APPLICATION NO:
F/2001/3136

LOCATION:
89 High Street, Wargrave Reading.

APPLICANT:
Mrs K Dight C/O Knott And Shepherd Partnership

PROPOSAL:
Proposed erection of railings and gates to existing front wall.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs K Dight
C/O Knott And Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Application Number: F/2001/3136

Parish: **WARGRAVE**

Location: **89, High Street, Wargrave, Reading.**

Proposal: **Proposed erection of railings and gates to existing front wall.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Visibility splays of 2.4 metres by 2.4 metres shall be provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
4. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of hedge planting to replace "green shrub frontage" now removed.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of highway safety and convenience.

Reason
4. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
5. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plans and elevations, drawing numbers 0081/01 Rev A and 0081/02 Rev A, submitted to the Local Planning Authority on 22nd February 2001, showing a reduction in height of the gates and fixing details for the railings and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1/6 and LBE1/12.
Deposit Draft Wokingham District Local Plan Policies WBE1, WHE2 and WOS2/3.

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: _____

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3136

Applicant : Mrs K Dight C/O Knott And Shepherd Partnership.

Location : 89, High Street, Wargrave, Reading.
Proposal : Proposed erection of railings and gates to existing front wall.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 30/01/01

Date Registered : 08/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001

This application will have expired on: 05/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: Approved with conditions
Neighbours: 1 letter of objection re: brick wall.
Wargrave Parish Council: No comments on revisions.
Conservation Architect: Revised plans / prefers adjoining type of railings / however if permitted condition some form of landscaping behind

Planning Issues : (Wargrave Conservation Area)
WHEN

1) Impact on ~~Street~~ Conservation Area.
2) Highways

Application Number: F/2001/3136
Appraisal:

1) Visual Impact on the Character of the Conservation Area

The proposal is for the erection of new railings to be fixed to the recently built brick wall and for new electric gates fronting Hamilton House, 89, High Street.

The black painted steel railings with finials will measure 0.9 metres in height and will be fixed to the existing 0.9 metre high brick wall located either side of the main entrance gate, on the west elevation of Hamilton House, facing the High Street. These will give an overall enclosure height of 1.8 metres.

It was advised that the pair of proposed electric gates be reduced in height so to improve their visual impact on the conservation area from appearing too dominant. The revised pair of gates now measure, 2.3 metres at the centre, and 1.7 metres at the hinges.

Our conservation architect would have preferred the railings to be similar to the adjoining property (small white scaffold poles). However, I consider that the overall design and the proposed materials of black painted steel railings will match the existing frontages along the High Street, which consist of a mixture of low and high brick walls, black and white railings and gates. Therefore no adverse visual impact on the character of the conservation area, (see photographs on file).

The neighbour at Well Cottage (two doors away) is concerned (see letter on file) that the brick wall in which the railings are to be fixed to has recently been rebuilt replacing an existing old brick wall with stone capping. They feel that the new brick wall is quite prominent in the village scene and therefore on this basis object to this planning application. However the height of the new brick wall is within Permitted Development, under the Town & Country Planning (General Permitted Development) Order 1995 as investigated by our enforcement officer.

2) Highways

Approval with conditions.

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

Application Number F/2001/3136
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	**Full Permission – 5 Years**
2.	CO15	RO15	**External Finishes – unless stated, to match**
3.	C128	R128	
4.	C139	R139	**Insert "5 metres"**

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of hedge planting to replace "green shrub frontage" now removed.

5. In the interests of visual amenity.

INFORMATIVES

NO2 Revised Plans

This permission relates to the application as amended with revised plans and elevations, drawing numbers 0081/01 Rev A, & 0081/02 Rev A, submitted to the Local Planning Authority on 22nd February 2001. Showing a reduction in height of the gates and fixing details for the railings.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV1/6 LBE1/2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WHE2 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 19/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 89 High Street
Wargrave Reading.

APPLICATION NUMBER: F/2001/3136

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 30/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS (Residential area) Along busy High Street, through village, Conservation Area, Traffic light controlled area. Close to cross roads at centre of village.

3. DESCRIPTION OF SITE/BUILDING A new (Orange) brick ~~along~~ wall along frontage, 0.9m high Period property, cream render, white wooden windows + doors, red clay tile roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location Plan.

5. SITE CONSTRAINTS

TREES — ~~None~~ Large mature tree adjacent to wall, not affected

ACCESS/PARKING — As existing at front of house. parking area + drive

LEVELS — No change

BOUNDARY TREATMENT

OTHERS
- No 87, 3m high brick wall (original bricks)
- No 91, 1.5m original boundary wall
- front boundary 0.9m new brick wall.

