-8 person with some models offering wheelchair capability. Easy to fit, lower cost, free-standing or wall-mounted.
SYSTEM 21 MAXILIFT Total flexibility of choice; heavier duty, faster, 6-13 person hydraulic lifts for the commercial market - larger office developments, hotels and prestigious premises. Individual choice from a series of options. Available free-standing or wall-mounted.

GOODS ONLY LIFTS

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.

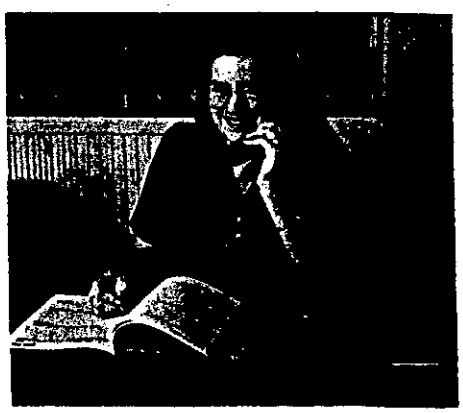


OVER 150 YEARS IN THE INDUSTRY

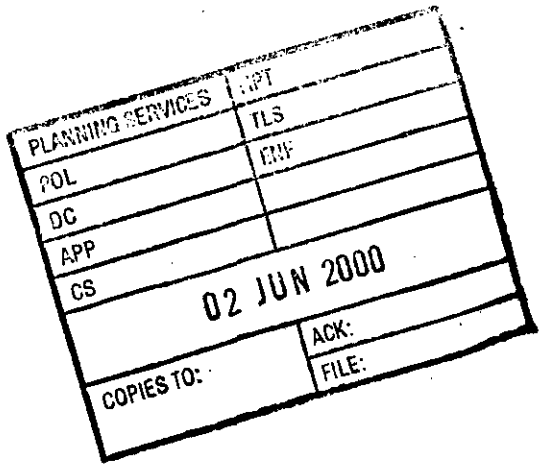
Stannah Lifts

STANNAH LIFTS LTD
Anton Mill, Andover
Hampshire SP10 2NX
Fax: (01264) 337942
Tel: (01264) 339090

Part of the Stannah Lifts Group.
LOCAL SERVICE - NATIONWIDE
Document Lifts, Microlifts, Goods Lifts, Trolleylifts, Platform Lifts & Passenger Lifts



(ASL 11/98)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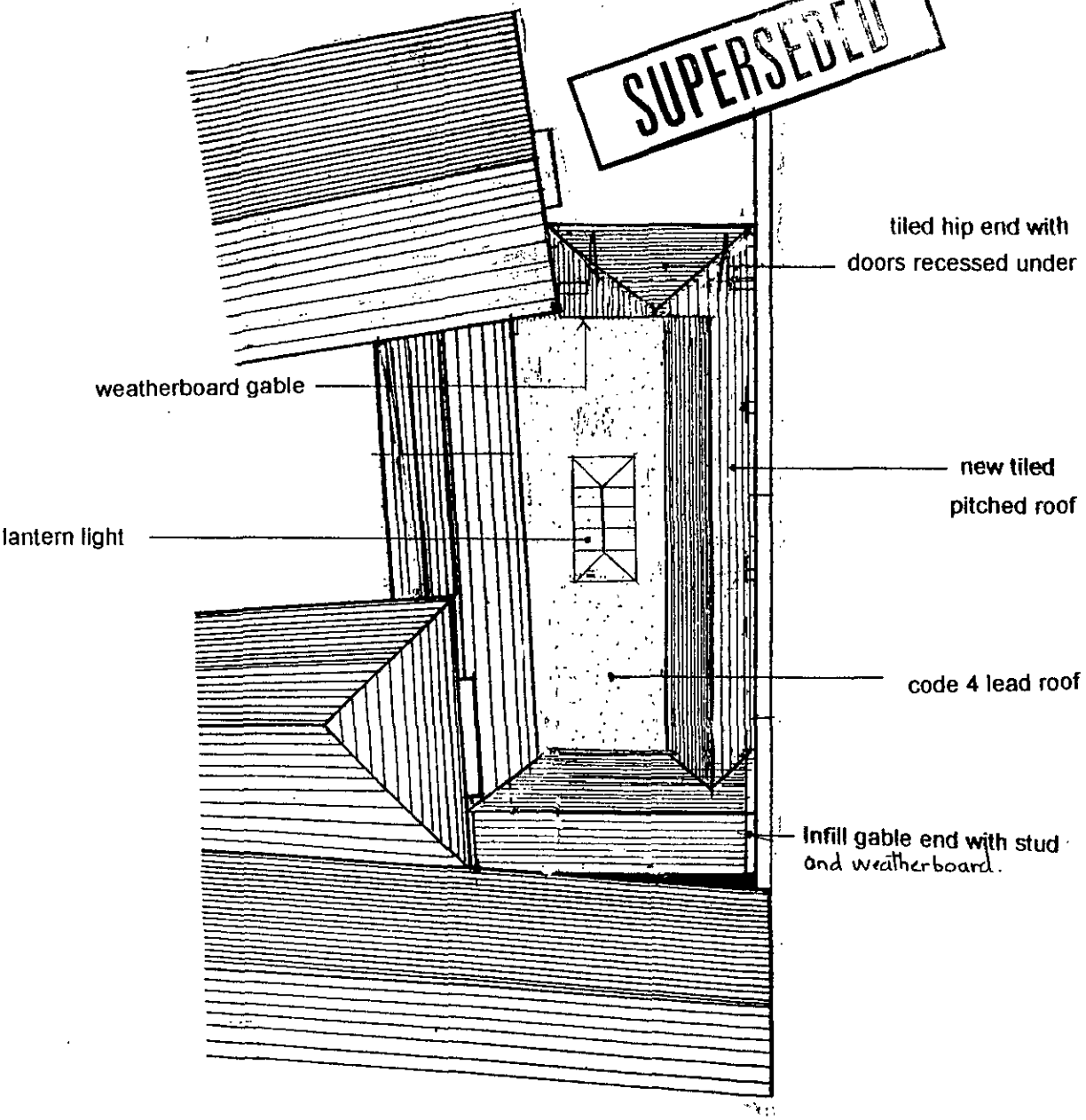
Andrew French Design & Survey
1 Market Place Mews Henley-on-Thames OXON RG9 2AH
tel 01491 411308 fax 01491 410129

25.JAN.2000* 0453

Sketch proposals for the Bull PH Wargrave

25.JAN.2000* 0453

SUPERSEDED



SUPERSEDED

roof plan
1:100

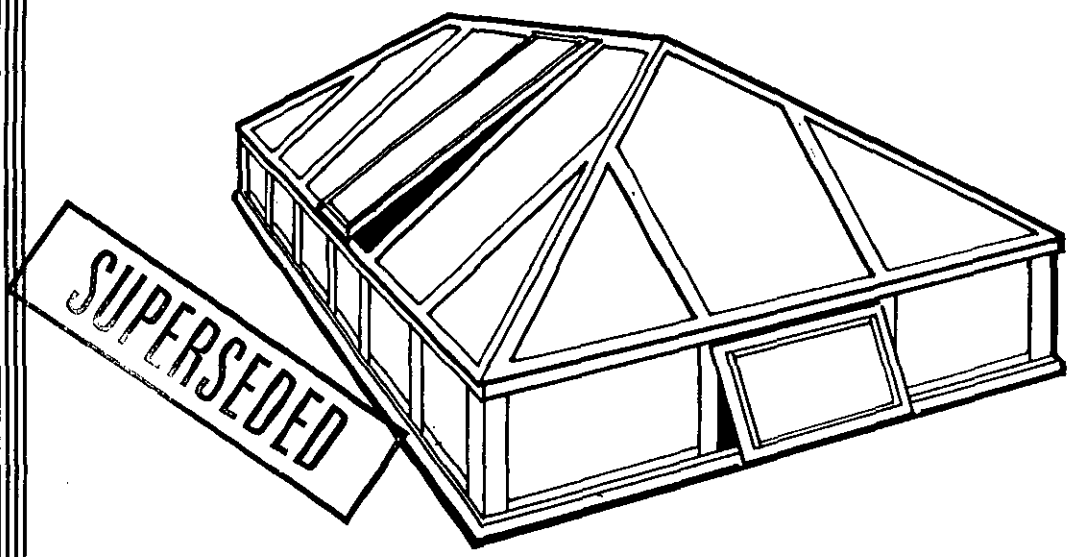
12 November 1999

RITCHLIGHT

Cl/Sfb		
	37.4	X

Technical Leaflet No. 24

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 ►

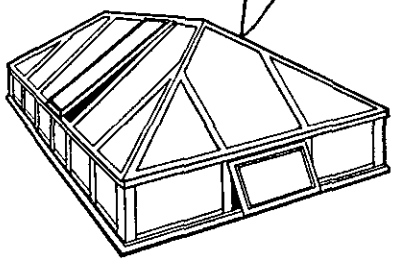
RITCHLIGHT
Manufacturers of Rooflighting Systems

