23/4

APPLICATION NO:

LB/2002/8202

LOCATION:
Wargrave Manor Wargrave Hill, Reading Wargrave.

APPLICANT:
Bucentaure Anstalt C/O Huw Owen Architects

PROPOSAL:
Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.

EARLIEST DATE FOR DECISION: **19/04/2003**

APPLICATION WILL HAVE EXPIRED ON: 05/05/2003

CASE OFFICER: **Dawn Hancocks**

R/A/I/L/E/X
Marbleboard

(DSH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Bucentaure Anstalt
C/O Huw Owen Architects
12 Swallow Street
Picadilly
LONDON
W1B 4DR

Application Number: LB/2002/8202

Parish: **WARGRAVE**

Location: **Wargrave Manor, Wargrave Hill, Reading, Wargrave**

Proposal: **Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** 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.

Conditions

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

2. Except where stated otherwise on the approved drawings all new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

3. Before the building of the balustrade hereby permitted is commenced, details of the proposed paint colour shall be submitted to and approved in writing by the Local Planning Authority and no other paint shall be used other than that approved.

Reasons

1. This condition is attached by virtue of Section 18 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.

2. In order to safeguard the special architectural or historic interest of the building.

3. To ensure that the external appearance of the building is satisfactory.

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Nos. 014/WGM/L/01, 184/PL/020, 184/PL/001, 184/PL/002, 184/PL/003, 184/PL/004, 184/PL/005, 184/PL/006, 184/PL/012, 184/PL/014, 184/PL/015, 184/PL/016, 184/PL/101, 184/PL/102, 184/PL/111and 184/PL/112, received by the Local Planning Authority on 10 March 2003.

2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

3. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

4. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

5. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

6. Attention is drawn to Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that any demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the works has been given to the Royal Commission on the Historical Monuments of England, 23 Savile Row, London, W1X 1AB and they have been given reasonable access to the building for at least one month following the grant of consent, for the purpose of making a record or within that period, they have stated that they have completed their record of the building or that they do not wish to record it.

7. 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 Policies C2, C4, C8, EN4
Loddon Area Local Plan Policies LBE1, LTV2, LC19, LC3, LC4
Green Belt Local Plan Policy 9
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC7, WGB1, WGB3, WLL2, WHE11, WHE13

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/04/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

8202

FROM: Dawn Hancocks

DATE: 26 March 2003

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2002/8202

Proposal: Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective..

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
28 APR 2003	
COPIES TO	
	FILE

Site Address: Wargrave Manor, Wargrave Hill, Reading, Wargrave.

Applicant: Bucentaure Anstalt C/O Huw Owen Architects.

Your observations are required in respect of this application **by 19/04/2003** .

The design according to the plans appears to be out of keeping with the character of the existing building

SIGNED: _____ DATE: 22/4/03

Clerk To Wargrave Parish/Town Council.

1772B

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of HUW OWEN ARCHITECTS

Date 07.03.03

† See note (a) in Certificate A

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

* Delete where inappropriate

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER
0202 16 MAR 03

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

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

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

8202 10 MAR 03

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

(Notice for service on individuals)

Notice for Service on Individuals under Regulation 6 for listed building consent

Notice Number LB1

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant.

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is served.

(f)) Insert address of Council.

Proposed development at *(a)* WARGRAVE MANOR

TAKE NOTICE that application is being made to the *(b)* WOKINGHAM DISTRICT Council by *(c)* BUCENTAURE ANSTALT for listed building consent to *(d)* NEW BRIDGE & LIFT FOR DISABLED ACCESS

If you should wish to make representations about the application, you should make them in writing not later than *(e)* 21 DAYS to the Council at *(f)* PLANNING SERVICES, PO BOX 157, SHUTE END, WOKINGHAM

Signed .....

*On behalf of HUW OWEN ARCHITECTS

Date 07.03.03

* Delete where inappropriate

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

(Notice for publication in local newspaper)

Notice for Publication in Local Newspapers where not all the Owners are known under Regulation 6 for listed building consent

Notice Number LB2

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is published

(f) Insert address of Council

Proposed development at *(a)* WARGRAVE MANOR

NOTICE is hereby given that application is being made to the *(b)* WOKINGHAM DISTRICT Council by *(c)* BUCENTAURE ANSTALT for listed building consent to *(d)* NEW BRIDGE & LIFT FOR DISABLED ACCESS

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations to the above-mentioned Council about the application should make them in writing not later than *(e)* 21 DAYS to the Council at *(f)* PLANNING SERVICES, PO BOX 157, SHUTE END, WOKINGHAM

Signed .....

