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(PART

Area

Lower

APPLICATION NO:
LB/2000/0677

LOCATION:
R J Bush& Son Highfield Farm Highfield Lane, Crazies Hill Reading.

APPLICANT:
Mr Bush C/O Knott & Shepherd

PROPOSAL:
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Heather Morgan**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Bush
C/O Knott & Shepherd
Spring Meadows Business Centre
Highfield Farm
Wargrave
READING
Berkshire RG10 8PZ

Application Number: LB/2000/0677

Parish: **WARGRAVE**

Location: **R J Bush& Son, Highfield Farm, Highfield Lane, Crazies Hill, Reading**

Proposal: **(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.**

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. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

Condition
3. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
4. All rainwater goods and external pipework shall be of cast iron and be of a matt black finish.

Condition
5. All new external doors and windows shall be painted timber.

Condition
6. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
7. 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.

Condition
8. Full details, including construction, of the new door and the external ramp in the western elevation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
9. Details of all the new internal studwork, including how it is to be attached to existing plinth walls and infilling of door openings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
10. Full details of the construction of the mezzanine areas including how the columns are to relate to the walls and floors (including foundations) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
11. The existing full height barn doors on the northern elevation shown on the approved plans shall be retained in situ.

Condition
12. Details of the repositioning of the existing posts comprising the main existing entrance on the southern elevation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
13. Details of the precise location of windows and doors, including their relationship to existing vertical frame members shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
14. Detailed drawings of the method of excavation of the internal floor of the building and the construction of the new brick and flint plinth, including material samples) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reason
1. In pursuance of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reason
2. To help ensure the satisfactory control of the work to the listed building.

Reason
3. To preserve the architectural integrity of the listed building.

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

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

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

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

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

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

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

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

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

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

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

John Mitchell
Development Control Manager
Date: 02/11/2000

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.

0677

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date December 3, 2001
My ref. LB/2000/0677

Mr P J Knott
Knott & Shepherd Parnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berks.
RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Knott

HIGHFIELD BARN BUSINESS UNIT

Thank you for your letter dated 13 November 2001.

I now confirm, for your records, my previous acceptance of the revised detail of boarding / brick plinth junction.

I consider this traditional detail to be appropriate to the period of the barn and part of the 'repair' works.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Development Control – Mike Thorp

0677

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date December 3, 2001
My ref. LB/2000/0677 (Minor Amendment)

PL	
PC	CS
DC	BMF
APP	
CS	
0 4 DEC 2001	
COPIES TO:	

Mr P J Knott
Knott & Shepherd Parnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berks.
RG10 8PZ

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Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Development Control – Mike Thorp

KNOTT & SHEPHERD

PARTNERSHIP

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

15 NOV 2001

13 November 2001 9930

Mr H Sanders,
Conservation Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

Dear Mr Sanders,

PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION NO. LB/2000/0677. APPROVED 02/11/2000

Further to our telephone conversation on Monday we have prepared a revised detail for the junction of the timber cladding and brick & flint plinth wall and enclose a copy.

The original detail submitted to you was prepared in an attempt to replicate the appearance of the greater part of the wall that was there before. In the course of his work the specialist timber frame repairer had to replace almost the whole of the sole plate, which had rotted. He advised that the poor detail of the brick wall projecting outside the timber cladding and thus providing an easy route for the water was the main reason for the poor state of repair of the sole plate. With the top exposed, even when topped with a cement fillet, the wall would be wet for much of the winter and it would be very difficult to prevent this water from getting into the building and damaging the new internal finishes and timber frame.