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

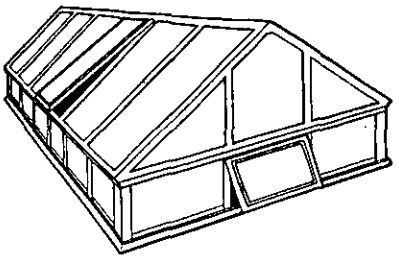
LANTERN SKYLIGHT

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

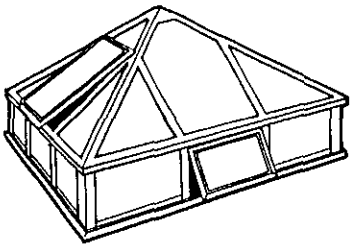
FOR BULL PH



HIP ENDED SKYLIGHT

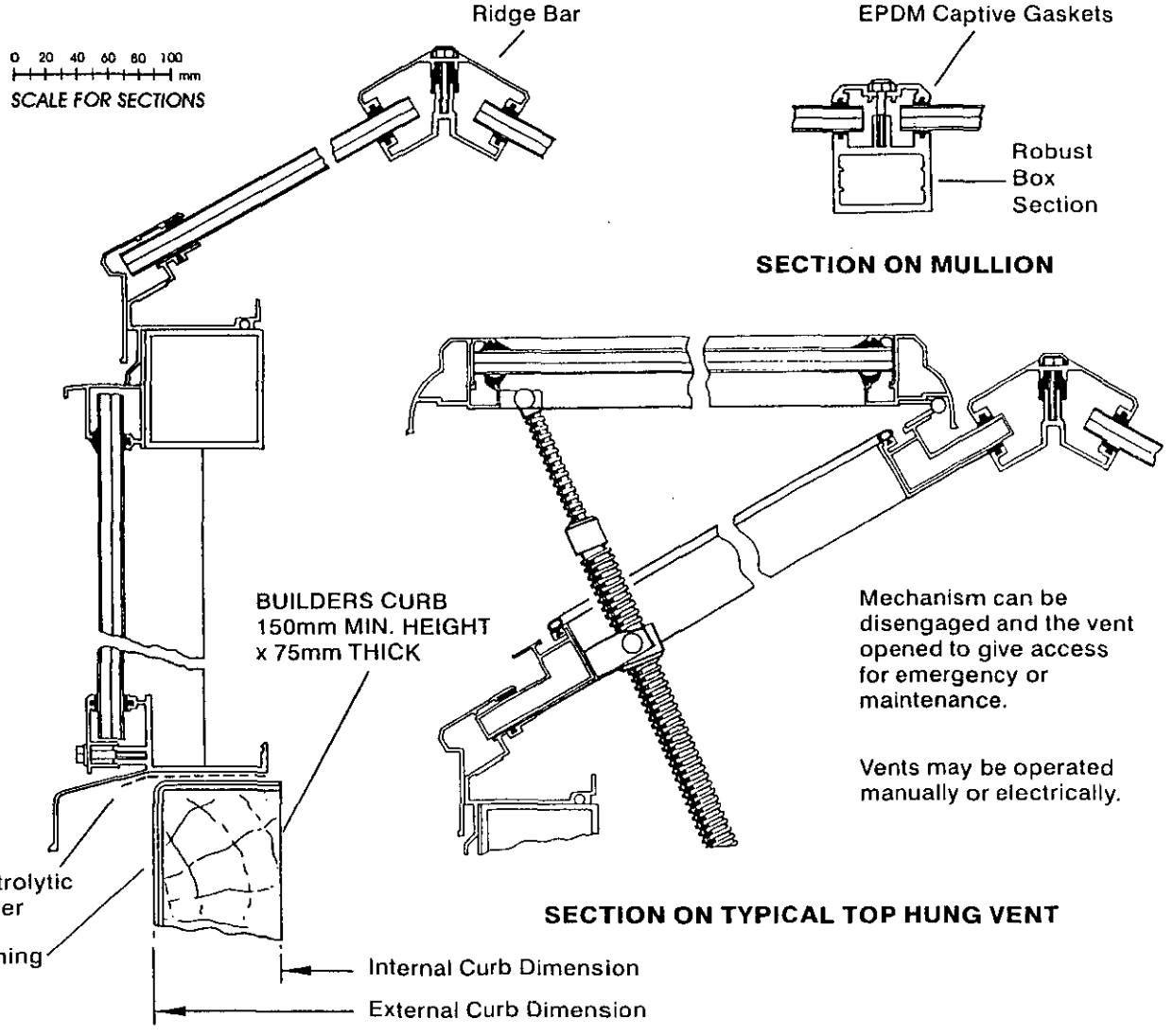


GABLE ENDED SKYLIGHT



PYRAMID SKYLIGHT

TYPICAL LANTERN SKYLIGHTS



RITCHLIGHT

Manufacturers of Rooflighting Systems

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
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CS	
07 FEB 2000	
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	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

SUPERSEDED

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

ADDITIONAL PLAN

M A BOURNE
For **KRA**

0452

Enc

c.c Andrew French

Date: 08 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0453

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

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

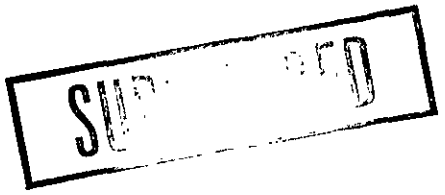
Applicant: W H Brakspear And Son C/O A G French Surveyor.

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.



(RING ONE)

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

App No. (Planaps) / B / 2000 / 0453 (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.

Drawing No's: AGF.98.1A rev 5 + details of chimney.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: H. Sanders

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: ~

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description ~

CASE OFFICER A.PM

Consultations Sent by Admin. on 08.06.B.

Yellow - Part One Copy
Green - Officer's Copy

Andrew French Design & Survey

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

PLANNING SERVICES	HPT 30125
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Ms Heather Morgan
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

31 May 2000
Our ref: AGF.99.214
Your ref:

0453

REVISED PLAN

Dear Ms Morgan

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

I enclose six copies of the our plan AGF.98.1A rev 5 amended to show the fine tuning required. I have also enclose the details of the platform lift. The structural details of the roof will follow shortly from our structural engineer, Messr KRA.

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Andrew French

SUPERSEDED

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

encl.

ACCESS-ASL-S

Stannah Lifts

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REVISED PLAN

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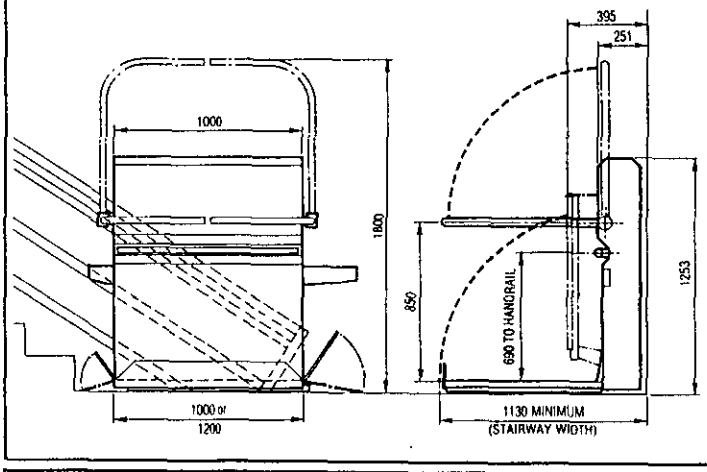

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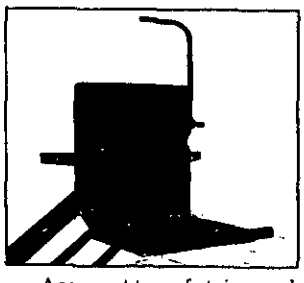
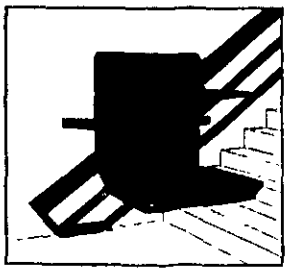
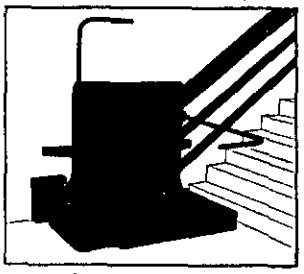


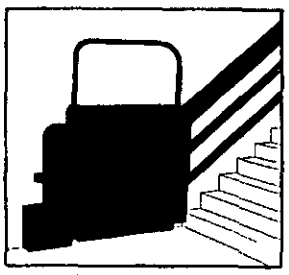
Access at top of stairs ready for wheelchair.



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).



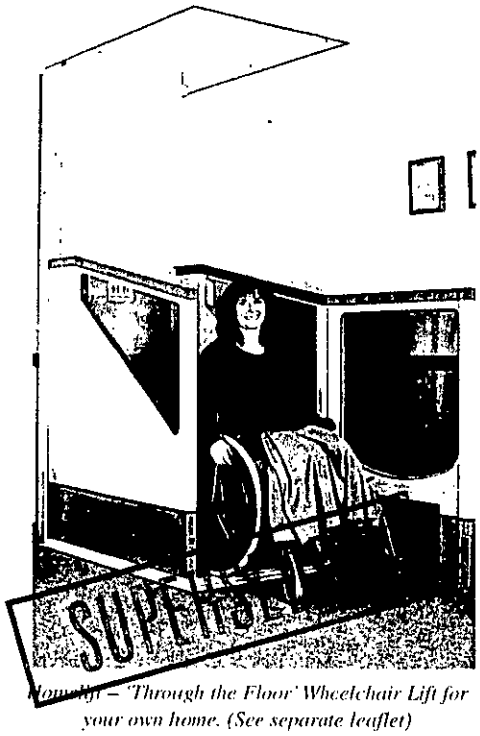
Platform folded back when not in use. Counterbalanced for easy raising and lowering by hand.