Nb Proposed Railings, similar to property opposite at 86, High St, balcony.

More details may be required, showing fixing details, larger drawings

THE DISTRICT'S HERITAGE

CONSERVATION AREAS

4.39 The Council has powers to determine which part of its area have special architectural or historic interest, the character or appearance of which it is desirable to preserve, and designate them as conservation areas. The areas are protected through several measures, including the requirement for consent to be obtained for demolition, and the limitation of permitted development rights. Having carried out the survey of the built environment and reviewed the findings in preparing this plan, the Council is proposing to designate parts of Remenham village ~~and Arborfield Cross as conservation areas~~ *AS A CONSERVATION AREA.* **(PA 4/11)** During the plan period, the Council may decide to designate further conservation areas, depending upon circumstances.

POLICY WHE1: DESIGNATION AND REVIEW OF CONSERVATION AREAS

THE COUNCIL WILL DESIGNATE NEW CONSERVATION AREAS ~~AT ARBORFIELD CROSS AND~~ **(PA 4/12)** AT REMENHAM VILLAGE AND ELSEWHERE AS APPROPRIATE. IT WILL ALSO REVIEW EXISTING CONSERVATION AREAS IN RECOGNITION OF, AND IN ORDER TO PROTECT, THEIR ARCHITECTURAL AND HISTORICAL IMPORTANCE. IN ADDITION, THE COUNCIL WILL IMPLEMENT SCHEMES OF ENHANCEMENT FOR ALL CONSERVATION AREAS.

Implementation: Through the designation and review of conservation areas.

Monitoring: Carry out thorough review of conservation areas to identify site specific opportunities.

POLICY WHE2: RETENTION AND ENHANCEMENT OF FEATURES WITHIN CONSERVATION AREAS

THE COUNCIL WILL SEEK TO RETAIN AND ENHANCE THOSE FEATURES THAT MAKE UP THE DISTINCT CHARACTER OF CONSERVATION AREAS. THESE INCLUDE: THEIR SETTING, BUILDINGS, AND RELATIONSHIPS BETWEEN BUILDINGS, VIEWS, VISTAS, OPEN SPACES, TREES, TRADITIONAL STREETSCAPE, STREET FURNITURE, WALLS, RAILINGS, TRADITIONAL MATERIALS.

Implementation: Through the development control process.

Monitoring: Review two conservation areas by detailed study per year.

POLICY WHE3: DEMOLITION IN CONSERVATION AREAS

THE COUNCIL WILL ~~RESIST~~ *REFUSE CONSENT FOR* **(PA 4/13)** THE DEMOLITION OR REDEVELOPMENT OF BUILDINGS OF INDIVIDUAL MERIT OR GROUP VALUE IN CONSERVATION AREAS UNLESS IT IS SATISFIED THE BUILDING CANNOT BE RETAINED IN ITS PRESENT, OR FOR AN ALTERNATIVE, USE.

Cont.

**********FILE COPY**********

Tel: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3136

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2001/3136
89, High Street, Wargrave, Reading.
Proposed erection of railings and gates to existing front wall.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3136**
89, High Street, Wargrave, Reading.
Proposed erection of railings and gates to existing front wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3136

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/3136
89, High Street, Wargrave, Reading.
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3136**
89, High Street, Wargrave, Reading.
Proposed erection of railings and gates to existing front wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3136
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3136

Proposal:
Proposed erection of railings and gates to existing front wall.

Location:
89, 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 January 2001

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2001/3136

Proposal:
Proposed erection of railings and gates to existing front wall.

Location:
89 High Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 02/02/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/02/2001**. Written comments submitted will become available for public inspection.

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

Date: 02/02/2001

on telegraph post

put in position 30/01/01 AJT.

Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 30 March, 2001

My ref. AJT/JRM/F/2001/3136

Your ref.

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

Mr. Marc Shepherd
Knott & Shepherd Partnership
Spring Meadows Business Centre,
Highfield Farm,
Wargrave,
RG10 8PZ.

Dear Mr M. Shepherd,

RE: RE: PROPOSED RAILINGS AND GATES – 89,HIGH STREET, WARGRAVE.

I refer to your letter dated 26th March 2001.

In light of the information you have supplied, and after further advice from our Highways Officer, Condition 3., of the above planning permission approval notice, dated 19th March 2001 can be discharged with.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

JOHN MITCHELL

Development Control Manager

* * * COMMUNICATION RESULT REPORT (4.APR.2001 9:59) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
933	MEMORY TX		901189401742	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingha
Berks, RG40 1WR

FAX

Date: 04/09/01

Number of pages including cover sheet: 2

Mr. Marc Shepherd
Knott & Shepherd Partnership
Spring Meadows Business Centre,
Highfield Farm,
Wargrave,
RG10 8PZ.

