APPLICATION NO:
F/2000/0817

LOCATION:
Abbey National Plc 28 Market Place, Wokingham.

APPLICANT:
Abbey National C/O E C Harris

PROPOSAL:
Proposed internal alterations plus new automatic doors

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Abbey National
C/O E C Harris
3rd Floor, Exchange House
442 Midsummer Blvd
Milton Keynes
MK9 2EH

Application Number: F/2000/0817

Parish:	**WOKINGHAM**
Location:	**Abbey National Plc 28, Market Place, Wokingham.**
Proposal:	**Proposed internal alterations plus new automatic doors**

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 consent relates to the application as amended by and shall be carried out in accordance with revised drawing no. 1521/99/01/D submitted to the Local Planning Authority on 14/04/00 showing alterations to the shopfront.

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

Reason
2. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 30th May 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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0817	EXC
BUILDING CONTROL NUMBER	K/2000/0522	Alison
APPLICANT/AGENT	D G. Pudney Ltd.	
ADDRESS OF SITE	26-28 Market Place WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	Abbey National store re-fit.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS		
FLOOR PLANS	1521/99/01 C	1521/99/01 D

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/6/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0817

Applicant : Abbey National C/O E C Harris.

Location : Abbey National Plc 28, Market Place, , Wokingham.

Proposal : Proposed internal alterations plus new automatic doors

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : 4/4/00

Date Registered : 08/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :

Wokingham Tc - "no objection" also to additional plans

Conservation - request details of doors
not listed, design and materials acceptable

Planning Issues :

Identified Settlement
Conservation Area / Town centre

Application Number: F/2000/0817
Abbey National Plc, 28 Market Place, Wokingham

Appraisal: The proposal is for replacement of the existing entrance door with an automatic one, which will improve access to the premises. The door and shopfront would be constructed in powder coated aluminium and, although the appearance of the door would change slightly, this would not be noticeably different. Hence, it is not considered that there would be any significant impact on the street scene or the character of the conservation area.

Recommendation: conditional approval

Application Number F/2000/0817
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC04	SR04	Conservr / drawing No 1521/99/01/D /
			14/4/00 / alterations to the shopfront.

RECORD OF SITE VISIT

SITE ADDRESS: Abbey National Plc 28 Market Place Wokingham.

APPLICATION NUMBER: F/2000/0817

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? in window

2. DESCRIPTION OF SURROUNDINGS town centre location

3. DESCRIPTION OF SITE/BUILDING modern building in Market place shopping frontage, access via steps

4. RELATIONSHIP TO ADJOINING PROPERTIES
terraced building with alley to one side entrance recessed.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS – steps to entrance for public

BOUNDARY TREATMENT railing around raised cash dispenser.

OTHERS —

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/2000/0817

Proposal:
Proposed internal alterations plus new automatic doors

Location:
Abbey National Plc, 28, Market Place, , Wokingham

This application is being advertised in the Wokingham Times newspaper on the 30/03/2000 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **20/04/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 30/03/2000

Received by Wokingham District Council

Application No: F/2000/0817

Proposal:
Proposed internal alterations plus new automatic doors

Location:
Abbey National Plc 28, Market Place, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2000. 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 6479

Date: 15 May 2000

My ref: F/2000/0817

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2000/0817
Abbey National Plc 28, Market Place, , Wokingham.
Proposed internal alterations plus new automatic doors

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. 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 25 May 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0817**
Abbey National Plc 28, Market Place, , Wokingham.
Proposed internal alterations plus new automatic doors

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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 6479

Date: 15 May 2000

My ref: F/2000/0817

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

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2000/0817
Abbey National Plc 28, Market Place, , Wokingham.
Proposed internal alterations plus new automatic doors.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~14 FEB 2000~~ VALID 28 MAR 2000	
Officer: EXC	Application No. F/2000/0817

Map No. 75B Site 0.02

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED INTERNAL ALTERATIONS PLUS NEW AUTOMATIC DOORS

Location: 26 - 28 MARKET PLACE

Parish: WOKINGHAM Ward: Wescott 14.3.2000

Applicant: ABBEY NATIONAL

Fee Received ~~110-00~~ Required 95-00 Additional ..... Refund 95-00 ✓ NR 21/2

(7)

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		08 MAR 2000	
(5)	Elevation plans	Not clear elevation of door as proposed 21/2		
6	Floor plans			
(7)	Metric scale disclaimer	imperial on sign	08 MAR 2000 21/2	
8	Encroachment letter			
9	Miscellaneous	returned. N.B. Listed Building		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 2 2*

Advertisement Required ..... Non-listed bdg in Cons Area

Date Site Notice Sent : 14.3.2000 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:

.....

.....

..... Pre-app attached. .....

NEIGHBOURS: S/N sufficient

.....

.....

.....

.....

.....

.....

.....

.....

.....

18 APR 2000

Date: 17 April 2000

To: Harold Sanders Conservation.

We have received Additional Plans for the following planning application:

Application Number: F/2000/0817

Location: Abbey National Plc 28, Market Place, Wokingham.

Proposal: Proposed internal alterations plus new automatic doors

Applicant: Abbey National C/O E C Harris.

Case Officer: Emy Circuit

The new plans show the following: Alterations to the shop front. Drawing no 1521/99/01/D.

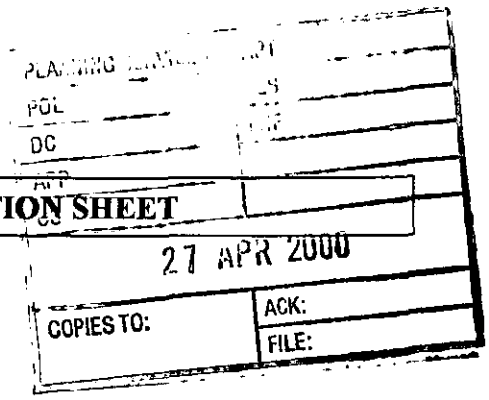
Comments are required by 27/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

- I CANNOT SEE ON THE ENCLOSED DRAWINGS THE DETAILS OF THE SHOPFRONT (ONLY AN ELEVATION PROVIDED)
- MATERIALS ?
- GENERAL DESIGN ACCEPTABLE TO ME
- I HAVE PHONED NICK WHITTLE, REQUESTING THIS INFORMATION. — HISTORY NOTE

Harold Sanders. 05.05.00

IT HAS NOW BEEN POINTED OUT WHERE THE DETAILS ARE ON THE DRAWING. ALUMINIUM FRAMES, POWDER COATED IS ACCEPTABLE TO ME. HS 09.05.00



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0817

Proposal: Proposed internal alterations plus new automatic doors.

Site Address: Abbey National, 28 Market Street, Wokingham

Applicant: Abbey National Plc C/O E C Harris

Your observations are required in respect of this application by **27/04/2000**

No objections to the new plans showing alterations to the shop front - drawing no. 1521/99/01/D

SIGNED: _____ **DATE:** 25/4/00

CLERK TO Wokingham Town Council

Date: 17 April 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0817

Location: Abbey National Plc 28, Market Place, Wokingham.

Proposal: Proposed internal alterations plus new automatic doors

Applicant: Abbey National C/O E C Harris.

Case Officer: Emy Circuit

The new plans show the following: Alterations to the shop front. Drawing no 1521/99/01/D.

Comments are required by 27/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/0817 (Planaps) / (Ludhouse) Date Rec. 14/4/00

Location: Abbey National Plc / 28 Market Place

Parish Wokingham

Applicant:

Description of attached plans alterations to the shopfront.