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)

OTHER PRODUCTS

HOMELIFT – *HYDRAULIC*

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

PASSENGER LIFT RANGE - *SYSTEM 21 HYDRAULIC LIFTS*

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.

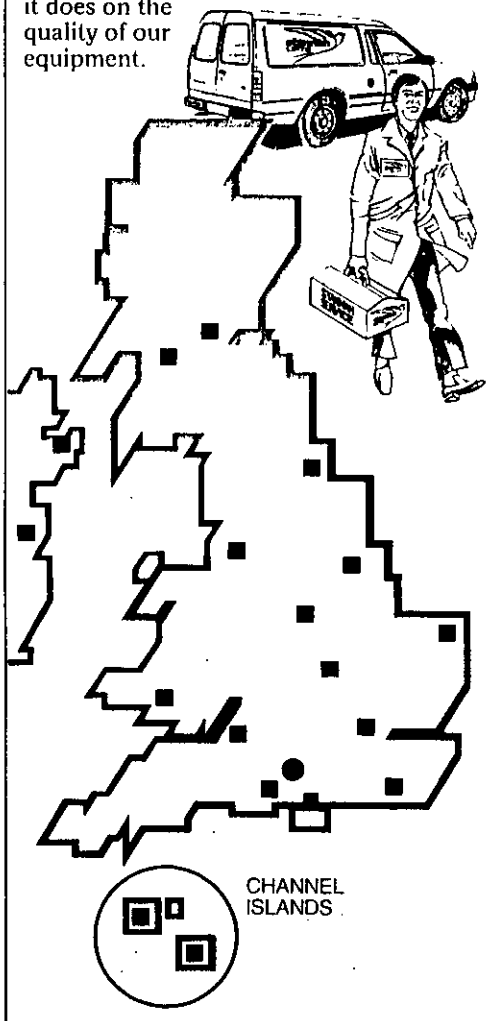
SYSTEM 21 MAXILIFT Total flexibility of choice; heavier duty, faster, 6-13 person hydraulic lifts for the commercial market - larger office developments, hotels and prestigious premises. Individual choice from a series of options. Available free-standing or wall-mounted.

GOODS ONLY LIFTS

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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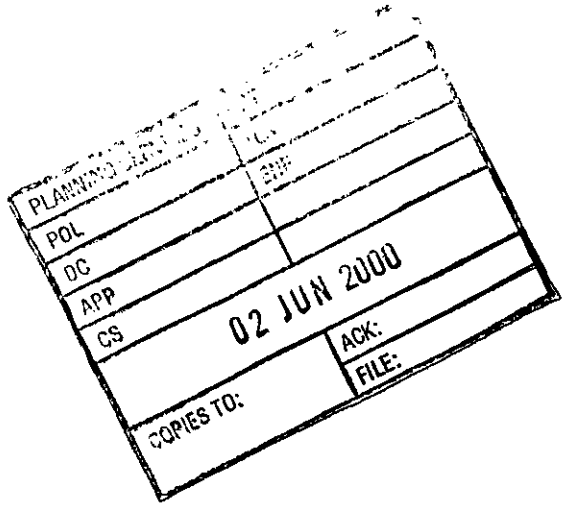
(ASL 11/98)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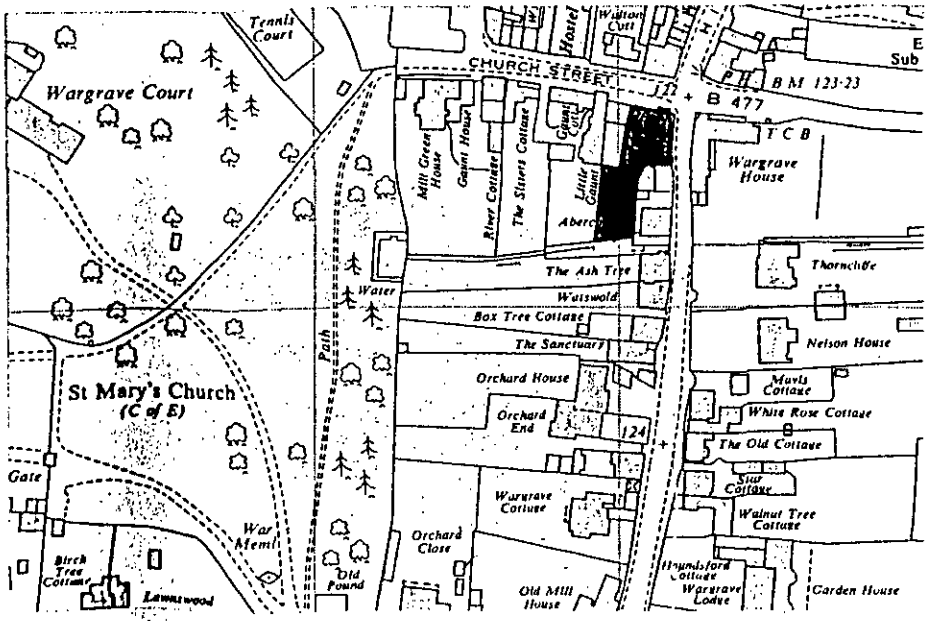

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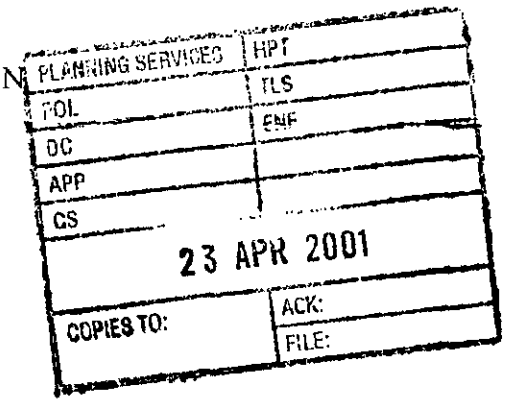
0453

H Sanders

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



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*

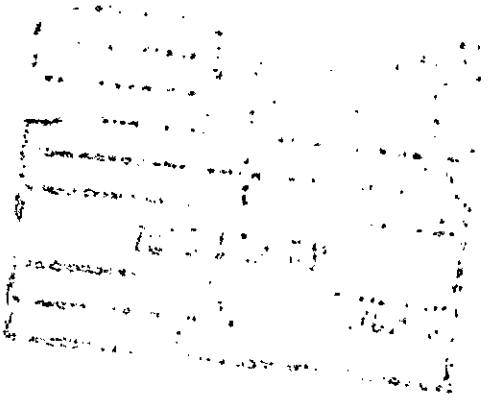
Further to the above permissions I enclose details in regard to the above in order to discharge the condition. I would wish this to supercede the information originally sent in my letter of 26th January 2001 stating that there would be 4no GVA Conservation Roof-lights top hung 460mm wide x 610mm deep 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
H Sanders Wokingham DC
AP Verey WH Brakspear
MC Robins Robins Builders
J Worrall Tenant Bull Inn Wargrave
file



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.