*On behalf of HUW OWEN ARCHITECTS

Date 07.03.03

* Delete where inappropriate

WORK SHEET FOR : Dawn Hancocks

Application Number : LB/2002/8202

Applicant : Bucentaure Anstalt C/O Huw Owen Architects.

Location : Wargrave Manor, Wargrave Hill, Reading, Wargrave.

Proposal : Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/4/03

Date of Neighbour Notifications : .....

Date of Site Visit : 4/4/03

Date Registered : 10/03/2003

Earliest Date for Decision : 19/04/2003

Latest Consultation Date/Site Notice Expiry Date : 19/04/2003

This application <u>will have expired on</u>: <u>05/05/2003.</u> 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 :

Heritage – no objection

Planning Issues :

Green Belt
Countryside
ASLI
GWPZ
* Listed Building

Application Number: LB/2002/8202

Appraisal:

Development
The proposed is for the erection of an external bridge from the roof terrace to conservatories, replacement balustrade to the terrace and disabled lift in the courtyard of the Manor House. This application is retrospective. The existing (retrospective) balustrade is to be replaced with a more suitable design. The site is a large detached Manor House located within extensive grounds with detached buildings and a private lake, located within the green belt of Wargrave.

1) Impact upon the neighbours
Due to the size of the plot of land and the position of the dwelling, there would be no adverse impact upon neighbouring properties.

2) Impact upon the Listed Building
The disabled lift is located within an internal courtyard of the dwelling and is not visible from any external elevations or public viewpoints. The external bridge and balustrade creates a pleasing link between the service area to the rear of the house and the conservatories from the roof terrace. The materials match the existing dwelling. It is considered that there would be no adverse impact upon the character of the area.

The proposed balustrade is considered to enhance the bridge and edge of the terrace at first floor level. The proposed is located to the rear of the building with the service area of the house and contributes to the link between the house and its garden. The proposed colour that the steel will be painted is to be confirmed and can be conditioned for further details.

The lift is located within the courtyard within an area that has been subject to much modification in recent years. The structure is modest in size and is constructed with appropriate materials and detailing both externally and within the building.

It is considered that the impact upon the character of the listed building is minimal.

Approval: ✓ ~~**Refusal:**~~

Application Number LB/2002/8202
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001		This condition is attached by virtue of Section 18 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.
2	C190	R190	INSERT AT BEGINNING: Except where stated otherwise on the approved drawings
3			Condition: Before the building of the balustrade hereby permitted is commenced, details of the proposed paint colour shall be submitted to and approved in writing by the Local Planning Authority and no other paint shall be used other than that approved. Reason: To ensure that the external appearance of the building is satisfactory

Informative for approvals

1) This approval is in respect of the OS Site Location Plan and Plan No 014/WGM/L/01, 184/PL/020, 184/PL/001, 184/PL/002, 184/PL/003, 184/PL/004, 184/PL/005, 184/PL/006, 184/PL/012, 184/PL/014, 184/PL/015, 184/PL/016, 184/PL/101, 184/PL/102, 184/PL/111 and 184/PL/112, received by the LPA on10.03.03

2) Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar

3) No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected

4) Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings

5) N08

6) N09

7) N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LTV2, LC19, LC3, LC4

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3, WCC7, WGB1, WGB3, WLL2, WHE11, WHE13

GREEN BELT LOCAL PLAN POLICIES: 9

BERKSHIRE STRUCTURE PLAN POLICIES: C2, C4, C8, EN4

MINERALS LOCAL PLAN POLICIES:

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

Date: 30/4/03

If any of the consultee's have requested a copy of the decision notice please list them below;

3 photos taken (7/2003/8763)

RECORD OF SITE VISIT

Green s/N put up 7/4.