Phone:

Fax phone:

CC:

From:
Andrew Thorley
Planning Services
Environmental Services Dept

Phone: 0118 974 6441

Fax phone: 0118 9746484

REMARKS: ☑ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

As requested copy sent in post.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3136

YOUR REF: F/2001/3136

TO: Andrew Thorley, Planning

CC:

DATE: 29th March 2001

PLANNING APPLICATION F/2001/3136
PROPOSED ERECTION OF RAILINGS AND GATES TO EXISTING FRONT WALL.
89, HIGH STREET, WARGRAVE, READING

In this instance and without prejudice to the Highway Authority's standards concerning pedestrian visibility, I have no objection to the wall and railings as shown on the approved drawing no. 0081/01B.

Adam Coggins



Highways Officer

FACSIMILE TRANSMISSION COVERSHEET

STATUS: (Urgent, Very Urgent etc)

DATE 29/03/01

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

TO: MARC SHEPHERD

ATTENTION OF:

FAX NUMBER: 0118 9401742

FROM: ADAM COGGINS

TELEPHONE 0118 9746330

FAX NUMBER 0118 974 6313

NUMBER OF PAGES (INCLUDING THIS ONE)

COMMENTS: Marc,

Subject to the planning officer's approval; In this instance and without prejudice to the Highway Authority's standards concerning pedestrian visibility, I have no objection to the wall and railings as shown on the approved drg. no. 0081/01B, for planning application F/2001/3136. If you have any other queries please do not hesitate to contact me.

Regards Adam Coggins.

AD36

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 30 March, 2001
My ref. AJT/JRM/F/2001/3136
Your ref.

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

Mr. Marc Shepherd
Knott & Shepherd Partnership
Spring Meadows Business Centre,
Highfield Farm,
Wargrave,
RG10 8PZ.

Dear Mr M. Shepherd,

RE: RE: PROPOSED RAILINGS AND GATES – 89,HIGH STREET, WARGRAVE.

I refer to your letter dated 26th March 2001.

In light of the information you have supplied, and after advice from our Arboricultural Officer, Condition 5., of the above planning permission approval notice, dated 19th March 2001 can be discharged with.

Should you wish to discuss any matter further please do not hesitate to contact Mr. Thorley on (0118) 974 6441.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ

telephone 0118 9401741 fax 0118 9401742 e-mail knottshep@aol.com

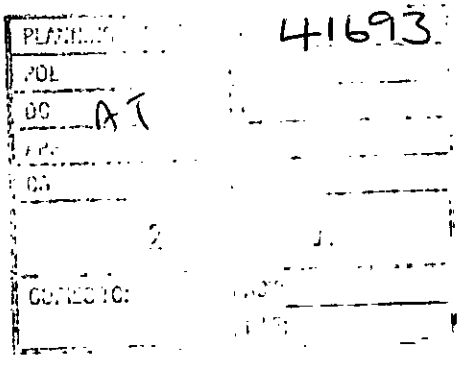
AT

26 March. 2001

0081

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

Attention: Andrew Thorley



Dear Sir

APPLICATION NO: F/2001/3136

\ERECTION OF RAILINGS TO FRONT GARDEN WALL AT HAMILTON HOUSE 89 HIGH STREET, WARGRAVE

Further to receipt of a planning consent for the above scheme please note that we require clarification or removal of the following condition:

Condition 3: The visibility splays required are impossible without the removal of some of the existing wall. This wall replaces an original wall and is allowed under permitted development rights, as confirmed in a letter from Patrick Haran dated 20th November 2000. The proposal for pedestrian visibility splays is as shown on the attached sketch with the splays colored in pink. The requirement would result in the lowering of the existing wall and the relocation of the railings to a position unrelated to the wall and in contravention of the approved drawing.

Condition 5: We are unsure where your authority lies with this matter. The original coniferous trees were not covered by T.P.O's, and therefore their removal was allowed. The replacement of shrub planting is surely a matter for the residents of the house and not something that can be conditioned, particularly as it has never been part of the application, and was not mentioned until receipt of this permission. We enclose four copies of drawings showing the planting which has been installed for your information.

Your early attention to this matter would be appreciated as the application is already beyond the statutory period and our clients are intending to proceed with the works.

Yours sincerely,

Marc Shepherd

Marc Shepherd
Knott & Shepherd Partnership

cc Mrs K Dight

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

FAX

FAX NUMBER: 0118 940 1742

ATTENTION: ANDREW THORLEY

DATE: March 27, 2001

TO: Adam Coggins cc: Andrew Thorley

FAX NO: 0118 974 6484

COMPANY: Wokingham District Council

REFERENCE: Planning Application Ref: F/2001/3136
Hamilton House 89 High Street Wargrave

MESSAGE:

Further to our telephone conversation of this morning I confirm that there is an existing wall which has been built under permitted development rights which is around 900mm high at the drive/pavement intersection and therefore we are not required to comply with condition 3 which requires a pedestrian visibility splay. I also confirm that as this is the case we can erect the railings on top of the wall as shown on drawing 0081/01 rev A which is the approved drawing.

I have copied this to Andrew Thorley as he is not available today and confirm that you will arrange for this condition to be deleted.

Marc Shepherd.

Marc Shepherd

APP

COPIES TO:

FILE:

NO OF PAGES: 1
(inc this)

* * * COMMUNICATION RESULT REPORT (23.MAR.2001 16:55) * * *

TTI WDC PLAN&TRANSPORT

FILE MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
848 MEMORY TX		901189401742	OK	P. 3/3

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Wokingham District Council Environmental Services Department, Berks, RG40 1WR PO Box 157, Shute End, Wokingham

FAX

Date: 23/03/01

Number of pages including cover sheet: 3

To: James Campion
C/O Knott And Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Phone: 0118 940 1741
Fax phone: 0118 940 1742
CC:

From:
Andrew Thorley

Phone: 0118 974 6441
Fax phone: 0118 9746484

REMARKS: ☑ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Permission Notice as requested.

for 89, High St, Wargrave.

Ref: F/2001/3136.

Discussion with Keith Walker
Haslams.
~~Andrew~~ — 20. March. 01.

89 High St, is about to be sold.

Internal works nothing like approved scheme. — Some modification to side elevation enforcement? (Perspective owner does not like wall or gates. — may get details changed)

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 7.3 Time 09.55

WHILE YOU WERE OUT

Name Mark Shepard

Of

Phone No. 0118 940 1741 Ext.

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

MESSAGE F/2001/3136 - Wants to know if a decision has been made yet

consultation.

Replied by

08/03/01

Signed Dave

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 JAN 2001
Officer: AT	Application No. F/2001/3136

Map No. 21. Site ...018....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed erection of railings and gates to existing front wall.

Location: Hamilton House 89 High Street.

Parish: Wargrave. Ward: Wargrave. 15-01-01 JB.

Applicant:
Mrs K. Dight

Fee Received 95.00. Required ..... Additional ..... Refund .....
fees. 11.01.
Chq returned to Agent Incorrect date 8.1.2001.

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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: Cons. Area

Date Site Notice Sent: 15.01.01

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	
Landscape	
Trees	
Conservation Officer	✓
Environmental Health	
Housing	
Leisure & Cultural services	
Public Rights of Way	
Property	
District Secretary (only if called in by SOS)	
Policy & Plans	
Strategic Planning (JSPU)	
Minerals (INTERNAL)	
Archaeological Site (BABTIE)	
Education	
Social Services	✓
Highways	

EXTERNAL CONSULTATIONS

Adjacent D P A	
Adjacent Parish	
Southern Electricity Board	
British Gas	
PSA Oil Pipeline	
Transco	
Environment Agency	
Rail Track	
Police Arch. Liaison Officer	

HERITAGE BODIES

The Georgian Group	
Ancient Monuments Society	
Council for British Arch.	
RCHME	
Telecommunications (NRPB)	
Sport England	

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + See map.

pv

Date: 26 February 2001

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3136

Location: 89, High Street, Wargrave, Reading.

Proposal: Proposed erection of railings and gates to existing front wall.

Applicant: Mrs K Dight C/O Knott And Shepherd Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Showing a reduction in the height of the gates and fixing details for the railings. Drawing nos 008/01A, /02A.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

No additional comments

5/3/01

FROM: Andrew Thorley

DATE: 15 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

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

Application Number: F/2001/3136

Proposal: Proposed erection of railings and gates to existing front wall..

Site Address: 89, High Street, Wargrave, Reading.

Applicant: Mrs K Dight C/O Knott And Shepherd Partnership.

Your observations are required in respect of this application **by 08/02/2001** .

No comment.

SIGNED: _____ DATE: 5/2/01

Clerk To Wargrave Parish/Town Council.