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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.
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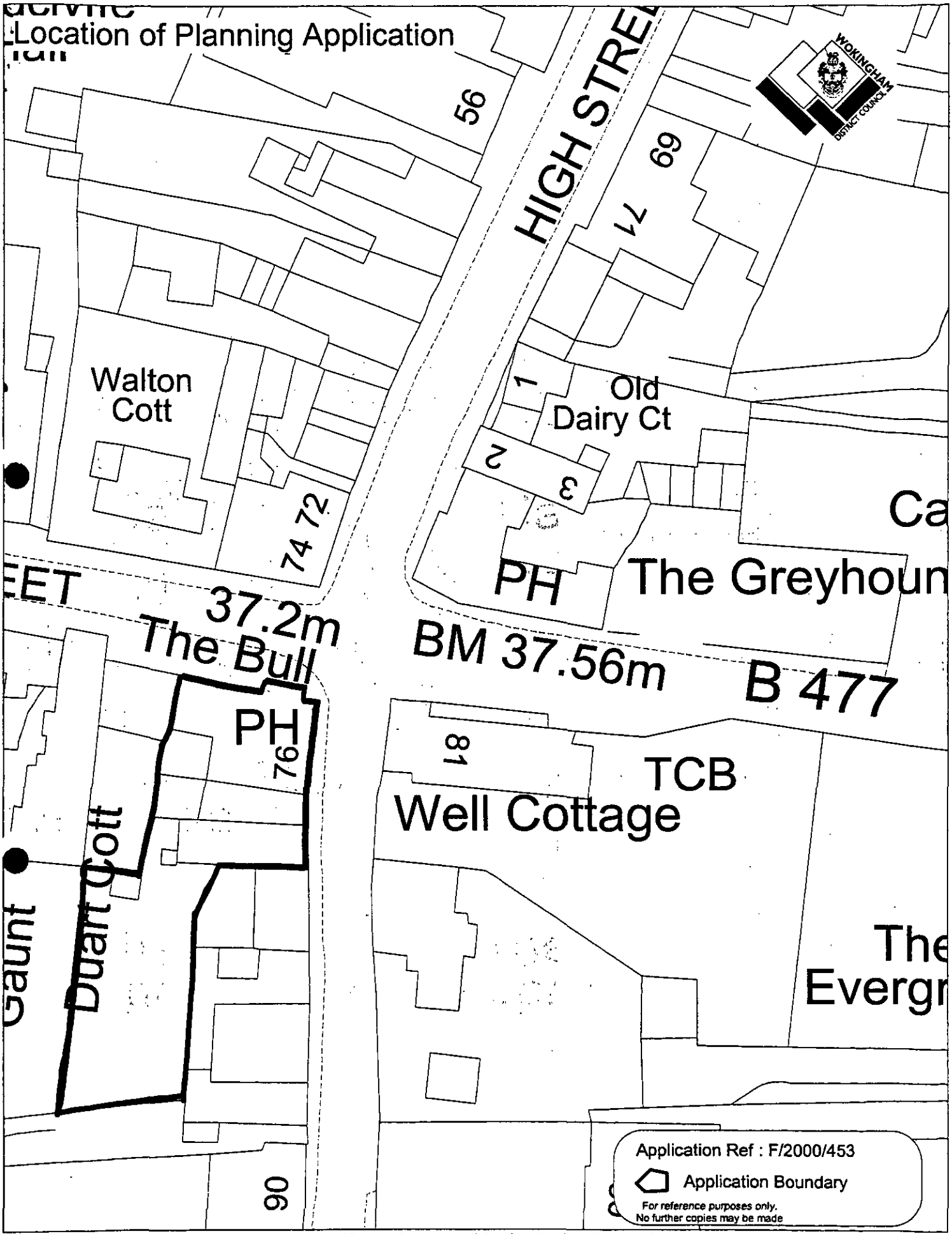

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Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000

Scale: 1 : 500

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

Fire Detection & Warning System

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

Provide electric smoke detector or heat detectors as shown on plan

Separate detector subsystem to relevant detectors for supply 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 seating 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 in positions marked 'E' on the plan

Emergency Lighting to include all areas of over 60m²

Emergency Light

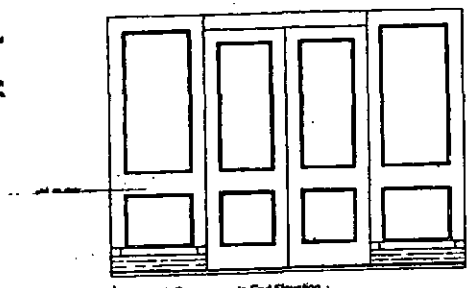
Emergency Light Exit Pictogram

Heat Detector

Smoke Detector

All external (and wet) fire escape doors are escape doors marked 'E' to have push pressure pad mechanism for easy opening

- Raise existing wasted and roof at head height around external gable and trim new coping level and make good.
- Render and skirting all round except to boundary wall and associated piers
- Re-route soilvent from WC incorporating new ventilation brick disabled WC box or vent tube to roof level and through with ventilating tile



Fully Glazed French Doors to End Elevation

proposed joinery details 1:20

General

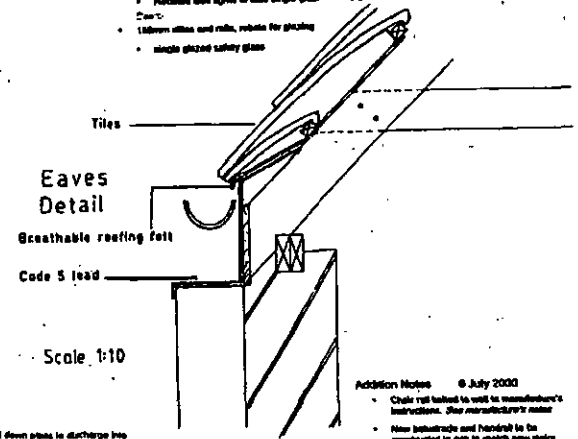
- Site measure prior to manufacture

Frame

- 60 x 63mm frame with rebate for 44mm door
- Weather stripped frame
- New 150 x 38mm hardwood cill fitted with water bar
- Rebated side jambs to take single glazed safety glass

Doors

- 180mm stiles and rails, rebate for glazing
- single glazed safety glass



Surface Water Drainage

- New cast iron gutters and down pipes to discharge into new gulley and thence to soil system
- Allow for 3m dia and 1m depth, but in enquiries to a outside porous surfaced Soakaway to be min 4.5m from any structure, to include plastic pipe from gully to soakaway

Addition Notes © July 2000

- Check not limited to work to manufacturer's instructions. *Use manufacturer's notes*
- New balustrade and handrail to be constructed in oak to match new stairs
- New 100mm steel wall to be faced on loading area with bead-and-butt stained or boarding at 150mm centres. To be able to be used 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 varnished each side to replicate ledged and framed door. Bonding to be minimum between 17mm and 78mm apart. Door and frame to be min 1800mm wide. Door furniture as per ADM of the Building Regulations
- No vents are to be plastered

Velux Windows

- 3nos to loading bays. Yes to disabled wc 550 x 660mm GHL top hung double glazed fire velux windows
- Flashing to be formed in lead as above / manufacturers details incl. apron. *Also see NB* Do not use velux proprietary flashing which is aluminium and unsightly.

French Doors

- New external ... French doors as shown on plan. Double vent above door. New glazed doors to be fitted with safety glass include Water Bar rebated for water bar and rebated stiles to make opening pair
- New ... French doors are to be fitted with toughened or laminated glass to BS6206:1981.
- Provide fulltrass trickle ventilator to ... door to new bar area each bedroom room. Trickle vents to be 8000mm²

Joinery & Finishes

- Re new architraves linings door frames skirtings etc. to match existing. Decorate 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 220mm going and maximum 190mm rise. Min 30mm going to tapered treads. Tapered treads to have equal going measured from the centre Min 5080mm headroom
- Fit handrail 900mm above pitch line. Handrail to 100mm² Balustrading handrail to be 900mm above floor level. Balusters to be vertical members not ... 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

- 2.5mm WC and 32mm basin wastes all with deep seal anti siphon traps lift air admittance valves to suit height wastes pipes?
- Sanitec. New disabled WC: washbasin to be pumped via to "Sanipac" macerator / micro bore pump system run in 22mm CPVC pipework to existing soil pipe.
- Mechanical ventilation to to be going switch with light to provide over-run in disabled WC 10 - 15 Air changes per hour. Extract 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 any case to a suitable load bearing sub-soil. Concrete to be of min strength 21N mm² @ 28 days.
- Piers 600 wide x 750mm minimum depth

Solid Floor:

- min 200mm well consolidated granular sub-base of type one material, blinded with sharp sand, 25mm 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 avoid cold bridging. 150mm RC35 P.C with A393 steel fabric mesh with min 35mm cover to over.
- Three coats of bituthene damp proof membrane to be dressed up the inner skin of blockwork to connect to any pitch polymer d.p.c. in walls, and covered with 25mm sand cement screed, steel float finished ready to receive finish.

External Wall Piers

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

Plasterwork

- Plaster finish to solid walls to be 13mm two coat sand-cement with plaster skim over No dependance metal lathing except where lining over

Stud Walls

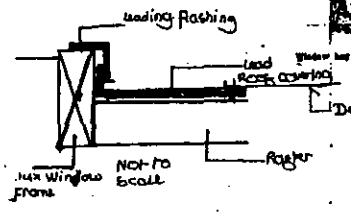
New 100mm Stud Wall with 12mm vapour check ... on side and insulation within as detailed on spec

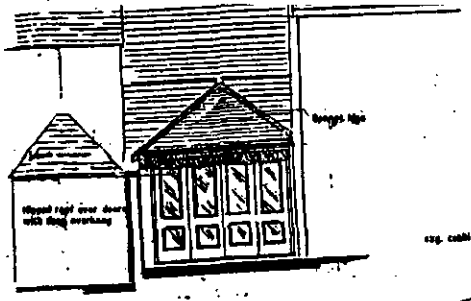
General

- 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





rear elevation
1:50 proposed

Roof Tiling

- Breathable roofing felt with 38 x 25mm treated roof battens
- Sand faced / plain clay tiles, duplex to match existing bedded and pointed 1/2 round ridge tiles. Hips to be bedded pointed and formed from ... tiles.