SITE ADDRESS: Wargrave Manor Wargrave Hill Reading Wargrave. APPLICATION NUMBER: LB/2002/8202	OFFICER: Dawn Hancocks DATE OF SITE VISIT:...7/4.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, fence at main entrance

2. DESCRIPTION OF SURROUNDINGS

edge of Wargrave. Large grounds.

3. DESCRIPTION OF SITE/BUILDING

Large detached listed building. Numerous outbuildings. lake.

4. RELATIONSHIP TO ADJOINING PROPERTIES

large grounds

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS ranes over site

BOUNDARY TREATMENT fence + dense veg.

OTHERS - all internal alterations can be undone if necessary,
- ramp + terrace surface to be changed
- balustrade to be changed as on plans, to be more in keeping with the dwelling,

Dawn Hancocks

From: Dawn Hancocks
Sent: 07 April 2003 11:03
To: 'Angela Hodgson'
Subject: RE: planning/Wargrave

Angela

That's fine.

Regards
Dawn

-----Original Message-----
From: Angela Hodgson [SMTP:ah@middle-house.freeserve.co.uk]
Sent: 07 April 2003 11:07
To: Dawn.Hancocks@wokingham.gov.uk
Subject: planning/Wargrave

Dawn
Can we have until Wed 23rd to respond to the Wargrave Manor application as our meeting is on 22nd April because of Easter.
Angela Hodgson.
Wargrave PC

To:
Harold Sanders
Urban Design And Conservation Officer

From: Dawn Hancocks

Date: 26 March 2003 27 MAR 2003

Application Number: LB/2002/8202

Proposal: Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective..

Site Address:
Wargrave Manor, Wargrave Hill, Reading, Wargrave.

Applicant:
Bucentaure Anstalt C/O Huw Owen Architects.

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

PLEASE SEE DETAILED COMMENTS ON F~~E~~/2002/8763.

I DO NOT CONSIDER THE PROPOSED CHANGES GENERATE ANY PLANNING ISSUES; THE IMPACT ON THE LISTED BUILDING ARE DETAILED ON THE PLANNING APPLICATION ! (SEE ENCLOSED COPY - SORRY)

Harold Sanders 03.04.03.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Dawn Hancocks

Date: 26 March 2003 27 MAR 2003

Application Number: F/2003/8763

Proposal: Proposed erection of external bridge from roof terrace to conservatories , replacement balustrade to terrace and disabled lift in courtyard of Manor House. Retrospective..

Site Address:
Wargrave Manor, Wargrave Hill, Wargrave, Reading.

Applicant:
Bucentaure Anstalt C/O Huw Owen.

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

I DO NOT CONSIDER THESE PROPOSALS GENERATE ANY PLANNING ISSUES.

1. ALTHOUGH A RETROSPECTIVE APPLICATION, THE SUBMITTED SCHEME PROPOSES A NEW BALUSTRADE.

I CONSIDER THE PROPOSED BALUSTRADE ENHANCES THE BRIDGE AND EDGE TO THE TERRACE AT FIRST FLOOR LEVEL. THE WORKS ARE AT THE REAR, SERVICE AREA OF THE HOUSE AND CONTRIBUTES TO THE LINK BETWEEN THE HOUSE AND ITS GARDEN.

I DO NOT OBJECT TO THE PROPOSAL.

2. THE LIFT WITHIN THE COURTYARD IS LOCATED WITHIN AN AREA MUCH MODIFIED IN RECENT YEARS. THE STRUCTURE IS MODEST IN SCALE, WITH APPROPRIATE MATERIALS + DETAILING. BOTH EXTERNALLY AND WITHIN THE BUILDING.

ITS VISUAL IMPACT IS CONTAINED WITHIN THE COURTYARD AND NOT SEEN FROM PUBLIC VIEWPOINTS.

I DO NOT OBJECT TO THE PROPOSAL AS I CONSIDER ITS IMPACT ON THE CHARACTER OF THE LISTED BUILDING IS MINIMAL

To:
TREES

From: Dawn Hancocks

Date: 26 March 2003 27 MAR 2003 ~~-8 APR 2003~~

Application Number: F/2003/8763

Proposal: Proposed erection of external bridge from roof terrace to conservatories , replacement balustrade to terrace and disabled lift in courtyard of Manor House. Retrospective..