Recd 26.2.01

Date: 26 February 2001

To: ~~Part One~~ HAROLD SANDERS

We have received Revised Plans for the following planning application:

Application Number: F/2001/3136

Location: 89, High Street, Wargrave, Reading.

Proposal: Proposed erection of railings and gates to existing front wall.

Applicant: Mrs K Dight C/O Knott And Shepherd Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Showing a reduction in the height of the gates and fixing details for the railings. Drawing nos 008/01A, /02A.

These additional comments * Received after decision made.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

1. 1·800 HIGH FENCE/BOUNDARY WALL IS TOO HIGH AND INAPPROPRIATE TO THE ROAD FRONTAGE AND CONSERVATION AREA.

2. EVEN THE PROPOSED FIXINGS OF RAILINGS APPEAR EXCESSIVE.
ANY FENCING SHOULD BE BUILT INTO THE NEW WALL.

3. I STILL CONSIDER A RAIL + UPRIGHT, SIMILAR TO ADJACENT PROPERTY TO BE MORE APPROPRIATE WITH AN EVERGREEN HEDGE TO PROVIDE AN ADDITION DEGREE OF VISUAL SCREENING.

4. THE GATES – 2·300 HIGH ALSO APPEARS INAPPROPRIAT
A TIMBER GATE WOULD BE PREFERRED.

Harold Sanders 20.03.01.

27 FEB 2001

Date: 26 February 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2001/3136

Location: 89, High Street, Wargrave, Reading.

Proposal: Proposed erection of railings and gates to existing front wall.

Applicant: Mrs K Dight C/O Knott And Shepherd Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Showing a reduction in the height of the gates and fixing details for the railings. Drawing nos 008/01A, /02A.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

I CONSIDER THIS AN UNNECESSARY, AND UNFORTUNATE ADDITION TO THE VOCABULARY OF WALL + RAILING + GATES IN THE WARGRAVE CONSERVATION AREA.

RAILINGS, SIMILAR TO THE ADJOINING PROPERTY WOULD BE PREFERRED + MORE MODEST GATE DESIGN.

ANY PERMITTED RAILINGS SHOULD BE RE-INFORCED WITH HEDGE PLANTING TO REPLACE 'GREEN SHRUB FRONTAGE' NOW REMOVED.

Harold Sanders. 01.03.01.
CONSERVATION + DESIGN.

To:
Harold Sanders
Urban Design And Conservation Officer

18 JAN 2001

From: Andrew Thorley

Date: 15 January 2001

Application Number: F/2001/3136

Proposal: Proposed erection of railings and gates to existing front wall..

Site Address:
89, High Street, Wargrave, Reading.

Applicant:
Mrs K Dight C/O Knott And Shepherd Partnership.

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

- THE OTHER ILLUSTRATIONS OF THE HIGH STREET SUGGESTS THE PROPOSED RAILINGS AND GATES WILL INTRODUCE A CHANGE OF CHARACTER AND COULD BE CONSIDERED INAPPROPRIATE. FOR THE HIGH ST.
- THE ADJOINING WALLS ARE EITHER WITHOUT RAILINGS OR UP TO EYE LEVEL.
- THE COLOUR OF RAILINGS + GATES IS PARTICULAR CRITICAL, IF THE DETAIL AND MATERIALS ARE ACCEPTABLE

Harold Sanders
CONSERVATION + DESIGN
01.02.01

pV

Date: 26 February 2001

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/3136

Location: 89, High Street, Wargrave, Reading.

Proposal: Proposed erection of railings and gates to existing front wall.

Applicant: Mrs K Dight C/O Knott And Shepherd Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Showing a reduction in the height of the gates and fixing details for the railings. Drawing nos 008/01A, /02A.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

No additional comments

14 JAN 2001
COPIES TO: ACK: FILE:

5/3/01

Date: 26 February 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3136

Location: 89, High Street, Wargrave, Reading.

Proposal: Proposed erection of railings and gates to existing front wall.

Applicant: Mrs K Dight C/O Knott And Shepherd Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Showing a reduction in the height of the gates and fixing details for the railings. Drawing nos 008/01A, /02A.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Comments as dated 19/01/01

AC 28/02/01

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 15 January 2001

Application Number: F/2001/3136

Proposal: Proposed erection of railings and gates to existing front wall.

Parish: WARGRAVE PARISH

Site Address:
89, High Street, Wargrave, Reading.

Applicant:
Mrs K Dight C/O Knott And Shepherd Partnership.

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).

C128, R128.
C139, R139 (INSERT: 5 metres).

Signed: _____ **Print name:** Adam Coggins 19/01/01

Date: 26 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3136

Location: 89, High Street, Wargrave, Reading.