Insulation

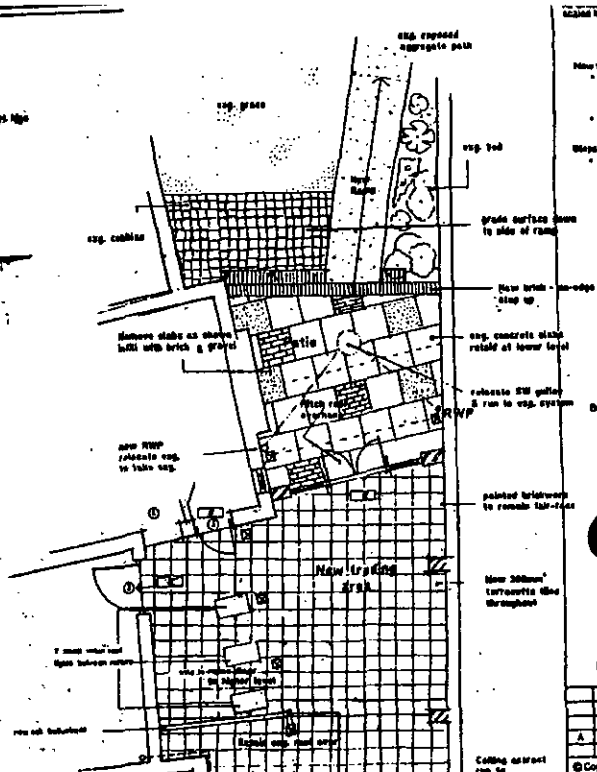
- Pitched roof insulation: GA2056 board (54mm) ... fitted between rafters
- Flat Roof insulation: ... warm deck roof:

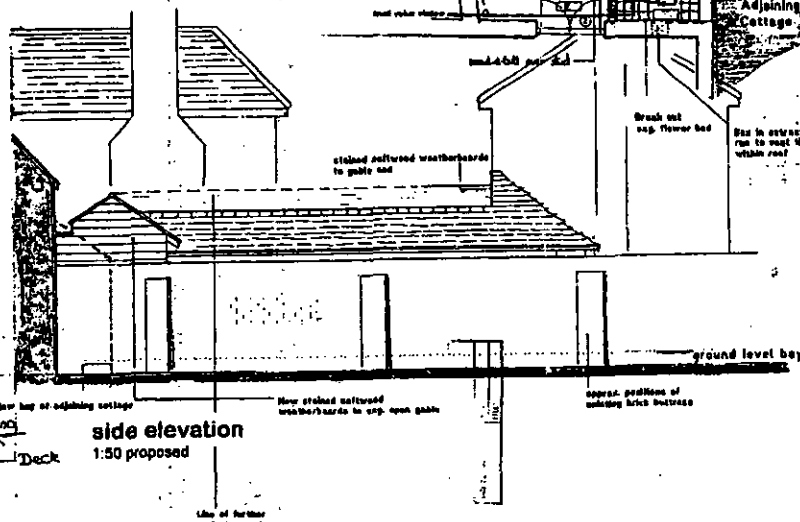
Leadwork

- 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







Extract from the drawing

New WC Partition:

- 150mm stained ex boad-and-but boarding over of 100mm studding / structural pier to existing cross slab.
- WC side to be tiled finish.

Steps

- *Going and risers to be formed from 50mm* with with min 250mm tread and max 180mm rise

Balustrading

- 90mm² newels with 25mm² stained spindles set at centres of 125mm so that a sphere of 100mm will not pass between.
- 94 x 82mm Handrail to be continuous ...

No.	Date	Revisions
A		

© Copyright

Client

ANDREW FRENCH

PROPOSED

1 Norton Place Mews, Henley-on-Thames, OXON. tel. 01491 411360 (fax 01491 410123)

Client: WH Brakspear & Sons Plc

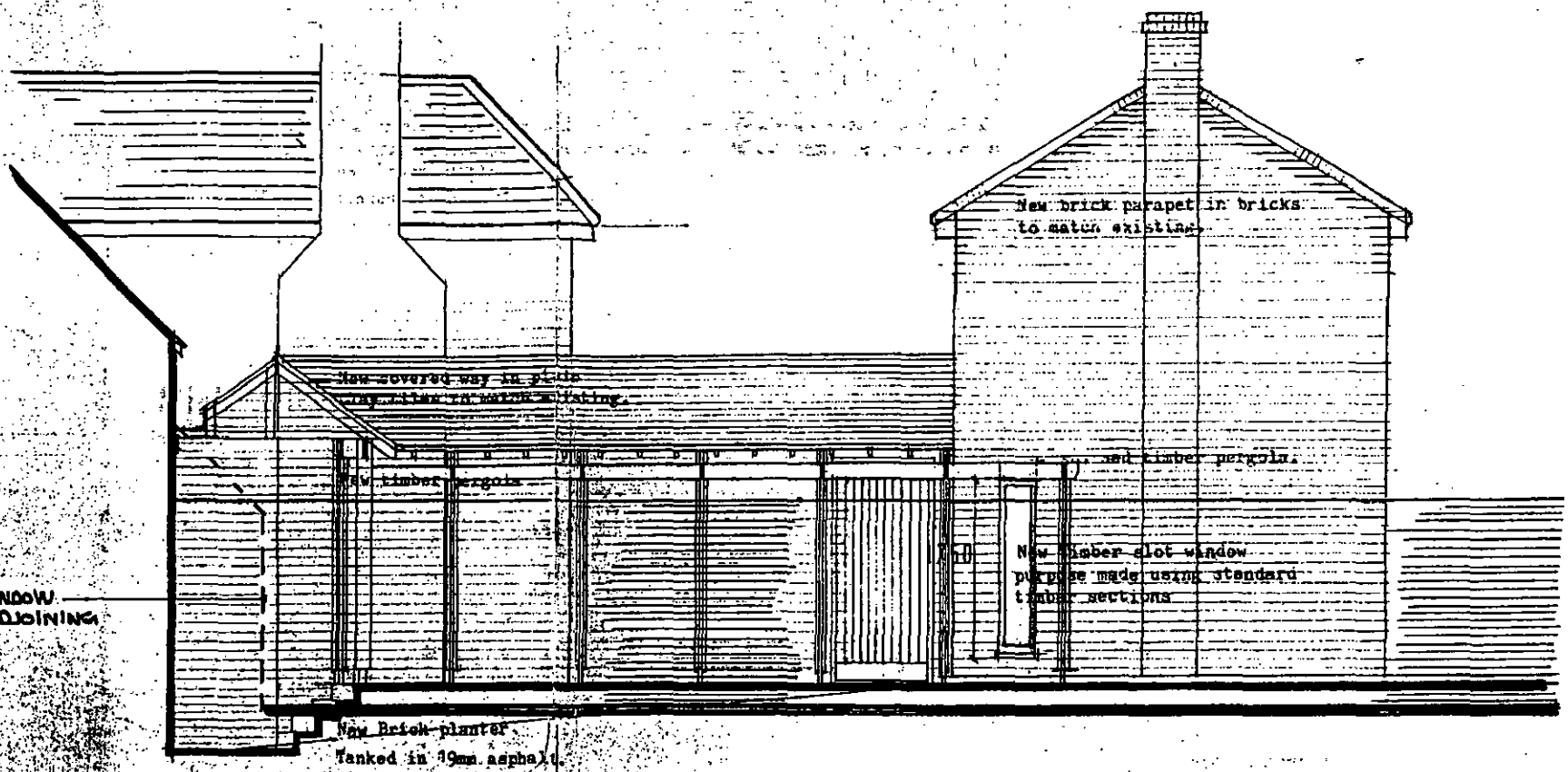
Job title: The Bull PH - Wargrave

Drawing title: Proposed Rear Extension

Scale	1:20 & 50
Drawn by	AGF
Date	12 November 1999
Dwg no	AGF.98.214.1A /6

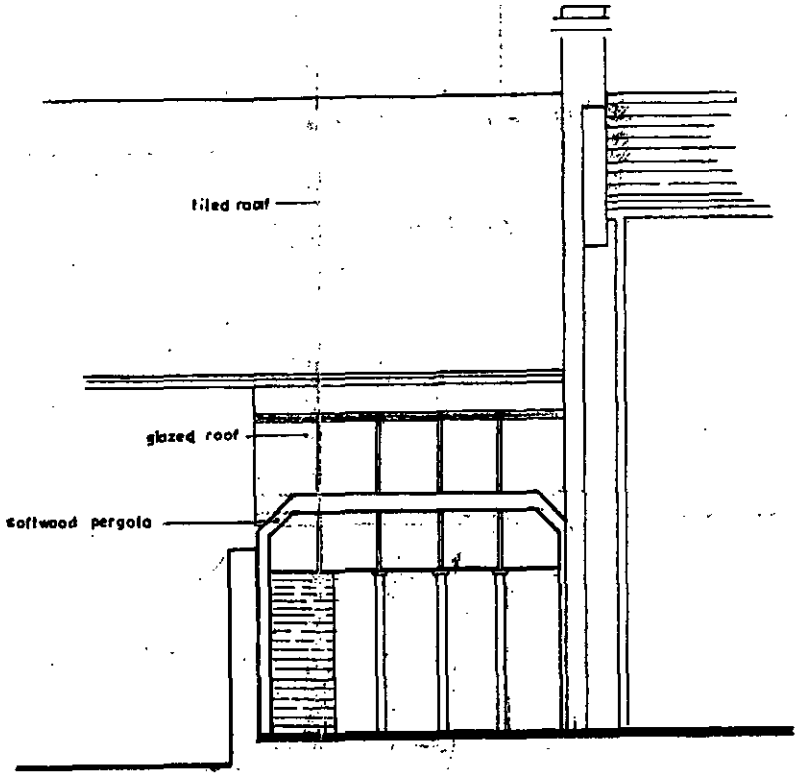
94 12

25 JAN 2000* 0453



Side Elevation

existing 1:50



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:

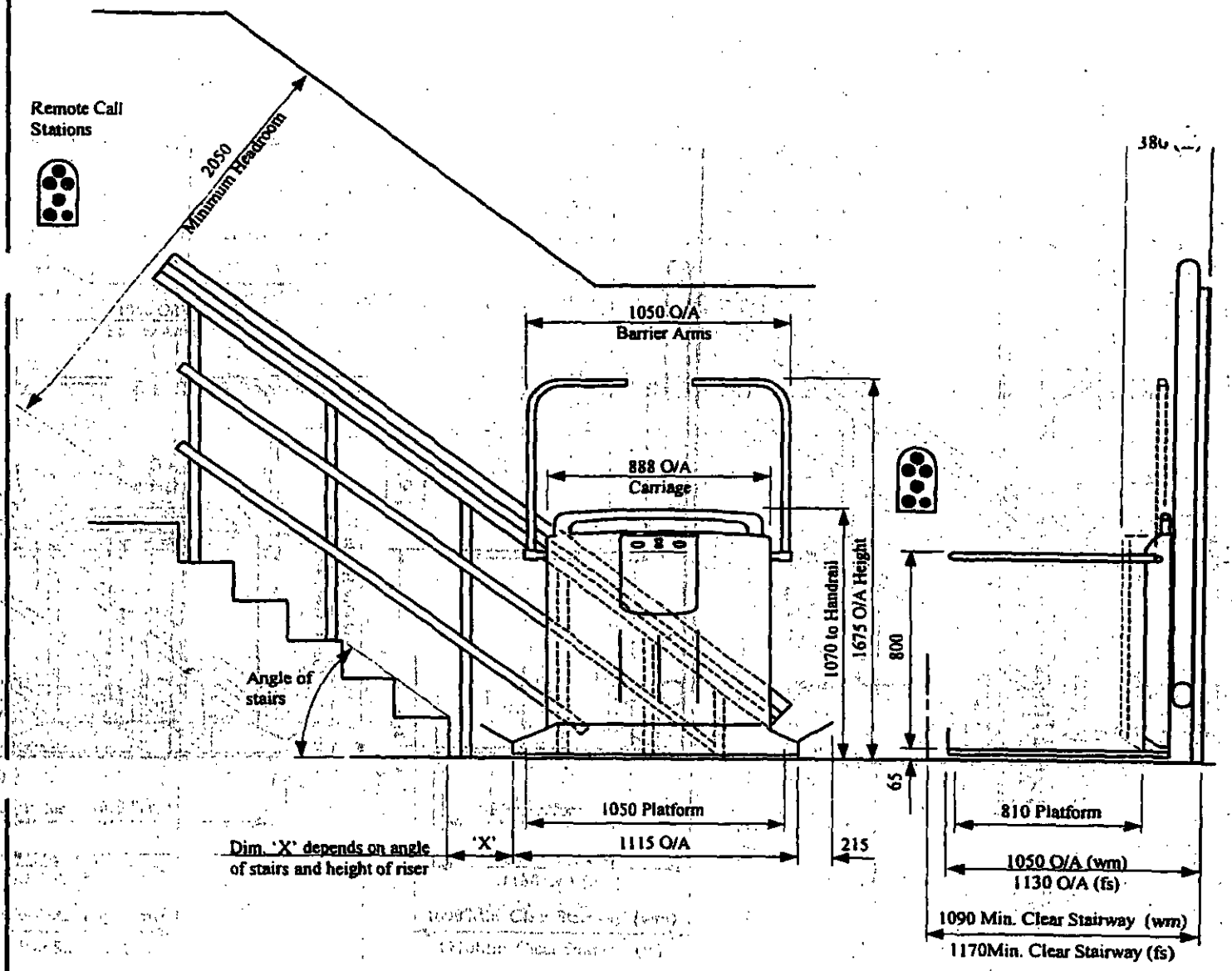
This data sheet is for guidance only and must not be used for proper working drawings. Please contact Stannah Lifts for particular details before proceeding. Owing to our policy of continual improvement we reserve the right to alter specifications and dimensions without prior notice.

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.

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

WORK SHEET FOR : Heather Morgan

Application Number : LB/2000/0453

Applicant : W H Brakspear And Son C/O 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
	Y		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 :

Highways - Approval. No conditions.

Conservation - Principle is acceptable. Lack of detail and consistency of information does not enable support at the moment. Need meeting to clarify.

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

Conservation (revised) - General principles & construction acceptable. Need details on various items to be clarified. (Can be done via condition).

Application Number: LB/2000/0453

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

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

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
①	SC01	SR02	
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 velux 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 work 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 new 6 received on 03/02/00 and dwgs no 2292/-/GA/01 Rev D Received on 28/02/00

RECORD OF SITE VISIT

SITE ADDRESS: The Bull High Street Wargrave Reading.

APPLICATION NUMBER: LB/2000/0453

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

See 2000/0452.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: LB/2000/0453

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.

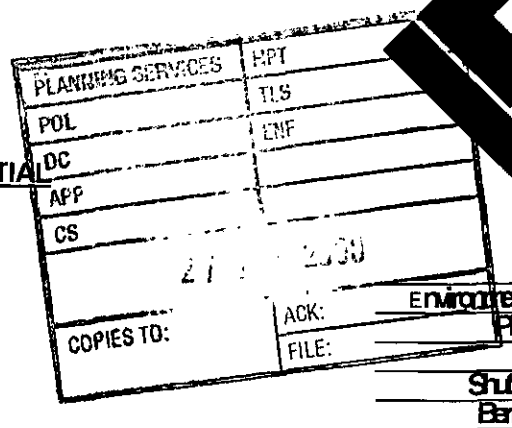
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

Tel: (0118) 974 6446

Date: 19/7/00

My ref: LB/2000/0453



CONFIDENTIAL

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: 33505 – Wokingham

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2000/0453
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 29/07/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **LB/2000/0453**
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: LB/2000/0453

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: 33505 - Wokingham

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: LB/2000/0453
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

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 19/2/00

My ref: LB/2000/0453

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: 33505 – Wokingham

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2000/0453
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 29/02/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **LB/2000/0453**
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.

FAX COVER SHEET

TO: Andrew French

FROM: Heather Mayer (0118) 9746446

DESTINATION FAX No: (01491) 410129

DATE: 22/6/00

TIME: 9.40

SUBJECT: The Bull, High Street (IBC)

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Please see attached notes and supply revised plans accordingly

Thanks Heather Mayer

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

REVISIONS NEEDED

Set out below are revisions which are still required in connection with the listed building consent application at The Bull.

Edits Reference Notes

Delete reference to lantern, as agreed on site.
Is any plasterwork proposed? If so, this needs to be identified.
Need details of the size and flashing details for the velux windows proposed.
The balustrade and handrails should be constructed of oak, in order to ensure consistency with the stairs and the status of the listed building.

Other details

Side panels to french doors. Slyggoob rail on door.
Need details of how the chair track fits to the chairs
Details required of the location, dimension and specification for flashing for velux to disabled loo.
Details and specification of door to loo.
Bonnet hips need to be specified not 1/2 round ridge tiles.
Current notes refer to plasterboard. This should be stud walls, as per discussion on site.
Reference to bifold doors in notes should be deleted.
Chair fittings project 395mm. Dimensions and fittings need to be submitted to LPA and building control.

I would appreciate receipt of amended plans as soon as possible. No reconsultations will be necessary apart from Harold Sanders.

08 JUN 2000

Date: 08 June 2000

To: H Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0453

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.

SADLY THIS DOES NOT APPEAR TO BE THE END OF THE MARATHON. REVISION 6 AWAITED.

1. REFERENCE NOTES, WHICH HAVE NOT BEEN EDITED

1.1. PLASTERWORK — IS THERE ANY?

1.2 ROOF LANTERN — NOW OMITTED — AS AGREED ON SITE.

VELUX AGREED SIZE + FLASHING DETAILS TO BE CONFIRMED AND AGREED.

2. STAIRS ARE SPECIFIED AS OAK.; BALUSTRADE + HANDRAILS ARE PINE. — MUST BE CONSISTANT.

3. FRENCH DOORS — SIDE PANELS. MANIFESTATION OF GLAZING IS NECESSARY TO COMPLY WITH BUILDING REGS. — SUGGEST RAIL AS DOOR.

Now done 19/7

Now done 19/7.

Now done 19/7.

4. HOW DOES CHAIR TRACK FIT AROUND CHIMNEY? (SEE ITEM 10) Cond

5. VELUX TO DISABLED WC. DETAILS REQUIRED LOCATION, DIMENSION, SPEC. FOR FLASHING. Cond

6. DOOR TO WC. — SPECIFICATION. Cond

7. BONNET TILES TO BE SPECIFIED NOT ½ ROUND RIDGE TILES AS NOTES Been done 19/7

8. NOTES ON STUD WALLS AS DISCUSSED ON SITE; THIS CONFLICTS WITH NOTES WHICH REFERS TO PLASTERBOARD.

9. BIFOLD DOORS REFERENCE SHOULD BE OMITTED — NOW STANDARD FRENCH DOORS + SIDE PANELS. NOW done 19/7.

10. FITTINGS FOR CHAIR PROJECTS 395mm DIMENSIONS + FIXING TO BE CONFIRMED + AGREED NOW WITH BUILDING CONTROL. Cond

Harold Sanders.
CONSERVATION + DESIGN

16.06.00.