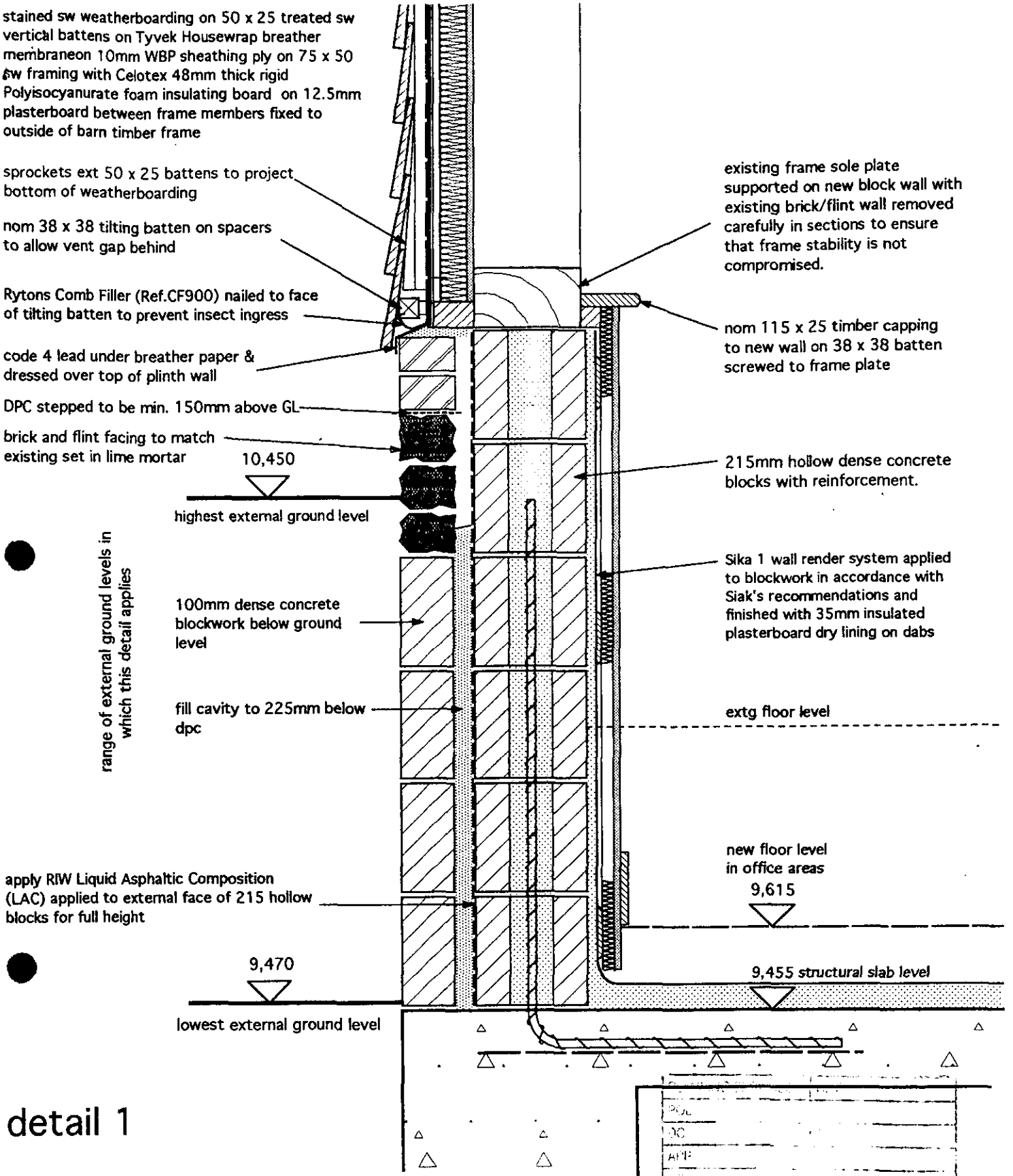
To ensure that the new sole plate is better protected, therefore, we have detailed the timber boarding to oversail the plinth with sprockets and a tilting batten and we request that you accept this traditional detail in lieu of the one previously submitted.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

enc.

cc Mr R Bush



detail 1

THE BARN, HIGHFIELD FARM, WARGRAVE

REVISED DETAIL AT BOTTOM OF TIMBER CLADDING

1.10

14/11/01

15 NOV 2001

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

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Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date *February 18, 2002*
My ref. HS/PP

Mr Bush
c/o Knott & Shepherd
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bush

LISTED BUILDING CONSENT NO. LB/2000/0677

Thank you for your letter dated 4 September 2001.

I must apologise for the long delay in replying and the problems you have experienced in your endeavours to resolve the discharging of the conditions.

To clarify the present position, I have listed each condition and noted what I believe to be the current situation in relation to the Listed Building Consent No. LB/2000/0677. A similar letter for the planning application has also been forwarded.

Condition 1 - Time Limit:
No action required other than any new works must commence within 5 years.

Condition 2 - Commencement Notice:
Already complied with in relation to repair works.

Condition 3 - Extent of Works:
To be observed.

Condition 4 - Rainwater Goods:
To be actioned.

Condition 5 - Door and Window Finishes:
To be confirmed.

Condition 6 - New Joinery Details for Doors:
To be as drawing no. 9930/14. For windows as drawing no. 9930/16.

Condition 7 - New and Making Good Work Finish:
To be actioned.

Mr Bush

February 18, 2002

Condition 8 - New Door and Ramp to West Elevation:
Outstanding.

Condition 9 - Internal Studwork:
Outstanding.