Proposal: Proposed erection of railings and gates to existing front wall.

Applicant: Mrs K Dight C/O Knott And Shepherd Partnership.

Case Officer: Andrew Thorley

The new plans show the following: Showing a reduction in the height of the gates and fixing details for the railings. Drawing nos 008/01A, /02A.

Comments are required by 08/03/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS F/2001 | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3136 (Planaps) / (Ludhouse) Date Rec. 22/02/01

Location: 89, High Street Wargrave

Parish Wargrave

Applicant: Mrs. Dight

Description of attached plans Showing a reduction in the height of the gates and fixing details for the railings.

Drawing No's: 008/01 A and 2A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Harold Sanders

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

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

NEIGHBOURS: As original

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 AT

Consultations Sent by Admin. on 26.02.01

Yellow - Part One Copy
Green - Officer's Copy

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 9401741 fax 0118 9401742 e-mail knottshep@aol.com

PLANNING SERVICES	HPT 10219
POL	TLS
DC AT	ENF
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK:
	FILE:

19 February 2001

0081

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

REVISED PLAN

3136

Attention: Andrew Thorley

Dear Sir

APPLICATION NO: F/2001/3136

\ERECTION OF RAILINGS TO FRONT GARDEN WALL AT HAMILTON HOUSE 89 HIGH STREET, WARGRAVE

Further to our recent telephone conversation please find enclosed six copies of amended drawings ref. Nos. 0081/01 A and 02A showing a reduction in the height of the gates and fixing details for the railings.

We trust that this will enable you to determine this application, obviously if you require any further information please do not hesitate to contact this office

Yours sincerely,

Marc Shepherd.

Marc Shepherd
Knott & Shepherd Partnership

cc Mrs K Dight

Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 19 February, 2001

My ref. AJT/F/2001/3136

Your ref.

Mr. Marc Shepherd
Knott & Shepherd Partnership
Spring Meadows Business Centre,
Highfield Farm,
Wargrave,
RG10 8PZ.

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

Dear Mr. Marc Shepherd

RE: PROPOSED RAILINGS AND GATES – 89,HIGH STREET, WARGRAVE.

I write regarding the above planning application and subsequent telephone conversation with Mr. Thorley on the 12th February 2001.

Whilst some form of railings on top of the front wall may appear acceptable it is requested that you reduce the overall height of the pair of gates to 2.3 metres at the centre, and to 1.7 metres at the hinges. This will improve their visual impact on the conservation area from appearing too dominant.

I should be grateful if you would submit revised plans showing this together with details of how you intend to fix the railings to the brick walls. Otherwise if I do not hear from you within the next 14 days, I shall assume that you wish for the application to be determined as originally submitted.

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

Yours sincerely,

A J THORLEY
Planning Assistant (Development Control)

05/02/01

Sandra Wilson on behalf of prospective purchaser wants to know planning history.

File: 89,High Street,Wargrave.
Page 1 of 1

Tel: (0118) 974 6447(Direct Line)
Fax: (0118) 974 6484
Email: patrick.haran@wokingham.gov.uk
Date: 20 November 2000
My ref: PJH/2/RFS/00/3914

Mr and Mrs Dight
Hamilton House
89 High Street
Wargrave
Berks. RG10 8DD

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

Dear Mr and Mrs Dight

ERECTION OF FRONT GARDEN WALL AT 89 HIGH STREET, WARGRAVE

Mrs. Goodall see 2nd letter over →

In response to an enquiry from a member of the public, I visited your property on the 8/11/00. I was particularly concerned with the erection of the brick wall adjoining the Highway to the front of your property. Whilst I found the wall itself to benefit from Permitted Development, under the Town and Country Planning (General Permitted Development) Order 1995, your builder indicated that your intention is to place railings on the top of the wall. This would have the effect of raising the height of the wall to such an extent as to warrant a planning application.

Schedule 2, Part 2 of the General Permitted Development Order (GPDO) allows for a wall height of one metre when adjacent to a highway. In your case, the railings would exceed this permitted height.

In this respect, I have enclosed the necessary application form should you decide to raise the height of the wall. However, you are advised that submission of an application does not necessarily mean that permission will be granted.