PLANNING SERVICES	RPT
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: LB/2000/0453

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.

No further comments

13/6/2000

15 FEB 2000

Date: 14 February 2000

To: Harold Sanders, Conservation.

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.

I UNDERSTAND THE LAYOUT OF THE EXTENSION IS BEING RE-CONSIDERED IN THE LIGHT OF COMMENTS FROM BUILDING CONTROL.

THE DISABLED TOILET AND LIFT ARRANGEMENT DO NOT COMPLY WITH CURRENT REGULATIONS.

IT WOULD APPEAR INAPPROPRIATE TO CONSIDER THE DETAILED STRUCTURAL WORKS UNTIL AN ACCEPTABLE LAYOUT IS SUBMITTED

Harold Sanders

02.03.00.

To:
Harold Sanders
Urban Design And Conservation Officer

7 FEB 2000

From: Heather Morgan

Date: 03 February 2000

Application Number: LB/2000/0453

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 A G French Surveyor.

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

THE PRINCIPLE OF EXTENDING THE SALES AREA INTO THE PRESENT GARDEN AREA IS ACCEPTABLE TO ME BUT THE LACK OF DETAIL AND INCONSISTANCY OF INFORMATION DOES NOT ENABLE ME TO SUPPORT THE PRESENT PROPOSAL.

I SUGGEST WE ARRANGE ANOTHER MEETING ON SITE TO CLARIFY THE EXTENT OF INFORMATION REQUIRED TO ESTABLISH IF THIS SCHEME WILL ENHANCE THE LISTED BUILDING. I COULD NOT RECOMMEND APPROVAL OF THIS SCHEME AS SUBMITTED,

Harold Sanders
CONSERVATION ARCHITECT.
21. 02. 00.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 03 February 2000

Application Number: LB/2000/0453

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

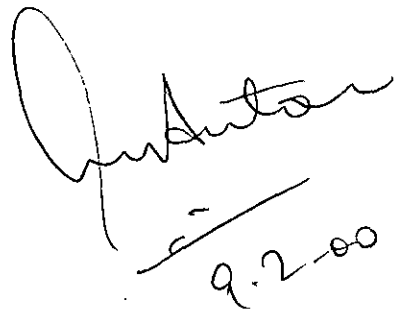
Site Address:
The Bull , High Street, Wargrave, Reading.

Applicant:
W H Brakspear And Son C/O 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).



Signed: _____ **Print name:** _____

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 JAN 2000	Map No. 21 Site 0:05
Officer: HM Application No. LB/2000/0453	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(LA) PROPOSED SINGLE STOREY GLAZED EXTENSION TO PUBLIC HOUSE TO REPLACE PERGOLA

Location: THE BULL PH HIGH STREET

Parish: WARGRAVE Ward: Remenham & Wargrave
3.2.2000

Applicant: WH BRAKSPEAR & SON

Fee Received: — Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale? 1:2500 ✓		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Mark position on block plan ✓		
3	Forms unsigned	@ 9(c) & 9(d) ✓		
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 Bdg 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 ✓ .....

.....

.....

NEIGHBOURS:

..... Duart Cottage, Church Street, Wargrave ✓ .....

.....

.....

.....

.....

.....

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.....

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

25.JAN.2000* 0453

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . AG Frost . . . . . .

On behalf of . . . . . WH BRAKSPEAR & SONS PLC . . . . . .

Date . . . . . 20/1/90 . . . . . .

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

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.	9.12.83	APP N/A
20514	" LBC	"	15.12.83	N/A C/A
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

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

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

16 JAN 2000 Date Received 0453

APPLICATION FOR LISTED BUILDING CONSENT

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

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

1. APPLICANTS NAME / ADDRESS / POST CODE / PHONE

WH Brakspear & Sons Plc
The Brewery
New Street
Henley-on-Thames
Oxfordshire RG9 2BU
tel 01491 570200

2. If the applicant has an agent, all correspondence will be send to the agent. AGENTS NAME / ADDRESS / POST CODE / PHONE

Mr AG French - Surveyor
Andrew French Design
1 Market Place Mews
Henley-on-Thames
OXON RG9 2AH
tel 01491 411308

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans. — BUILDING LOCATION: THE BULL PUBLIC HOUSE HIGH ST WARGRAVE

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

(c) What is the existing use of the building, if vacant, state this together with last use of the building. — BUILDING USE: A3

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

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

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

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external. — LEAD + TILED ROOF ~~GABLED~~ STRUCTURE TO REPLACE PERGOLA

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

LEAD/TILE ~~GABLED~~ ROOF, REBUILT BRICK WALL TO MATCH. Lead Valley. C.I RWG, SW JOINERY TO GABLE END

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

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

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed? N/A OPEN STRUCTURE
(c) What was the date (approx.) of the erection of the section to be removed? 1984

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

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

Signed ..... on behalf of W.H. BRAKSPEAR & SONS

Date 21-0-2000

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

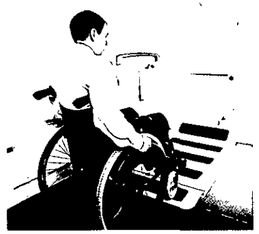
DATE PROTECTION ACT 1984

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

Easy to use



Call platform. Barrier arm rises automatically while front barrier and ramp remain in safety position.



Wheelchair user drives on and barrier arm automatically lowers and ramp rises.



The Stairiser travels to the bottom of the stairs, then the front barrier and ramp operate automatically.



The Stairiser can then fold away flat against the wall until needed.





Service branches nationwide

BVQi ISO 9001 — National Accreditation of Certification Bodies

The next step

Customer support at its best

Stannah will help you plan your lift installation. We are happy to liaise with architects, contractors, clients or consulting engineers to ensure the best possible solution is achieved. We aim to give the best advice and are happy to visit without any obligation.

■

We look after you 24 hours a day, 365 days a year

Stannah's network of local service branches is spread right across the entire country to ensure that we can always provide prompt after-sales service. This nationwide "customer care" is fast, reliable, efficient and ready to assist you day and night. Just as you'd expect from the world's leading stairlift company.

■

Our reputation

With over one hundred and fifty years of experience in the lift industry we have gained an outstanding reputation for service and quality, one which we are dedicated to maintaining.

Stannah Lifts is one of the very few independent British companies to have been independently accredited with the Quality Assurance certification for the design, manufacturing and installation of lifts. We do not leave anything to chance. Each Stannah Lift is designed with safety, reliability and ease of use in mind.

■

Stannah Lifts

Stannah Lifts Ltd
Anton Mill, Andover, Hampshire SP10 2NX
Facsimile: 01264 337942
Telephone: 01264 339090
Web: www.stannah.co.uk Email: accessliftsales@stannah.co.uk

The Stannah product range



Maxilift MXL
Passenger lifts to lend elegance to any prestigious public building. Ideal for offices, leisure facilities and hotels. 4-16 person capabilities.



Access AVL
A 'vertical' platform lift that is easily fitted to a wall or free-standing. Does not have to be by a staircase. Interior or exterior.



Homelift
Through-floor domestic lift for installation in single family dwellings.

Ref: SRG5.00

Stannah

Stairiser

Say "Welcome" to the wheelchair-bound



Stannah Lifts

Part of the **Stannah Access Range** of lifts for wheelchair users

Stairiser

Will help you to comply with Part 'M' Building Regulations "Access for Disabled People" and the "Disability Discrimination Act 1995"

Stairiser will help you comply with Part 'M' of the Building Regulations "Access for Disabled People" and the Disability Discrimination Act (DDA) 1995.

Public access for wheelchair users is an essential part of every public building. The DDA 1995 makes it unlawful to ignore the needs of the disabled and by 2004 this will include making physical adjustments for disabled access. Whether at work, in full time education or at leisure, everyone needs equal access to all areas of a building.

The Stannah Stairiser is a wheelchair platform lift for straight stairs that makes sure your building says 'welcome' to disabled people, at the same time ensuring you comply with current and new regulations set out in both part 'M' of the Building Regulations and the Disability Discrimination Act.

The Stannah Stairiser is so straightforward to use, that when circumstances allow, it can be easily operated by the wheelchair user and/or a companion, leaving you free to get on with the management of your building.

The Stairiser is fully automatic, with electrically controlled platform and barrier arms. The lift folds neatly away on it's smooth operating rail when not in use, leaving the full width of the stairway for pedestrians - ideal for a busy building.

Stannah Stairiser is ideally suited to:

Retail Outlets; Offices; Schools; Colleges; Leisure Centres; Pubs & Clubs; Sports Stadia; Libraries; Museums; Theatres; Cinemas; Restaurants; Health Centres; Courts; Places of Worship; Exhibition Centres; Local Council and Government Buildings.