Site Address:
Wargrave Manor, Wargrave Hill, Wargrave, Reading.

Applicant:
Bucentaure Anstalt C/O Huw Owen.

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

NO TREE IMPLICATIONS.

Harold Sanders
07-04-03

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: 2002/8202

Proposal:
Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.

Location:
Wargrave Manor Wargrave Hill Reading Wargrave

This application is being advertised in the Reading Chronicle newspaper on the 04/04/2003 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND 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 Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **25/04/2003**. 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: 04/04/2003

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

Tel: (0118) 974 6446

Date: 26 March 2003

My ref: LB/2002/8202

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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

Dear Councillor

Application Number: LB/2002/8202
Wargrave Manor, Wargrave Hill, Reading, Wargrave.
Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **LB/2002/8202**
Wargrave Manor, Wargrave Hill, Reading, Wargrave.
Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6446

Date: 26 March 2003

My ref: LB/2002/8202

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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

Dear Councillor

Application Number: LB/2002/8202
Wargrave Manor, Wargrave Hill, Reading, Wargrave.
Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **LB/2002/8202**
Wargrave Manor, Wargrave Hill, Reading, Wargrave.
Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

8202 10 MAR 03

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: LB/2002/8202

Bucentaur Anstalt Lichtenstein
C/O Huw Owen Architects
12
Swallow Street
Picadilly
London
W1B 4DR

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 Sir/Madam

Reference Number: 2002/8202

Site Address: Wargrave Manor, Wargrave Hill, Reading, Wargrave.

Proposal: Proposed replacement balustrade to rear terrace & bridge of listed building.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit block plan to show position of bridge and balustrade.

Full elevations of bridge required, North and South elevations to clarify extent and materials.

Floor plans must indicate full extent of bridge and East end of balustrade.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Received by Wokingham District Council

Application No: LB/2002/8202

Proposal:
Proposed new bridge from listed building to conservatories for disabled access , replacement balustrade on terrace and disabled lift within courtyard of dwelling. Retrospective.

Location:
Wargrave Manor, Wargrave Hill, Reading, Wargrave.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/8202 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2003. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

26 March 2003

8202 10.MAR03

HUW OWEN ARCHITECTS.
12 Swallow Street, Piccadilly, London. W1B 4DR

Tel +44 (020) 7287 8813
Fax +44 (020) 7287 8814
e-mail architects@huwowen.co.uk

7th January 2002

Our Ref.: 184-pl

Mr. Harold Sanders
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
08 JAN 2002	
COPIES TO	ACK.
	FILE:

ORIGINAL RETAINED FOR COPY. RECORD.

for reference only and may be some of information can be re-used. HS.

Dear Mr Sanders,

Re: Wargrave Manor, Wargrave, Berkshire:
Listed Building Consent for a New Balustrade to the Rear Terrace and Bridge

As discussed on the telephone today please find enclosed all 6 copies of the forms we previously sent you along with one set of the drawings/photographs and a copy of our original letter that we submitted for your consideration.

As you are already aware, we are confused that the whole package has been returned. We were under the impression that the level of information we sent to you had been agreed in our discussions prior to the submission in December.

Clarification of letter ref. LB/2002/8202:
There is a key/block plan on the first floor plan, which shows the extent of the bridge return. Enclosed are the East and North Elevations. We did not include the South Elevation, as it doesn't show anymore than is the North elevation.

The main plan does not show the full extent of the bridge admittedly but as we are not proposing any amendments other than continuing the metal balustrade to its termination we did not feel it was as important as showing the edge of the floor plan. However if you require this we can furnish you with a further drawing. We have added a north point to the plan to help with orientation.

We propose to replace the entire existing plywood balustrade with the new metal one shown on our drawings. The plinths and planters (on the terrace) are to be painted white to match the existing building. The construction of the plinths, we agreed, could be either block and render or pre-cast concrete. The finer details of which, we believed, we agreed could be dealt with as a condition.

We hope that you are satisfied with the level of information enclosed but if this is not the case then we are happy to supply you with further information should you require it.