Drawing No's: 1521/99/01/D.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design) H. Sanders. ✓
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 EXC

Consultations Sent by Admin. on 17.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

GW/kmp/99/2028

SERVICES | 28367
TLS
ES
14 APR 2000
COPIES TO: | ACK:
FILE:

EC HARRIS

Capital Project and Facilities Consultants

3rd Floor, Exchange House
442, Midsummer Boulevard
Milton Keynes
MK9 2EH

Tel: 01908 397366
Fax: 01908 397399

Direct Dial: 01908 604 563
Direct Fax: 01908 397 399
Email: garry.ward@echarris.com

The District Planning Officer
Wokingham District Council
PO Box No 157, Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

12 April 2000

Dear Sir

ABBEY NATIONAL UNIT - 26-28 MARKET PLACE, WOKINGHAM

Please find attached 6No copies of Proposed Store Re-fit Working Drawing, reference number 1521/99/01/D, relating to works associated to shopfront changes.

Should you require any further information or have any queries, please do not hesitate to contact Garry Ward, direct telephone number above or Nick Whittle, direct telephone number 0207 391 2732/ mobile number 07774 474 155.

Yours faithfully

Kay Pratt

0817

ADDITIONAL PLAN

pp **GARRY WARD**
Project Manager

enc. 6No copies of 1521/99/01/D

cc: Nick Whittle, EC Harris

D.G. DUDNEY LTD

PLANNING SEC	27831
POL	
DC VEC	
APP	
CS	

31 MAR 2000

COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
ENV. SERV. DEPT.
PLANNING SERVICES
P.O. BOX 157
SHUTE END, WOKINGHAM
BERKSHIRE.
RG40 1WR

30/03/00

REF. ABBEY NATIONAL. 28 MARKET PLACE. WOKINGHAM

Application No. F/2000/0817

C.C. Garry Ward. E.C. Harris.

Dear. Ms Circuit

Please find attached 6 copies of drawing No 1521/99/01 [B].

These show Abbey National's proposals in more detail than the previous drawing issued to you.

We have issued these drawings on behalf of E.C. Harris who remain Abbey National's Project managers and point of contact for this application.

Yours.

Only one copy enclosed.
T.C.

Bob Inns.

KESWICK HOUSE. 53 WORPLE ROAD. ISLEWORTH. TW77AY. Tel. 020 8568 6861 Fax. 020 8568 5627 Email. dgp@btinternet.com
VAT No. 228 3043 83 REGISTERED OFFICE – BRIDGE HOUSE. STATON ROAD. HAYES. MIDDIX. REG. No. 1057570

See part 1 for all plans.

To:
Harold Sanders
Urban Design And Conservation Officer

15 MAR 2000

From: Emy Circuit

Date: 14 March 2000

Application Number: F/2000/0817

Proposal: Proposed internal alterations plus new automatic doors.

Site Address:
Abbey National Plc 28, Market Place, , Wokingham.

Applicant:
Abbey National C/O E C Harris.

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

No 28 MARKET PLACE IS NOT A LISTED BUILDING.

THE INTERNAL ALTERATIONS, I BELIEVE, DO NOT REQUIRE PLANNING APPROVAL.

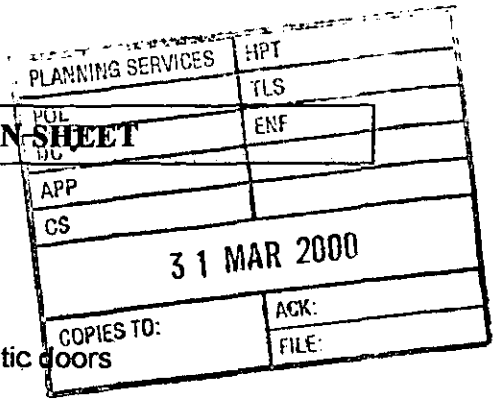
THE NEW AUTOMATIC DOORS REQUIRE PERMISSION?

IF SO, DO WE HAVE AN ELEVATION TO SHOW THE DESIGN + DRG NO. PTN/STD/006 WHICH APPEARS TO BE THE DRAWING REFERRED TO ON THE PLAN (99/01521) FOR DETAILS

Harold Sanders

CONSERVATION + DESIGN.

17.03.00.



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0817

Proposal: Proposed internal alterations plus new automatic doors

Site Address: Abbey National Plc, 28 Market Place, Wokingham

Applicant: Abbey National c/o E C Harris

Your observations are required in respect of this application by **07/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 30/3/2000

CLERK TO Wokingham Town Council

17/2

Not showing up as
listed bdg on GIS
Harold to confirm if
app reqd.

18/2 Harold confirm listed
P. perm not required
- see attached note

GW/kmp/99/2028

12523

27 JAN 2000

COPIES TO: | ACK: | FILE:

EC HARRIS

Capital Project and Facilities Consultants

3rd Floor, Exchange House
442, Midsummer Boulevard
Milton Keynes
MK9 2EH

Tel: 01908 397366
Fax: 01908 397399

Direct Dial: 01908 604 563
Direct Fax: 01908 397 399
Email: garry.ward@echarris.com

For the attention of: MR VASHI

Reply read

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

26 January 2000

Dear Sirs

ABBEY NATIONAL UNIT
26-28 MARKET PLACE, WOKINGHAM, BERKSHIRE, RG11 14D

Please find enclosed copy of drawing 1521/99/01 which identifies a proposed refit to the basement and ground floor areas. We are proposing no works to the shopfront, façade, and purely decoration and new carpet finish to the Listed front area.

Would you please confirm if Planning or Listed Building Approval is required, considering no works to front façade and only decoration works to the front area of the ground floor.

I would appreciate your early comments to enable us to progress this project accordingly.

Yours faithfully

GARRY WARD MBIAT ACIO
Project Manager

Enc. Drawing No. 1521/99/01

08.MAR2000* 0817

Bash / Jan

26-28 MARKET PLACE
NOT listed — front rebuilt from old timbers but the majority of the timbers is 1975-1978.
WE EVEN GAVE LISTED BUILDING CONSENT TO A NOT LISTED BUILDING IN 1978!

No L.B. App. required.

Need PR for auto doors!!

B.V.

Delivering better value projects for clients

THE QUEENS AWARD FOR EXPORT ACHIEVEMENT 1995 TO EC HARRIS INTERNATIONAL LTD

P:\DOCUMENTS\ECH PROJECT FOLDERS\99-2028-Wokingham(521)\All General Correspondence\General Correspondence\Planning docs\Wokingham District Council-ga-26-1-00-Listed Building Approval.doc

GW/kmp/99/2028

EC HARRIS

Capital Project and Facilities Consultants

3rd Floor, Exchange House
442, Midsummer Boulevard
Milton Keynes
MK9 2EH

Tel: 01908 397366
Fax: 01908 397399

Direct Dial: 01908 604 563
Direct Fax: 01908 397 399
Email: garry.ward@echarris.com

The District Planning Officer
Wokingham District Council
Wokingham District Council
PO Box No 157, Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

6 March 2000

Dear Sir

ABBEY NATIONAL UNIT - 26-28 MARKET PLACE, WOKINGHAM

As confirmed by your goodselves that Listed Building Consent is not required for the above building and our recent application returned, we now enclose a revised plan fee of £95.00 for detailed planning permission. However, due to there being no visible changes within the scope of the works to the front façade of the building, apart from re-decoration and adapting the existing entrance door to accommodate an automatic opening and closing mechanism, I am not sure whether detailed planning permission is required.

We will be providing new air conditioning to the building and therefore may require permission relating to siting air conditioning compressors but at this stage are unable to offer detailed locations of these.

Would you please contact me direct to discuss this application prior to taking any further action.

We are commencing works on site on 10 April and completing on 12 May.

Yours faithfully

Kay Pratt

pp **GARRY WARD**
Project Manager

enc. Revised plan fee of £95.00.

08 MAR 2000 C017

1789/a

SECTION 66 CERTIFICATE

Application No.

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.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

LC.MAR2808* C817

CERTIFICATE A

I certify that: Abbey Mann plc.

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.

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

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

● 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) .....

.....

● 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 . . . [signature] . . . . . .

On behalf of . . . ABBEY MANOR PLC . . . . . .