Platform wheelchair stairlifts for straight stairs

means "Welcome" to the wheelchair-bound

Stannah Lifts

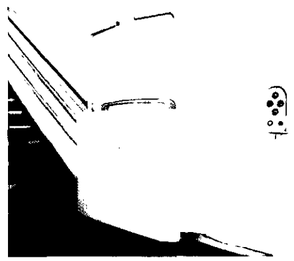
Safe and simple to operate...

Safety features

- Constant pressure controls for user or attendant.
- Overspeed governor.
- Barrier arms surround and protect the user, automatically locking down before the platform moves.
- Platform stops automatically when sensitive surfaces detect obstructions.
- Easy roll-on, roll-off ramps rise automatically to restrain the wheelchair when the platform is in motion.
- A handrail is provided for passenger use.
- Non-slip platform floor.
- Lift can be operated manually if power fails.
- Complies with BS5776 Powered Stairlifts and designed to ISO9386-2.
- Complies with the Machinery Directive.

Control Features

- Joystick control on carriage.
- Key switch and constant pressure push buttons on landings.
- Barrier arms and platform can be operated manually in an emergency.
- Platform ramps rise automatically as barrier arms lower.
- Lift operates only with platform and barrier down.
- Soft start and soft stop for maximum comfort and safety.



Installation...

Stannah will install the Stairiser platform wheelchair lift in about a day.

The rail for the wheelchair platform runs up one side of the stairway attached to either the side wall or to floor mounted supports.

No separate motor housing is required. The lift runs off the normal power supply.

Builders work is not normally needed where the staircase is existing.

Technical Specification:

Maximum Load:
230kg (36 stone, wheelchair & occupant)

Speed of travel:
0.1m/s

Drive system:
Motorised carriage climbs up and down a rigid aluminium 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:
810mm x 1050mm.

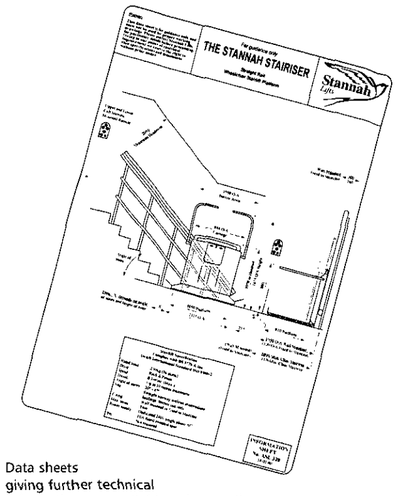
Travel:
Up to 10m.

Minimum/maximum rail angle:
20°/45°

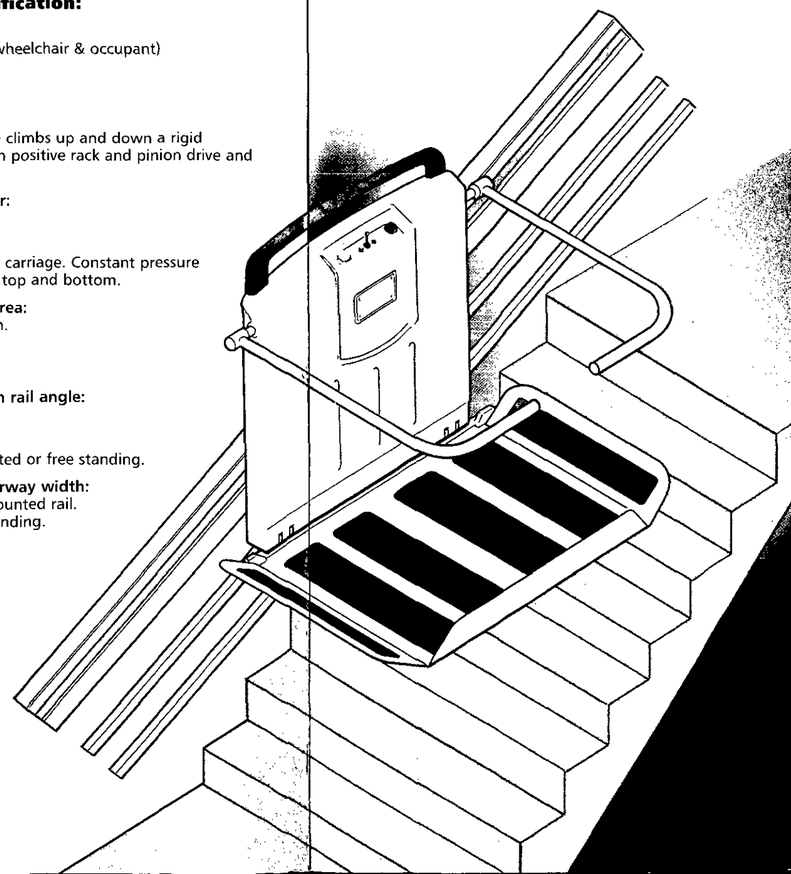
Stairlift rail:
Can be wall mounted or free standing.

Minimum clear stairway width:
1090mm - wall mounted rail.
1170mm - free standing.

Power supply:
240v single phase.



Data sheets giving further technical information are available - please call Customer Services on (01264) 339090 if you would like a copy.



Waiver:

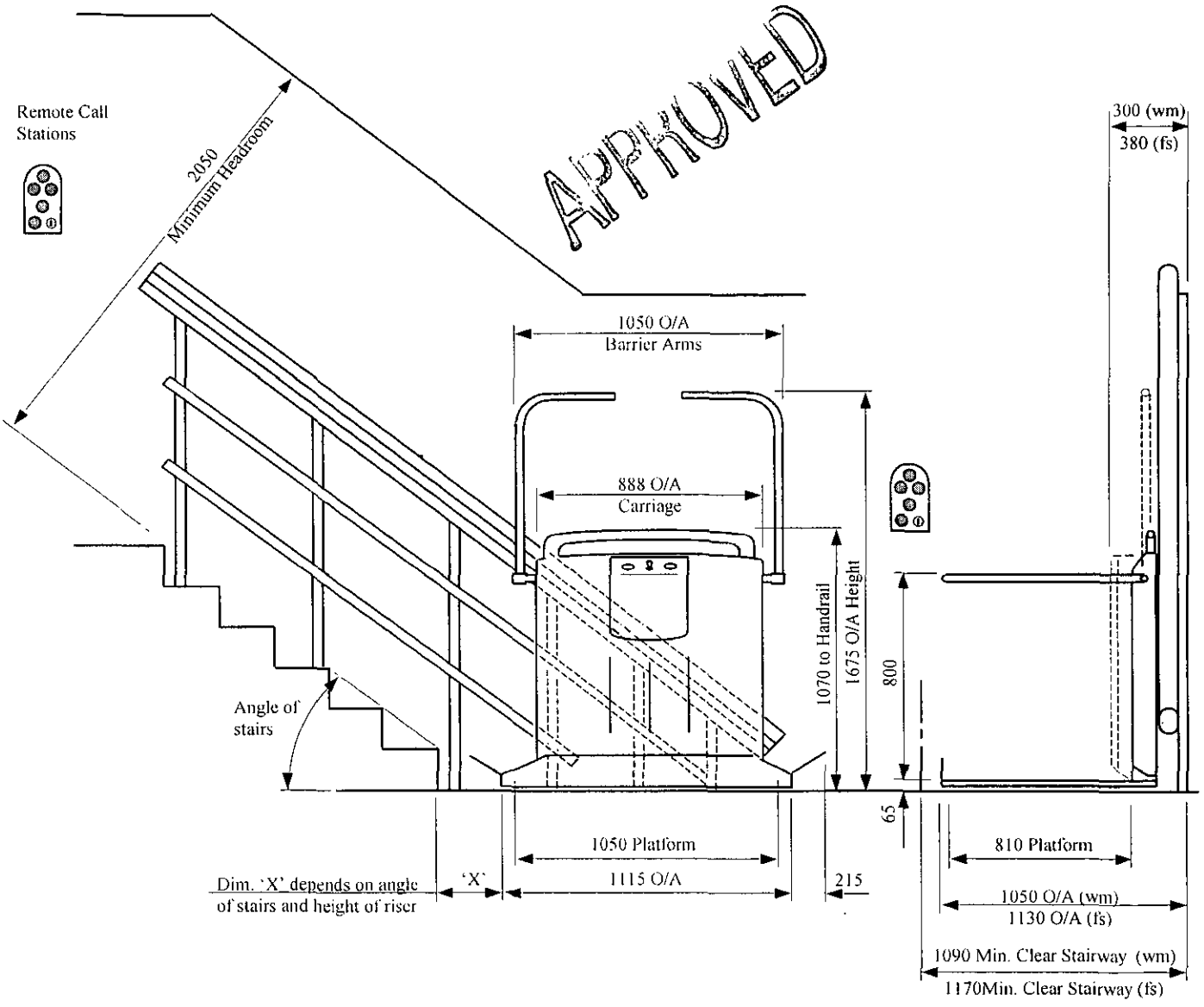
This data sheet is for guidance only and must not be used for proper working drawings. Please contact Stannah Lifts for particular details before proceeding. Owing to our policy of continual *improvement* we reserve the right to alter specifications and dimensions without prior notice.

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