Condition 10 - Mezzanine Area Construction:
To be constructed as drawing no. 9930/17.

Condition 11 - Doors to North Elevation:
To be retained.

Condition 12 - New Entry, South Elevation:
To be constructed as drawing no. 9930/15.

Condition 13 - Window Locations:
Agreed on site 13 February 2002 by Conservation Architect.

Condition 14 - Internal Floor Construction:
To be carried out to drawing no. 9930/W/23.

To summarise:
1) Only the specification of the finish to the windows and doors is required to discharge Condition 5.
2) Details of the new door and ramp are required for Condition 8.
3) Internal studwork and finish details are required for Condition 9.

Please contact Harold Sanders or Nicola Lake if you consider that the information for the above conditions has been submitted but not acknowledged.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	H/2000/0676 + LB/2000/0677	HM
BUILDING CONTROL NUMBER	FP 2000/1589 Andy	
~~APPLICANT~~/AGENT	Knott + Shepherd Partnership	
ADDRESS OF SITE	The Barn Highfield Farm Cogges Hill. WARGRAVE	
DESCRIPTION OF PROPOSED WORK	Conversion + refurbishment of barn including addition of mezzanines to form office building (B1) use	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	breathin	9930/13
ELEVATIONS	9930/21	9930/10 C
FLOOR PLANS	9930/W/20	9930/10 C

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	28/2/01	

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	

Received by Wokingham District Council

Application No: LB/2000/0677

Proposal:
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.

Location:
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. 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

Application Nos. **Received** **Wargrave**
F/2000/0676 & **16.02.00**
LB/2000/0677

Applicant : **Mr Bush c/o Knott and Shepherd Partnership**
Location : **Highfield Farm, Highfield Lane, Crazies Hill**
Proposal : **Proposed change of use of redundant farm building to (B1) office use and alterations including mezzanine floor**

1. **Planning History** – The site lies within the Green Belt along a single track road with passing places. It forms one side of a courtyard, the other buildings having been converted to office uses in the past. Parking is provided within the courtyard and to the south, in what was previously a concreted yard. The barn has a brick and flint base with weatherboarding, and was recently listed (Grade II).
   39447 – Change of use of redundant agricultural buildings to B1 use.
   Granted 1/7/92. (Total floor area 298 m²).
   44218 – Change of use of additional redundant farm buildings to B1 use (Units 1A and 8).
   Granted 9/6/95. (Additional floor area 41m²).
   97/65647/T – Proposed change of use of yard to car park.
   Granted 5/9/97. (32 car parking spaces in total. No new floorspace involved).

2. **Proposal** – is for the conversion of a redundant listed barn to additional office accommodation. The barn is used for ad hoc storage unrelated to the agricultural holding. The proposal would provide an additional 285m2 of floorspace with the addition of mezzanine floors on either side of the central area. No additional parking is proposed as adequate provision exists on site. No extensions are proposed to the barn. The application is before committee due to the need for a S106 agreement.

3. **Consultations** -
   - ***Wargrave Parish Council*** – No objection.
   - ***Highways*** – In view of the additional information/correspondence regarding additional passing places, there is no highway objection subject to a legal agreement regarding the provision of passing places, the implementation of the extant planning permission for additional parking spaces and the retention of theses spaces in perpetuity.
   - ***Policy and Plans*** – Principle of development is allowable under WGB1 provided it retains the open and undeveloped character of the Green Belt. As there is a re-use of the building employment use is preferred under WGB4 but there should be no significant intensification at the site. There should be no adverse traffic generation. Need to ensure there is no detrimental impact on the listed building. No objection on employment policy. Unlikely objection in terms of WGB1, seek advice re highways and listed building.
   - ***Trees and Landscape*** – application is not acceptable as it lacks sensitivity to the environment shown in the provision of car parking and at the site entrance. The present car parking and new proposals have a bleak entrance. Need to

submit a landscaping scheme to enhance the site entrance and the small vulnerable copse immediately to the side of the parking area.

- ***Neighbour notifications*** – One letter. Intrusive into the rural countryside, narrow country lane is totally unsuitable, unsustainable location, need an agreement to ensure no new agricultural buildings are erected.
- ***Conservation Officer*** –The general principle of design are acceptable. The barn was listed in July 1999 with the support of the owner. Works would only be carried out to high standards of conservation. The introduction of mezzanine accommodation at the ends retains the 'cathedral like' volume in the centre.

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

   A. Impact upon the Green Belt (Policy C4 of the Berkshire Structure Plan, Policies WGB4 and WRE2 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   B. Rural Employment (Policy BU1 of the Berkshire Structure Plan, Policies WRE2 and WRE4 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   C. Impact upon the Listed Barn (Policy EN4 of the Berkshire Structure Plan, Policy WHE13 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   D. Impact upon highway safety (Policy T7 of the Berkshire Structure Plan, Policies WRE2 and WT4 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   E. Impact upon residential amenity (Policy EN1 of the Berkshire Structure Plan, Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

A. Impact on the Green Belt

The site lies within the Green Belt and the pertinent policies are set out below. Policy WRE2 of the Wokingham District Local Plan (Deposit Draft) as modified applies to issues of rural diversification and policy, WGB4, covers the re-use and adaptation of buildings in the Green Belt.

The listed barn is in good structural condition and is capable of conversion without significant alterations. No additions are proposed to the building and the alterations would have no greater visual impact on the countryside than the existing courtyard complex. The barn forms the fourth side of the courtyard and is a natural progression. The form, bulk and design of the building would not affect the visual amenity of the countryside. The barn is currently used for informal storage (not agricultural) and its conversion would not require the erection of substitute agricultural buildings.

The issues of cumulative impact and levels of activity in terms of traffic generation are dealt with below. The principle of re-use for employment is acceptable in policy terms, it will allow the retention for a listed barn and will not detract from the character of its rural location.

B. Employment

The proposal seeks to provide an additional 285 m² of office floorspace. Policy BU1 of the Berkshire Structure Plan adopts a cautious approach to new employment generating development. Acceptable development should normally be under 300 m². Whilst the development lies outside the identified settlement and does not fully comply with the above policy, it would ensure the retention of a Grade II listed building. The proposal keeps the agricultural character and minimal external alterations are proposed. These benefits outweigh the policy objection in terms of floorspace.

The existing units have allowed rural diversification to take place and provide a mix of small units for local businesses. The applicants have indicated that one of the existing occupiers wishes to take the barn conversion, and it is proposed for another business in the complex to take the unit which would then become vacant. This complies with the aims of WRE2 to encourage re-use for employment purposes.

C. Impact upon the Listed building

The barn which is to be converted is Grade II listed. Whilst it is structurally sound, the plinth round the structure needs replacing. The agents have indicated that the use of the building for informal storage provides inadequate revenue for the works needed. The scheme proposes to retain the barn in full, and few alterations are proposed externally. Small windows are proposed at ground and first floor on the northern elevation and glazed double height windows in the southern elevation. Minor windows are also proposed on the eastern and western elevations. Notwithstanding the insertion of the above windows, it is considered that the character of the barn like structure is maintained. The weatherboarding and tile roofing is to be kept.

The scheme will result in the installation of a mezzanine level, and the applicants have stated this is needed in order to make the scheme financially viable. The mezzanine is split into two sections which enables the central space defined by the main entrance to be retained. It is considered that even with the mezzanine floors the open feel of the barn will be retained and will allow clear views of the whole building. In order to achieve 2 levels of office accommodation, the floor levels will need to be lowered. This will not affect the structure of the building as long as the works are carried out with care.

The conversion will ensure the retention of the listed building with minimal intervention. It would preserve the character of the listed building and allow works to be undertaken to ensure the permanent retention of the barn.

D. Traffic generation and parking provision

The existing floor area of the business units is 339 m². The proposal would result in an additional 285 m². The applicants have indicated that the number of

staff would increase from 12 up to 22. The application site lies on Crazies Hill Road which links from north of Wargrave through to Cockpole Green. The vast majority of the road from Wargrave to north of the site is single track with several passing places. The road serves a number of residential dwellings, plus Spring Meadows Business Centre. It is considered reasonable to assume the majority of traffic along the road is likely to be generated by the existing office uses. The applicants have offered to provide additional passing places both to the north and south of the site.

Notwithstanding the increase in traffic levels associated with the development, the provision of passing places on land within the applicants ownership are considered adequate to ensure the safety of highway users is not prejudiced. Subject to a legal agreement to ensure this, no objection is raised.

The scheme proposes the provision of 25 parking spaces in total. The total floorspace proposed is 624m2. If the Council's parkign standards are applied at a rate of 1 space per 25m2, then the development overall requires 25 spaces. If the conversion is considered in isolation then an extra 12 spaces would be reuired in excess of the 23 spaces provided on site under the existing consents. The resultant 37 spaces would exceed policy guidelines. On this basis, the provision of 25 spaces altogether is deemed to be acceptable.

As such, the proposal would comply with policies WRE2 and WT4 of the Wokingham District Local Plan (Deposit Draft) as Modified.

Higways have advsied that the passing places which are on highway land can be dealt with separately under a S 278 asgreemtn and do not need to be included in a S 106 agreement. The S278 does not need to go to committee.

E. Impact upon residential amenity

Four small first floor windows are proposed facing the farmhouse. The garden of the farm is concentrated to the front and to the north, and will not be affected by the introduction of the windows. Whilst there is a possibility for some loss of privacy to bedrooms the applicants own the adjacent dwelling and have no objection to these windows. The dwelling will be unaffected by noise from cars as the parking spaces are located to the southern side of the courtyard complex.

5. **Conclusion** – Policy WGB4 of the Wokingham District Local Plan (Deposit Draft) states the re-use and adaptation of rural buildings is acceptable in principle subject to meeting a number of criteria. The conversion of the barn will represent a natural conclusion to the development which already exists. There will be no greater impact upon the Green Belt and the proposal would allow for diversification within the rural economy. The alterations to the grade II listed building proposed are minor and the large open central vaulting will be retained to its fullest possible extent. Whilst the development represents a considerable increase in floorspace, it is not considered the additional traffic would be sufficient to refuse an application upon the grounds of highway safety or impact upon the character of the Green Belt by reason of intensification of use.

Additional passing places are considered adequate to ensure highway safety will not be prejudiced.

6. **Recommendation** –

F/2000/0676

GRANT planning permission, subject to the following conditions:

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

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

3. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of like kind shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. No such fixtures shall be installed otherwise than in accordance with the approved details.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. The premises shall be used for offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

7. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

8. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in

writing by the Local Planning Authority prior to the commencement of development.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no further development as defined within Part 8 of the Second Schedule of that Order, shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

13. No direct sales shall be carried out from the units the subject of this permission.

14. The existing full height barn doors on the northern elevation shown on the approved plans shall be retained in perpetuity.

15. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The

vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. 14.To ensure that the external appearance of the building is satisfactory
3. To ensure that such fixtures do not cause disturbance to neighbouring properties.
4. 9.10. In the interests of visual amenity.
5. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.
8. In the interests of highway safety and convenience

11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
12. To help prevent an intensification of development in a rural area and in the interests of visual amenity.
13. In the interests of amenity and to prevent inappropriate use of the site.
15. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives

Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this .

The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

You are advised, in compliance with *The Town & 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 C4, BU1, EN4, T7, EN1.
Deposit Draft Wokingham District Local Plan policies WGB4, WRE2, WRE4, WHE13, WRE2, WT4, WOS3, WBE1.

LB/2000/0677

GRANT listed building consent subject to the following conditions:

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

2. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

3. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

4. All rainwater goods and external pipework shall be of cast iron and be of a matt black finish.

5. All new external doors and windows shall be painted timber.

6. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

7. 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.

8. Full details, including construction, of the new door and the external ramp in the western elevation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

9. Details of all the new internal studwork, including how it is to be attached to existing plinth walls and infilling of door openings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

10. Full details of the construction of the mezzanine areas including how the columns are to relate to the walls and floors (including foundations) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

11. The existing full height barn doors on the northern elevation shown on the approved plans shall be retained in situ.

12. Details of the repositioning of the existing posts comprising the main existing entrance on the southern elevation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the

work shall not be carried out other than in accordance with the approved drawings and samples.

13. Details of the precise location of windows and doors, including their relationship to existing vertical frame members shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

14. Detailed drawings of the method of excavation of the internal floor of the building and the construction of the new brick and flint plinth, including material samples) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reasons

1. In pursuance of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To help ensure the satisfactory control of the work to the listed building.
3. To preserve the architectural integrity of the listed building.
4. 5.6.7.8.9.10.11.12.13.14. In order to safeguard the special architectural or historic interest of the building.

Informative

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

Heather Morgan

FILE NOTE

See F/2000/0676 for highways information and the charge & recommendations.

SCBM

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date _____ Time _____

WHILE YOU WERE OUT

Name Mark Sykes

Of _____

Phone No. 9430093 Ext. _____

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

MESSAGE 53 High Street, Hargrave.

HS → Bridge Widows.

leave message Tues

Signed _____

WORK SHEET FOR : Heather Morgan

Application Number : LB/2000/0677

Applicant : Mr Bush C/O Knott & Shepherd.

Location : R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Proposal : (LA) *Proposed change of use of listed farm building to office use* plus mezzanine floor & external alterations.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

SITE 2000/677

Date of Neighbour Notifications : .....

Date of Site Visit : 14/3/00

Date Registered : 16/02/2000

***Earliest Date for Decision* : 30/03/2000**

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 12/04/2000

Consultation Responses :

① Wargrave PC - No Objection

② English Heritage - No need for further consultations, subject to imposition of conditions. (Dwg Nos 0930/01, 102, 10-New C, 13 New A)

③ Conservation Officer - No objections raised to the proposal at the App stage, since comments regarding the mezzanine and central open feature have been incorporated into the application submitted.

~~**Planning Issues:**~~

Application Number: LB/2000/0677

Appraisal :

This application for Listed building consent has been submitted in connection with a planning application for a change of use of the barn to BT offices. The Conservation Officer has raised no objection to the amendments proposed. English Heritage has raised no objection subject to a number of conditions to ensure submission of details and retention of the structural timbers where at all possible.

The scheme would ensure the retention of the physical structure as far as possible with essential repairs and minimal intervention. The alterations to the external elevations are deemed to retain the structure of the barn to a very great degree.

Whilst there is no objection to the works for reasons of highway safety, the planning application is deemed unacceptable. For this reason it is difficult to grant listed building consent for works which are deemed unacceptable in planning terms. In addition, evidence has not been provided to indicate that the proposed use would safeguard the retention of the building rather than the passible use.

Recomendation : ~~**Approval:**~~ ☐ **Refusal:** ☑

(tick appropriate box)

Application Number LB/2000/0677
Conditions/Reasons for Refusal

No	Std Con	Std Reas	[redacted] / Reasons for Refusal
			Without an acceptable change of use it is deemed inappropriate to approve the alterations to the Grade II listed barn

Refused

RECORD OF SITE VISIT

SITE ADDRESS: R J Bush& Son
Highfield Farm Highfield Lane Crazies Hill Reading.

APPLICATION NUMBER: LB/2000/0677

OFFICER: Heather Morgan

DATE OF SITE VISIT: 14/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes, on front gate.

2. DESCRIPTION OF SURROUNDINGS Countryside. Green Belt. Residential adjacent as well as modern farm buildings

3. DESCRIPTION OF SITE/BUILDING Grade II barn. In good condition. Redundant. Used for small scale occasional storage. Main structure okay. Minimal window treatment at the mo.

4. RELATIONSHIP TO ADJOINING PROPERTIES Part of courtyard of farm bldgs, most of which are already offices.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Tel: (0118) 974 6446

Date: 18/9/00

My ref: LB/2000/0677

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: LB/2000/0677
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations..

I write to let you know that the above mentioned application has been recommended for

[redacted] ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Murchison

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 18/7/08

My ref: LB/2000/0677

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2000/0677
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28/7/08

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **LB/2000/0677**
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6446

Date: 18/7/00

My ref: LB/2000/0677

CONFIDENTIAL

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:

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

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2000/0677
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28/7/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **LB/2000/0677**
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.

Transfer: Yes ☑ No ☐
Reason for Transfer: CONFORMS TO CENTRAL GOVERNMENT + WDC'S [redacted] POLICIES TO ENCOURAGE A VIBRANT RURAL ECONOMY.

Signed: Frank Browne Date: 27-7-2000

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

ENGLISH HERITAGE

SOUTH EAST REGION

PLANNING SERVICES	HPT 27826
POL	TS
DC ✓ HM	ENF
APT	
CS	
31 MAR 2000	
COPIES TO:	ACK:
	FILE:

Environmental Services Dept
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Tel: 01483 306730
Fax: 01483 306433

Date: 29th March 2000

Your ref: H.Morgan/LB/2000/0677

Dear Sir

Notification under Environment Circular 14/97
Application for Listed Building Consent

ADDRESS: Highfield Farm, Highfield Lane, Crazies Hill, Reading

Thank you for your letter notifying English Heritage of the application for listed building consent for the above site.

On the basis of the submitted documentation, which we have listed below, English Heritage has no need to be consulted further on the application provided your authority imposes the conditions to the effect that:

- A schedule of appropriate materials, methods and detailing shall be submitted to and approved by the local authority prior to the commencement of works.
- The central bay is to remain open to the roof, as indicated on the application drawings.
- Apart from the essential repair work, the structural timbers should not be cut.

If your authority is minded to grant consent, you are reminded that the Directions in Environment Circular 14/97 require you to notify the Secretary of State. In doing so, you will speed up the response if you attach a copy of this letter to your notification (including the attached list of the documentation) and confirm that the plans and drawings have not changed. You will also need to let the Government Office have a list of all the conditions to which the consent will be subject.

Where the plans and drawings change after we have been consulted, I would be grateful if you would come back to me for further comments. It would also be helpful if you could draw these changes to the attention of the Government Office.

Drawings: 9930/01, 9930/02, 9930/10-Rev C, 9930/13-Rev A

Yours sincerely

fp S. Angell.

Mrs P A Monroe
Historic Buildings Consultant
South East Region

AH
PV.

FROM: Heather Morgan

DATE: 06 March 2000

[illegible]	HPT
[illegible]	TLS
[illegible]	ENF
[illegible]	
GS	
29 MAR 2000	
COPIES TO:	ACK:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2000/0677

Proposal: (LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations..

Site Address: R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Applicant: Mr Bush C/O Knott & Shepherd.

Your observations are required in respect of this application **by 30/03/2000** .

CLLR. R. BUSH DECLARED A PECUNIARY INTEREST IN THE APPLICATION.

NO OBJECTION.

SIGNED: D. CLOSE

DATE: 28. MARCH 2000

DEPUTY Clerk To Wargrave Parish/~~Town~~ Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 FEB 2000	Map No. 14 Site 017
Officer: HM	Application No. LB/2000/0677
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(LA) PROPOSED CHANGE OF USE OF LISTED FARM BUILDING TO OFFICE USE PLUS MEZZANINE FLOOR AND EXTERNAL ALTERATIONS

Location: HIGHFIELD BARN, HIGHFIELD FARM, HIGHFIELD LANE

Parish: WARGRAVE Ward: Wargrave ✓ b/3

Applicant: MR BUSH

Fee Received ✓ NR Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	access within red line	28/4	See letter 29/2
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Road @ front is adopted public highway.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	~~Full application for change of use~~		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required Affecting Listed Building

Date Site Notice Sent : 6/3 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	(NK:) ✓ 6/3
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: ✓ 6/3 English Heritage (need plans)

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

R.J.BUSH and SON

HIGHFIELD FARM
WARGRAVE
READING
BERKS
RG10 8PU

16. FEB. 2000* 0677

TELEPHONE: WARGRAVE [0118] 9401205

10/2/2000

Chief Planning Officer
Wokingham District Council
Council Offices Shute End
WOKINGHAM
RG40 1BN

Listed AgriculturalBarn at Highfield Farm
Now redundant – Change of use to B1 office

Dear Sir or Madam,

Background.

In 1992, after the sale of our dairy herd, we obtained planning permission to change the redundant brick buildings which housed the former milking parlour and dairy etc. into B1 offices which we called the Spring Meadows Business Centre. This was a very successful conversion which was awarded a Commendation in the CLA Farm Building Award Scheme in 1996. The Barn in question forms the fourth side of the quadrangle, and it seems a natural progression to request the change of use which is essential to our long term plans for the renovation and preservation of this historic building.

The building now has no agricultural use, so last year, we asked the planning department for their advice on a practical way forward, and subsequently started the process which ensured that the barn became a Grade 2 listed building.

Objectives.

The construction and materials of the barn itself are described elsewhere in the application, but our main objectives include the following points :-

- To preserve the structure for the future.
- To keep visual appearance of the exterior as much the same as possible, whilst allowing the introduction of a small of extra fenestration above the existing and that proposed for the doorways.
- To keep the interior walls and the apex of the roof as open as possible to view.
- To secure the foundations and the support walls.
- To re-use existing tiles, treating and replacing timber and matching new or reclaimed materials to original where necessary.
- To retain the old pulley wheel assembly
- To provide wall and roof insulation to make a suitable office working environment.
- To install mezzanine floor areas independent of the main structure to ensure the integrity of the existing, but with the aim of keeping the project viable.

To these ends we have employed a local architect, consulted and taken advice from the WDC Conservation architect, the WDC planning and highways departments and private consultants.

We have taken on board constructive suggestions made concerning the roof, the walls and the stairs, with the main point being the mezzanine, which has been reduced in size at both ends to allow an increased area for the central full height section which will create a marvellous working environment with lots of natural light, yet still enable the scale and character of the interior to be viewed in its full glory.

Viability.

We consider the introduction of the extra floor area vital to the viability of the project as it represents 30% of the projected income. Without this income the return on capital invested will be considerably decreased and call into question our ability to complete the plans as we have laid them before you. Our prospective tenants, an expanding computer graphic design company, have also stated that their long term expansion plans indicate a move from present cramped working conditions, into a more spacious area suited to their creative needs. This requires the proposed mezzanine areas, but will not exceed them in the foreseeable future.

Sustainability. Meeting the needs of PPG7

- **The plans submitted show that the integrity of the structure of the building will be retained, without compromising the ability to meet changes in needs of future generations.**
- **The change of use will also bring a net increase of 10 extra jobs on site contributing to the local economy and providing further economic diversity and increasing the effectiveness of my rural business.**
- **The renovation of this barn alongside those buildings already in a business use will help to maintain the character of the countryside and provide a fiscal base that will allow us to keep in good heart our adjacent arable land, until the economic climate affecting agriculture at present improves.**

Car Parking and Highways.

- **The existing car park areas [including the planning permission gained in1997 – application no 97/65647/F] provide a reasonable area that with a small amount of reorganisation and marking, will furnish the required number of spaces.**
- **We are in consultation with Highways on the road situation.**

Yours faithfully,

Richard Bush.

16 FEB 2000 C677

KNOTT & SHEPHERD

PARTNERSHIP

0 1 MAR 2000

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742

29 February 2000 9930

Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs,

PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION FOR PLANNING APPROVAL

Further to your communication returning the location plans and our telephone conversation with Mr Jordan we confirm that the site area outlined in red on the location plan is correct and that the site does front onto the road that goes from Wargrave Manor to Crazies Hill and this road is shown on the plan.

We have, however, made an amendment to the location plan to exclude an area of land to the north west of the application site which is in other ownership and that we had omitted to outline originally.

We trust that this is in order and understand that you are acknowledging receipt of the applications on the 16th February.

Yours faithfully,

Peter J Knott
Knott & Shepherd Partnership

encs.

10 copies of drawing 9930/13A
copy of Planning and Listed Building application forms enclosed in your communication.

cc Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742

16 FEB 2000 C077

15 February 2000 9930

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RE40 1WR

Dear Sirs,

PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT
APPLICATION FOR LISTED BUILDING CONSENT

We enclose the following documentation comprising an application for Listed Building Consent for this scheme:

1 Five copies of Application Form.

2 Five copies of a letter from the applicant in support of the application which we request is treated as an application document.

3 Certificate of ownership.

4 Five copies each of the following drawings:
9930/01 Existing floor plan
9930/02 Existing elevations & section
9930/10C Proposed floor plans, elevations & section
9930/13 Proposed block plan and location plan

We have been in consultation with Harold Sanders regarding this project and have submitted a specialist report on the condition of the barn superstructure. We have added a brief description of the proposed work to our drawing number 9930/10C. We confirm that an application for Planning Approval is also being made.

Please contact the undersigned if any additional information is required.

Yours faithfully,

Peter J Knott
Knott & Shepherd Partnership

enc.

cc Mr R Bush

1933

ADDRESS 1-7 SPRING MEADOWS BUSINESS CENTRE
5 HIGHFIELD FARM

PARISH WARGRAVE

PLOT No. CRAZIES HILL

ORD. SHEET No.

BUILDER NUMBERED 19.1.94

Plan No.	Applicant	Description of Development	Date of Decision	Decis
394467	R.J. BUSHNELL & SON	REDUNDANT BLDGS. TO B1	1.7.92	C
44218	"	"	9.6.95	C
95/60307/E				
97/65647/E				

MINISTRY DECISION

SPECIAL ORDERS

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

LISTED BUILDING CONSENT APPLICATION

16.FEB.2000* C677

(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

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 R. BUSH

Date 15/02/00

† 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

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

16 FEB 2000 0677

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

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1. APPLICANTS NAME MR R BUSH
   ADDRESS GIBSTROUDE FARM, CRAZIES HILL, WARGRAVE, BERKS.
   POST CODE RG10 8LT
   PHONE —

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME KNOTT & SHEPHERD PARTNERSHIP
   ADDRESS SPRING MEADOWS BUSINESS CENTRE, HIGHFIELD FARM, WARGRAVE, BERKS.
   POST CODE RG10 8PZ
   PHONE 0118 940 1741

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3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: SPRING MEADOWS BUS. CENTRE HIGHFIELD FARM

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

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

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

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

   9930/01 EXISTING PLANS
   /02 " ELEVATIONS & SECTIONS
   /10 PROPOSED PLANS + ELEVATIONS + SECTIONS
   /13 BLOCK PLAN + LOCATION PLAN.

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

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6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   CHANGE OF USE OF REDUNDANT FARM BUILDING FOR OFFICE USE & ALTERATIONS INCLUDING THE ADDITION OF NEW MEZZANINE FLOOR

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

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

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

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(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. NO

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

Signed ..... on behalf of Mr R Bosh

Date 15.02.00

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.'