Yours sincerely,

Melissa Doughty
For Huw Owen Architects

HUW OWEN ARCHITECTS.
12 Swallow Street, Piccadilly, London. W1B 4DR
Tel +44 (020) 7287 8813
Fax +44 (020) 7287 8814
e-mail architects@huwowen.co.uk

8/02/1 C.MAR 03

7th March 2003

2 of 3 Packages

Our Ref.: 184-pl

Mr. Harold Sanders
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

10 MAR 2003

Dear Mr Sanders,

Re: Wargrave Manor, Wargrave, Berkshire:

On behalf of our client Charles Kendall & Partners and Bucentaure Anstalt we hereby submit proposals for Planning approval & Listed Building Consent for the following at Wargrave Manor.

Proposal:
Retrospective planning approval for a bridge from link the main house to the adjacent Conservatories at first floor, the installation of a new disabled lift within the dentistry/courtyard and the removal of the old lift with conversion to connecting stair & cupboard. All proposed works are required to assist use of the property by disabled members of the household and their guests.

We enclose the following documentation as part of this application:

- 6 copies of Planning Application form Part 1 (1509a)
- 6 copies of Section 66 Certificate (1789a)
- 6 copies of form 1871/A: Application for Listed Building Consent
- 6 copies of form1772A
- 6 copies of form 1784
- 12 copies of the each of the drawings on the attached schedule.

Should you require any further copies we will be happy to supply them.

As the works are in relation to disabled access we understand that there is no planning fee required.

As you are already aware, the bridge & lift are already installed. The photographs of the bridge that we have supplied show the current balustrade, which will be replaced with the steel & timber balustrade described in our proposals, should approval be given.

The new lift has been installed in the area, previously known as the Dentistry. A window was lowered to floor level, at first floor, to accommodate the lift door. The work has been carried out to a very high level and does not look 'out of place' within the building. The lift is required to provide access between a suite at first floor and the ground floor. Externally the lift enclosure is clad and rendered to match the existing building with a 'slate' roof to blend in.

(*) PRE-APPS (*)
ATTACHED

Application Number: LB/2002/8202

Case Officer : DSH.

Valid Date : 10/03/03

Map No : 17

Site Area : 30.24

Received Date: 16/12/2002

Level : Delegated Application

Description : Proposed ~~replacement balustrade to rear terrace & bridge of listed building. (Retrospective)~~ and new bridge from listed building to conservatories for disabled access & disabled loft within courtyard) of dwelling. Retrospective. Replacement balustrade on terrace.

Location : Wargrave Manor, Wargrave Hill, Reading, Wargrave.

Parish : WA **Ward : WAR** 26.3.03 PS.

Applicant : Bucentaure Anstal c/o Htw Owen

Fee Required: £0 **Fee Received: £0** N/R

Additional: .....: or Refund: .....

Enforcement Section to be notified ☑ MH (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Block plan required to show position of bridge & balustrade	Rec'd. 31.12.02	✓ 10/3
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	— Full elevations of bridge required, N & South (to clarify extent & materials)	4	✓ 10/3
FLOOR PLANS	— must indicate full extent of bridge and L. end of balustrade. 4		✓ 10/3
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

} as discussed with HS

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

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

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

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

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

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

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

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. N/A.

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

Signed ..... on behalf of HUW OWEN ARCHITECTS.

Date 07.03.03

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

DATE PROTECTION ACT 1984

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

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No 8202 10 MAR 03

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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

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

---

1. APPLICANTS NAME: BUCENTAURE ANSTALT
   ADDRESS: LICHTENSTEIN
   POST CODE:
   PHONE: /

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: HUW OWEN ARCHITECTS
   ADDRESS: 12 SWALLOW STREET
   PICCADILLY
   LONDON
   POST CODE: W1B 4DR
   PHONE: 020 7287 8813

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: WARGRAVE MANOR, WARGRAVE

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

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

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

---

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

---

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

---

6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   NEW BRIDGE FROM MAIN HOUSE TO CONSERVATORIES FOR DISABLED ACCESS & DISABLED LIFT WITHIN COURTYARD OF HOUSE

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
   e.g. state materials and colour of any new walls or roof.
   RENDER TO MATCH EXSTG, SLATE TO MATCH EXSTG. PAINTED STEEL & DARK STAINED TIMBER BALUSTRADING.

8202 10 MAR 03

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

(Notice for service on individuals)

Notice for Service on Individuals under Regulation 6 for listed building consent

Notice Number LB1

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant.