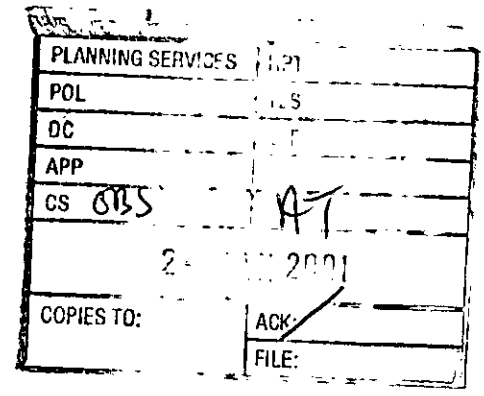
If you proceed to raise the height of the wall without obtaining planning permission you may be liable to formal enforcement action being taken.

Yours sincerely

Patrick Haran
Planning Enforcement Officer

Enclosed: Planning Application Form

Well Cottage High Street Wargrave Berkshire RG10 8DD
Phone 44+(0)1189403615 Fax 44+(0)1189404606 Email dick@goodalls51.freeserve.co.uk



John Mitchell Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

21st January 2001

Application Number F/2001/3136
89 High Street Wargrave Reading

We wish to comment on the above application order. The planning notice proposed the erection of railings and gates to the existing front wall.

We would like to point out that this wall is brand new and was built only a matter of a few weeks ago and replaced a very old wall with stone capping. This new wall is joined on to what is left of the old wall between 89 and 91 High street. This wall is in a prominent position in the heart of the village and is also, as I am sure you are aware, in a conservation area. This new wall is totally out of keeping with the rest of the High Street, let alone the other walls adjoining the property.

As a close neighbour I have had numerous comments on the wall and how dreadful it looks. One wonders why this wall could not have been built in readily available old bricks and some attempt been made to blend in with the rest of the High Street.

On this basis we would object most strenuously to this application unless the wall is replaced with something more appropriate to the area.

Yours sincerely

R M Goodall & M H Goodall

~~THORNCLIFFE~~ HAMILTON HOUSE

ADDRESS 89 HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26028	C HOLLAND	CONSERVATORY OVER PATIO	10.7.86	C/A
27036	—	GARAGE/DOVECOT	18.2.87	REF
BCA5732	MR. G. PEARCE	KITCHEN EXT.	23.9.88	APP
97/66474/F	Mr. + Mrs. Dight	as below	6.1.98	C/A
97/66475/CAC	Mr. + Mrs. Dight	Demo. of Flat Rfs - replace. pitched Rf. + 1st F flat + Conservatory	6.1.98	C/A
CA/2000/0500	Mr + Mrs Dight	Dem existing rear extn.		
FP/2000/0258	Mr & Mrs Dight	S/st R. & 1st Floor Ext	31.03.00	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 209/81 PD ENQ - Two walls to rear ext 23.02.00

DRAINAGE

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 9401741 fax 0118 9401742 e-mail knottshep@aol.com

08.JAN.2001* 3136

05 January 2001 0081

Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

Dear Sirs

ERECTION OF RAILINGS TO FRONT GARDEN WALL AT HAMILTON HOUSE 89 HIGH STREET, WARGRAVE

Further to a letter from Patrick Haran regarding the above property dated 20th November 2000 please find enclosed a Planning application for the erection of metal railings to the top of the existing wall and the installation of metal gates.

These will bring the height of the enclosure to approximately 1.8m albeit the top 900mm will be in traditional open metal railings with decorative heads allowing visibility through the railings to the façade of the house. The client has already adjusted the location of the drive and piers for gates to allow cars to park off the road safely whilst waiting for the gates to be opened.

We enclose photographs of the other properties along this side of Wargrave High Street and it can be seen that there is no common feature to the means of enclosure apart from brickwork, however we understand that this house and the house next door both had traditional railings some years back and therefore the installation of these railings will help to reinstate the original street scene.

We trust that you find this application acceptable however if you require any further information please do not hesitate to contact this office.

Yours sincerely,

Marc Shepherd.

Marc Shepherd
Knott & Shepherd Partnership

cc Mrs K Dight

Environmental Services

For office use only.
Application number: 08.JAN.2001* 3136

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MRS K DIGHT
	Address and postcode	HAMILTON HOUSE 89, HIGH STREET WARGRAVE
	Phone number	
2	Agent's Name	KNOTT + SHEPHERD PARTNERSHIP
	Address and postcode	SPRING MEADOWS BUSINESS CENTRE HIGHFIELD FARM WARGRAVE BERKSHIRE RG10 8PZ 0118 940 1741
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	HAMILTON HOUSE 89, HIGH STREET WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF RAILINGS + GATES TO TOP OF EXISTING WALL FRONTING THE ROAD.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	METAL RAILINGS PAINTED BLACK
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes☐ N/A No☐	
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: Mark Shepherd pp. K+SP. on behalf of MRS. K. DIGHT.

Date 04.01.01

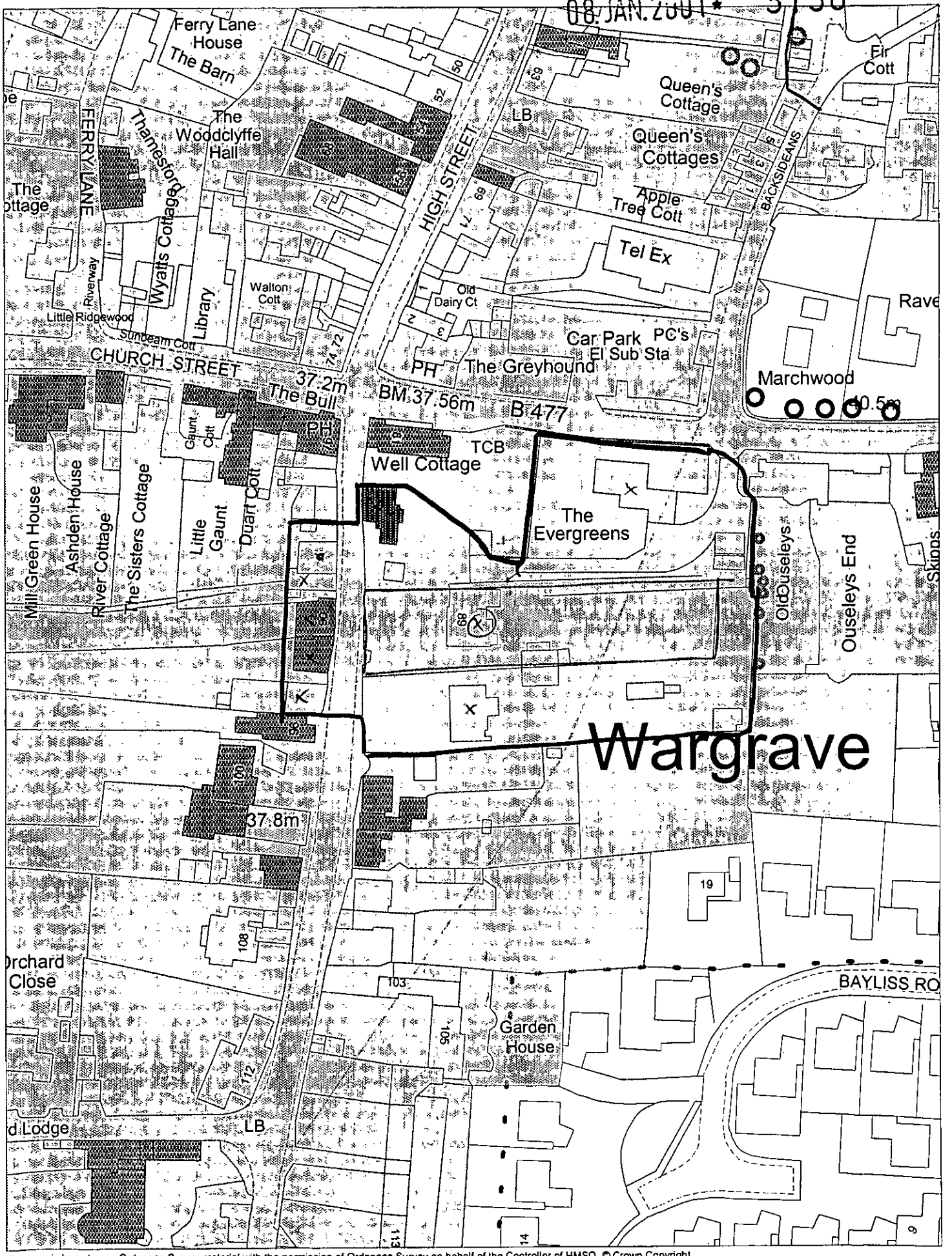
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3136**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

08 JAN 2001* 3136



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Development Control Section, Environmental Services, Wokingham District Council.

9 January 2001

Scale: 1 : 1250

N W E S

HAMILTON HOUSE

89, HIGH STREET

WARGRAVE

PROPOSED RAILINGS AND GATES

08.JAN.2001* 3136

SUPERSEDED

[redacted]

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm,
Wargrave, Berks, RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742
e-mail. knottshep@aol.com

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Re: F/2001/3136

89, High St

Wargrave

"an example of railings down the road towards Twyford."



<No. 1>

F/2001/3136

89, High St

Warsaw


H439 GLF

F/2001/3136 (No. 15)

89, High St
Wargrave



F/2001/3136

89, High St
Warsaw.