Date . . . . . 260100 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

08.MAR2010* 0817

1.	APPLICANT'S NAME	ABBEY NATIONAL PLC. GROUP PROPERTY
	ADDRESS	GENESIS HOUSE
		301-349 MIDSUMMER BOULEVARD CENTRAL MILTON KEYNES
	POST CODE	MK9 2JE PHONE 0870 607 6000
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	EC HARRIS
	ADDRESS	3RD FLOOR EXCHANGE HOUSE 447 MIDSUMMER BOULEVARD
		CENTRAL MILTON KEYNES
	POST CODE	MK9 2EH PHONE 01908 604563
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	26-28 MARKET PLACE
		WOKINGHAM BERKSHIRE RG11 1AD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		MODERNISATION TO LATEST ABBEY NATIONAL PLC
		CORPORATE BRANDING. - RETAIL BANK.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0105
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1521/19/01 - WK/003179/1C SURV-01A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐	
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☒	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only	OUTLINE PERMISSION	☐	See question 10
	FULL PERMISSION	☒	
	APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
	TEMPORARY PERMISSION	☐	State period required
	RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?			SITING	☐	
	EXTERNAL APPEARANCE	☐	DESIGN	☐	
	MEANS OF ACCESS	☐	LANDSCAPING	☐	

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

ABBEY NATIONAL PLC RETAIL BANK.

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

NOT APPLICABLE AS AN INTERNAL WORKS.

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

NOT APPLICABLE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NOT APPLICABLE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

HAND RAIL + NEW AUTO DOOR
DISABLE CALL POINT.

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190·00

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

SIGNED [signature] ON BEHALF OF ECHARRIS DATE 26 01 00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES	187 m²	NONE		
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	187 m²			

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES -

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	N/A
Proposed		

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

ABBEY NATIONAL PLC RETAIL BANK

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

ABBEY NATIONAL PLC.

NO

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

Existing Staff	Transferred Staff	New Staff	Total
9			9

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

①

ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. LISTED BUILDING ORD. SHEET No. 75

BUILDER R/46/72 QUEENSMEAD REDEV. 18/9/72 CL

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02889	WOKINGHAM SQUASH RACKETS CLUB	STORE AT REAR	4-9-75	N/A REF
03465	" " "	Pass Entr. Lift store + Additions	30 10 75	N/A C/A
03481	ABBEY NATIONAL BUILDING SOC.	GROUND FLOOR SHOP TO BUILDING SOC.	30.10.75	W/DR
C4235	LYNN BUILDING LTD	DEMOLISH + RE-BUILD	15 4 76	N/A REF
04785	" " " LSC	Ext. at rear for shops with offices ab	8-7-76	N/A C/A
04786	" " "	" " "	8-7-76	N/A C/A
05241	" " "	BASEMENT HOUSE REAR EXT.	26-8-76	N/A REF
BR6124	" " "	"	12.4.77	APP N/A
08008	CREST ESTATES LTD.	NO. 26. PART RECONSTRUCTION NO 28 NEW BUILDING - SHOPS & OFFICES.	13.4.78	N/A C/A
08009	"	LISTED BUILDING CONSENT	13.4.78	N/A CON

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

②

ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9172	CREST ESTATES LTD.	3 SHOPS, OFFICES + RE-CONST. PART NO. 26	18-9-78	REF N/A
BR 9806	"	"	25.12.78	REF N/A
BR10141	"	"	13.723.380	APP A
BR11892	N.H. SMITH & SON	NEWS RECEIVING BUILDING AT REAR	16.9.79	APP N/A
BR12029	"	RETAIL OUTLET	22.10.79	REF N/A
11734	"	BLOCK FOR PAPER STORING	25.10.79	N/A C/A
11735	"	RETAIL OUTLET	25.10.79	N/A C/A
11736	"	3 SIGNS	25.10.79	N/A C/A
12426	"	Window Rail Front & Side ALTERATIONS L.B.C.	14.2.80	N/A C/A
12427	"	" " "	14.2.80	N/A C/A
~~BR12805~~	"	NEWS RECEIVING BLDG	31.1.80	APP N/A
~~11~~		~~REAR - RETAIL~~	14-2-80	~~N/A C/A~~

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

08.MAR2000* 0817

(3) ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12621	W.H. SMITH & SON	BLDG. FOR SORTING PAPERS	10. 4. 80	N/A R
12029	" " "	Proposed retail outlet	31. 3. 80	app N/A
BR 12975	ABBEY LIFE ASSURANCE CO. LTD.	INTERNAL FITTING OUT	2.4.80	APP. N/
BR 13172	Abbey Nat Bld Soc. unit 2	New shop filling etc	18. 4 80	app N/A
13041	" " " "	as above metal fascia lettering,	? WITHDRAWN	
13042	" " " " LBC	as above	5.6.80	N/A C/A
13040	" " "	as above,	5.6.80	N/A C/A
BR 16351	W H Smith & Son	Store for news papers &	9.3.81	REF N/
15021	"	bicycle shed.	19. 3 81	N/A C
15155	ABBEY NAT. BUILDING SOCIETY	PROJECTING SIGN - UNIT 2	9.4.81	N/A C/
BR 16789	W.H. SMITH & SON LTD	BICYCLE STAND/STORE	13.5.81	APP. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

08.MAR2000* 0817

(4)

ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15904	W.H. SMITH & SONS	BLDG FOR NEWSPAPERS & STORAGE	30.7.81	N/A C/A
16911	SAVACENTRE LTD	MOVE & RESITE DOORS	11.2.82	N/A C/A
17398	ABBEY NATIONAL	GROUND FLOOR OFFICE COOLING CONDENSERS	7.5.82	N/A C/A
18415	W.H. SMITH & SON LTD	ALTS TO EX. SHOP FRONT	18.11.82	N/A C/A
18433	"	W.H. SMITH SIGN ONTO WINDOW	18.11.82	N/A C/A
BR 20534	"	ALTS TO SHOP FRONT & CONCRETE FLOOR BEAMS.	5.5.83	REF N/A
BR 20534	"	"	17.5.83	App. N
21110	DPCE (UK) LTD.	ILL. FASCIA SIGN	5.4.84	N/A C/A
22507.8 TD	"	REPL. FRONT DOOR	15.11.84	N/A C/A
BRA 2868	NIXDORF COMPUTER LTD. 1ST FLOOR	INT. PARTIT. & AIR COND.	3.6.87	REF
31441/2 R	ABBEY NAT.	CASH DISPENSER / ILL. SIGN & PANEL	29.9.88	C/ R
31741	PRUDENTIAL PROP. SERVICES	"	13.4.89	C/A

DATE OF COMPLETION

MINISTRY DECISION W.H. SMITH INT. RETAIL REFIT 4.6.90 APP

SPECIAL ORDERS " 2 ILL. SIGNS 1.8.90 C/A

DRAINAGE " MODS. of EX. SHOP FR. 29.8.90 R

091074 32128 ~~PRUDENTIAL~~ ABBEY NATIONAL SIGNS 15.12.88 C/A

(5) ADDRESS 26-28 MARKET PLACE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER ~~31141 PRUDENTIAL ILL. SIGN & PANEL 13.4.89 C/A~~

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~34967~~		~~DEM. REAR BOUNDARY WALL~~	~~21.5.91~~	~~See STATE~~
~~36307~~	~~W.H. SMITH~~	~~MODS TO LT. SHOP FRONT~~	~~24.8.90~~	~~Ref~~
BRA 9307	"	DEM/ALTS. OF FIRE-DAMAGED BUILDING	4.9.90	APP
36308	"	S/ST. " "	17.10.90	C
FP/93/1376	BALDWINS IND. LTD.	PARTITIONS	26.5.93	Ref
FP96/5929	FIRST NAT. FINANCE CORP.	INT. REFURB.	16.12.96	9 APP
SL97/0519	CLC Contractors Ltd.	Sc. for Ext. Repairs & redec.	16.10.97	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Eng - Ms. Lambie - Replace signs - 3/3/99

DRAINAGE

091074

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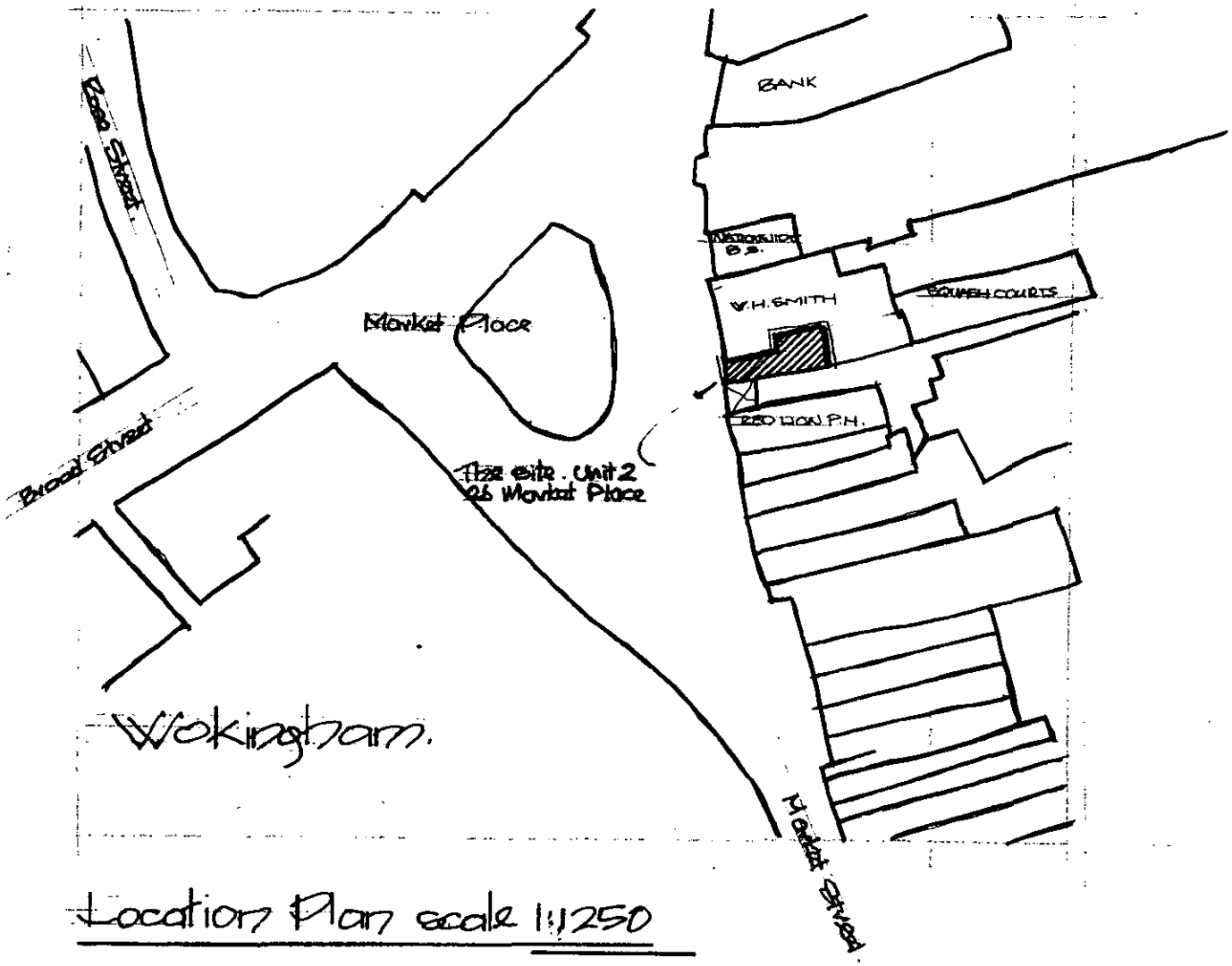

Location Plan scale 1:1250

08.MAR2006 0317

APPROVED



Site Plan, Scale: 1 to 1250

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Date: 17 February 2000

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