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is served.

(f)) Insert address of Council.

Proposed development at *(a)* WARGRAVE MANOR

TAKE NOTICE that application is being made to the *(b)* WOKINGHAM DISTRICT Council by *(c)* BUCENTAURE ANSTALT for listed building consent to *(d)* NEW BRIDGE & LIFT FOR DISABLED ACCESS

If you should wish to make representations about the application, you should make them in writing not later than *(e)* 21 DAYS to the Council at *(f)* PLANNING SERVICES, PO BOX 157, SHUTE END, WOKINGHAM

Signed .....

*On behalf of HUW OWEN ARCHITECTS

Date 07.03.03

* Delete where inappropriate

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

(Notice for publication in local newspaper)

Notice for Publication in Local Newspapers where not all the Owners are known under Regulation 6 for listed building consent

Notice Number LB2

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is published

(f) Insert address of Council

Proposed development at *(a)* WARGRAVE MANOR

NOTICE is hereby given that application is being made to the *(b)* WOKINGHAM DISTRICT Council by *(c)* BUCENTAURE ANSTALT for listed building consent to *(d)* NEW BRIDGE & LIFT FOR DISABLED ACCESS

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations to the above-mentioned Council about the application should make them in writing not later than *(e)* 21 DAYS to the Council at *(f)* PLANNING SERVICES, PO BOX 157, SHUTE END, WOKINGHAM

Signed .....

*On behalf of HUW OWEN ARCHITECTS.

Date 07.03.03

* Delete where inappropriate

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of HUW OWEN ARCHITECTS

Date 07.03.03

* Delete where inappropriate

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER
8 202 10 MAR 03

LISTED BUILDING CONSENT APPLICATION

10 MAR 2003

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

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Wargrave

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No LB in Cons Area

---

INTERNAL CONSULTATIONS 26.3.03

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Countryside

Green Belt

Area of Special HS importance

Groundwater Protection Zone

Thames River Valley Policies

NEIGHBOURS

S/N sufficient

4 x pre-apps attached.

(7) ADDRESS WARGRAVE MANOR WARGRAVE HILL PARISH WARGRAVE E

PLOT No. ORD. SHEET No. SU. 7878 (17)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09480	WARGRAVE MANOR ESTATE	L.B.C. 1ST FLOOR WORK, OFFICE & STAFF KITCHENS	14.12.78	N/A C/A
09481	"	"	14.12.78	N/A C/A
R9933	"	EAST LODGE: EXT. TO REAR LIVING ROOM, BATHROOM	7.12.78	APP. N/A
R10211	"	DET. GARAGE & STABLES FOR 19 HORSES & ANC. WORKS	13.2.79	APP. N/A
R10212	"	NO STABLES & INVALID TO S. DWELLINGS	R.2.79	APP. N/A
R10300	"	EXT. TO REAR S/STOREY & LOG STORE	26.2.79	APP. N/A
7426/7		INVALID LIFT	15484	C/A
LA 2302	"	LIFT ETC.	6.2.84	APP
28089	MALORAN LTD	NEW ACCESS	5.8.87	C/A
32095 32859	"	LOCK-UP GARAGES	14.12.88	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074
33279 " 12 CAR GARAGING/STORE/SITTING ROOM 7.6.89 C/A

(6) ADDRESS WARGRAVE MANOR WARGRAVE HILL PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34341/8[illegible]	O/P			N/P
[illegible]1605	MALORAN LTD	12 GARAGES	17.6.89	REF
34934	"	GARAGING/STORE/SITTING ROOM/BAT. ROOM	DRIVERS 14.2.90	C/A
BRA[illegible]763	"	" " "	30.3.90	APP
BRA[illegible]763	"	" "	30.3.90	APP
35161	"	NEW LAKE/TEMPLE/LANDSCAPING/TREES	9.5.90	C/A
98/68293/F	" (NEW)	ENTRANCE GATE	9.12.98	C/A
LB/2002/8202	Bocentaure Anstalt	Repl. balustrade to R. terrace + bridge		
F/2003/6763	B "	Invert exist. bridge from rear terrace to carparks & lift in carpark of Harbour Tbe (NEW)		
LB/2002/8202	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE