APPLICATION NO:
LB/2000/0682

LOCATION:
Ivy Cottage Wargrave Road, Henley-On-Thames.

APPLICANT:
Miss Stanton C/O Dale Venn Associates

PROPOSAL:
Proposed first floor side extension to listed building.

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

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Miss Stanton
C/O Dale Venn Associates
High House
Harlington
Hillingdon
Middx
UB8 3HX

Application Number: LB/2000/0682

Parish: **WARGRAVE**

Location: **Ivy Cottage, Wargrave Road, Henley-On-Thames.**

Proposal: **Proposed first floor side extension to listed building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed develoment, by reason of its size, bulk and design, would result in an incongruous addition to the existing dwelling in that it fails to respect important features. The development would fail to preserve or enhance the Grade II listed building. As such, the proposal is contrary to Policy EN4 of the Berkshire Structure Plan and Policy WHE13 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 21/06/2000

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.

Application Number LB/2000/0682
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
①			The proposed development, by reason of its size, bulk and design would result in an incongruous addition to the existing dwelling in that it fails to respect important features. The development would fail to preserve or enhance the Grade II listed building. As such, the proposal is contrary to Policy ENV4 of the Berkshire Structure Plan and Policy HG13 of the Wokingham District Local Plan (Deposit Draft) as modified.

RECORD OF SITE VISIT

SITE ADDRESS: Ivy Cottage Wargrave Road Henley-On-Thames.

APPLICATION NUMBER: LB/2000/0682

OFFICER: Heather Morgan

DATE OF SITE VISIT: 14/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO. Green site notice 10/3/00

2. DESCRIPTION OF SURROUNDINGS Green Belt. Countryside - River Thames - Treed escarpment

3. DESCRIPTION OF SITE/BUILDING Grade II listed building Substantial single storey side extension. Flat roofed.

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING Parking to be relocated.

LEVELS Steeply sloping site.

BOUNDARY TREATMENT Not affected.

OTHERS N/A

WORK SHEET FOR : Heather Morgan

Application Number : LB/2000/0682

Applicant : Miss Stanton C/O Dale Venn Associates.

Location : Ivy Cottage, Wargrave Road, , Henley-On-Thames.

Proposal : Proposed first floor side extension to listed building.

Site Notice Displayed ? : YES [ ] NO [✓] DATE [ ] Green Site Notice 10/3/00

Date of Neighbour Notifications : 6/3/00

Date of Site Visit : 14/3/00

Date Registered : 22/02/2000

Earliest Date for Decision : 30/03/2000

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

Application Expiry Date: 18/04/2000

Consultation Responses :

(1) Conservation – Cottage is described as a sham ruin. Main stepped gable reinforces its unique qualities. Extent of proposal and elevational treatment is questionable. Cannot support the scale of this proposed development

(2) Parish Council – No Objection. Materials will be in keeping with the existing property.

~~Planning Issues~~ :

(3) Highways – Need plan to show parking layout within the curtilage of the property. 2 spaces. (To be conditioned).

(4) South Oxon DC – No Objection.

Planning History

282/51 – Consent for substantial extension at single storey level towards the Thames. Not implemented.

R/134/68 – Consent for 2 storey additions. (Not as Misc)

06732 – Consent for demolition of single storey extension (see above) and erection of 2 storey extension. (2 storeys due to slope of the site. 1 storey from road)

Application Number: LB/2000/0682

Appraisal :

(1) Impact on Listed Building

The existing single storey side extension, has a flat roof and is constructed of materials which closely reflect those of the original building. It is accepted that the flat roof of the extension is the most appropriate solution for a listed building. However, the proposed extension will do nothing to negate this flat roofed extension and will not enhance the listed building. The first floor extension, when viewed from the South East will intersect and partially obscure the stepped dutch gable which is an important feature of the listed building. As such, the current proposal would have a detrimental impact by failing to adequately preserve this element.

The southwards elevation faces the Thames, and it is evident from the various existing elements that the listed building has a definite vertical emphasis. The dwelling currently comprises 3 vertical elements. The proposal would introduce an element which is horizontal in its emphasis, and includes large public areas.

All of the above are completely out of character with the remainder of the listed building. As such, the proposal fails to preserve or enhance the building.

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

(tick appropriate box)

Received by Wokingham District Council

Application No: LB/2000/0682

Proposal:
Proposed first floor side extension to listed building.

Location:
Ivy Cottage, Wargrave Road, , Henley-On-Thames.

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

Tel: (0118) 974 6446

Date: 9/6/00

My ref: LB/2000/0682

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: LB/2000/0682
Ivy Cottage, Wargrave Road, , Henley-On-Thames.
Proposed first floor side extension to listed building..

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 Mitchell

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 9/6/00

My ref: LB/2000/0682

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: LB/2000/0682
Ivy Cottage, Wargrave Road, , Henley-On-Thames.
Proposed first floor side extension to listed building.

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 19/6/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Heather Morgan** Application Number: **LB/2000/0682**
Ivy Cottage, Wargrave Road, , Henley-On-Thames.
Proposed first floor side extension to listed building.

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.

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

Dale Venn
Dipl Arch RIBA Dipl T.P. MRTPI
High House, Harlington Road,
Hillingdon, Middlesex.
UB8 3HX.

Tel: 01895 237345
Fax: 01895 237346

Jane Venn
A.A. Inter. RIBA Pt1
Sheepcote Studio,
Wooburn Common,
Bucks. HP10 0JS.
Tel: 01628 521419

E-mail: DVenn96355@aol.com

20 April 2000

Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

DV/4094/NJ

For the attention of Harold Sanders

BY FAX ONLY TO 0118-974-6486

Dear Sir,

Ivy Cottage, Wargrave Road, Henley-on-Thames
Your ref: F/2000/0679

Please see following an extract from the existing 1st floor plan, drawing 4094-2A, on which we have marked the position of the chimney which appears at the west elevation adjacent to the flat roof.

Yours faithfully

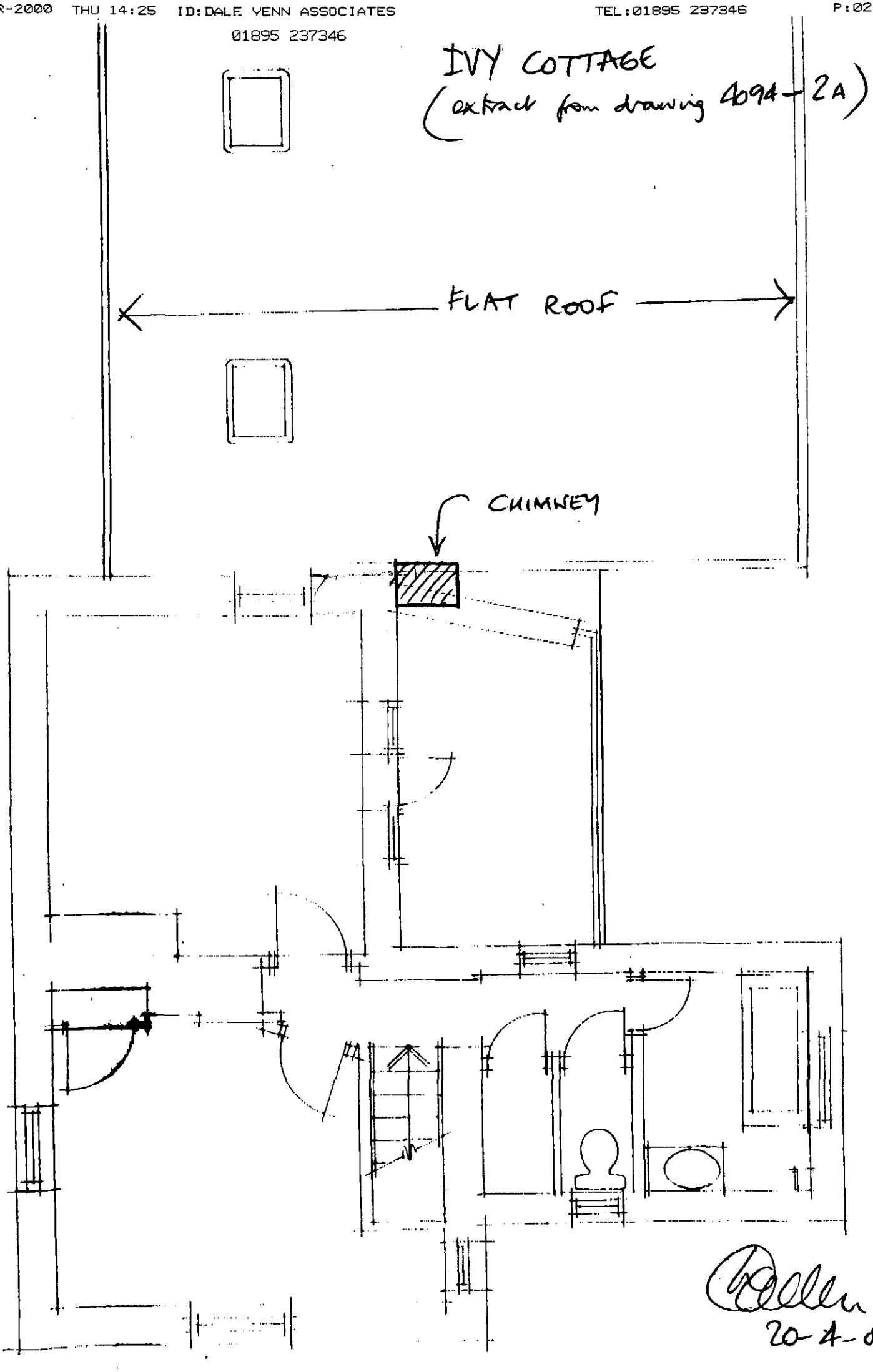
Dale Venn

Following - Drawing extract

01895 237346

IVY COTTAGE

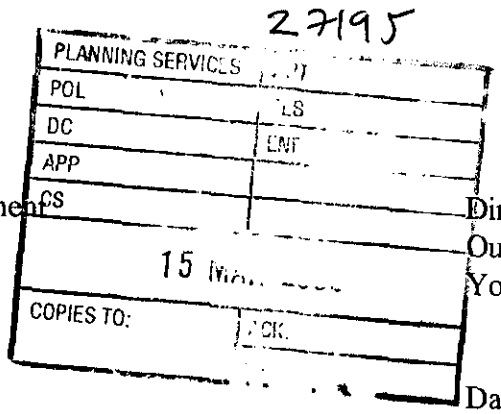
(extract from drawing 4094-2A)



20-4-00.

South Oxfordshire District Council

27195



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

Direct Line: (01491) 823743
Our Ref: NJT/Adjoining Authority/nt
Your Ref: H Morgan/F/2000/0679

Date: 13 March 2000

Dear Madam

F/2000/0679: PROPOSED FIRST FLOOR SIDE EXTENSION AT IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES.

I refer to your letter and accompanying plans concerning the above proposed development.

Having examined your plans and visited the site, I can advise that this Council raises no objection to the above proposed development.

Please do not hesitate to contact me should you wish to discuss this matter further.

Yours faithfully

Mrs N J Taplin
Planning Officer (Southern Area)
for the Planning Manager (Southern Area)

To:
Conservation Officer

7 MAR 2000

From: Heather Morgan

Date: 06 March 2000

Application Number: LB/2000/0682

Proposal: Proposed first floor side extension to listed building..

Site Address:
Ivy Cottage, Wargrave Road, , Henley-On-Thames.

Applicant:
Miss Stanton C/O Dale Venn Associates.

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

IVY COTTAGE IS DESCRIBED AS A 'SHAM RUIN' C 1800.. ITS LOCATION IN RELATION TO THE HAPPY VALLEY AND ITS FOLLIES SHOULD NOT BE OVERLOOKED.

THE CROW STEPPED GABLE ON THE SOUTH WEST ELEVATION PLUS BRICK ARCH CONSTRUCTION, WITHIN THE FLINT WALL TO THE ROAD REINFORCES THE UNIQUE QUALITIES OF THIS COTTAGE.

THE PROPOSAL INCLUDES THE ADDITION OF A LARGE BEDROOM WHEN CONSIDERED IN RELATION TO THE OTHER SMALL-SCALED ROOMS OF THE ORIGINAL COTTAGE, PLUS THE RE-ARRANGEMENT OF THE BATHROOM AT FIRST FLOOR. THE EXTENT OF THE PROPOSAL AND ELEVATION TREATMENT IS QUESTIONABLE. EXISTING PLANS, ELEVATIONS & SECTION SHOULD FORM PART OF THE LISTED BUILDING APPLICATION AND AN INSPECTION ARRANGED TO CHECK THE EXISTING STRUCTURE + LAYOUT
A SECTION THROUGH THE PROPOSED WOULD ALSO BE HELPFUL.

Harold Saunders
CONSERVATION ARCHITECT 04.04.00

I COULD NOT SUPPORT THE SCALE OF THIS PROPOSED DEVELOPMENT.
HS. 04.05.00.

FROM: Heather Morgan

DATE: 06 March 2000

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	RT 27757
POL	FLS
DC	ENF
APP	
CS	
29 MAR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: LB/2000/0682

Proposal: Proposed first floor side extension to listed building..

Site Address: Ivy Cottage, Wargrave Road, , Henley-On-Thames.

Applicant: Miss Stanton C/O Dale Venn Associates.

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

NO OBJECTION.

MATERIALS FOR EXTENSION WILL BE IN KEEPING WITH EXISTING PROPERTY.

SIGNED: D. Close

D. CLOSE

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

DATE: 28 MARCH 2000

See Part I

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 06 March 2000

Application Number: LB/2000/0682

Proposal: Proposed first floor side extension to listed building.

Site Address:
Ivy Cottage, Wargrave Road, , Henley-On-Thames.

Applicant:
Miss Stanton C/O Dale Venn Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

PLEASE REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8 M (MIN), 2 SPACES ARE REQUIRED FOR A THREE BEDROOM PROPERTY.

Signed: N.S. Trotter **Print name:** N TROTTER

15-3-00

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

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 ~~RHONDA & STEVE~~ MISS STANTON
ADDRESS IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES, OXON,
POST CODE RG9 3HX.
PHONE 01189 402453

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME DALE VENN ASSOCIATES
ADDRESS HIGH HOUSE, HARLINGTON ROAD, HILLINGDON, MIDDLESEX.
POST CODE UB8 3HX
PHONE 01895 237345

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES, OXON.

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

(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)
LOCATION & SITE PLAN 4094-I
DRAWINGS 4094-3A & 4A

---

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

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external. THE UPPER FLOOR SIDE EXTENSION

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.
SOFT RED FACING BRICK AND FLINTWORK, SLATED ROOF AND WHITE PAINTED TIMBER WINDOWS

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

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

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

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

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

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

(a)	What is the cubic content of the building as originally listed?	
(b)	What is the cubic content of the part to be removed?	N/A
(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 ..DALE..VENN..ASSOCIATES..... on behalf of ....RHONDA & STEVE.....

Date .....21..FEBRUARY..2000.....

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

DATE PROTECTION ACT 1984

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

ADDRESS Ivy Cottage. Wargrave Road. PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7881 (12)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
282/51	Mrs H. Jordan Malkin	Alterations	12 6 51	App
R/300/62	" "	Punt House	24 1 63	App
R/43/67	" "	3' Pedestrian Access	13 4 67	n/a
R/134/68	" "	2/storey additions	13 5 68	App
06732	MRS. T. MALKIN	demolition of single car. with 2/storey ext.	29 9 77	n/a
RR 7357	"	REPLACEMENT KITCHEN	14.10.77	APP
09562	"	BOATHOUSE & DOCK	15.2.79	N/A
11576	"	"	27.9.79	n/a
12366	"	ABOVE BUT WITHOUT COMPLIANCE OF COND NO 4	17.1.80	N/A
R/25600 24660	" "	NEW INT. STAIRCASE	16.2.86 7.1.86	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

- PLANNING HISTORY
-

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 3/3 Time

WHILE YOU WERE OUT

Name Keith Mulvan

Of

Phone No. 01344 784815 Ext.

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

MESSAGE Re: Tally site Berkham Rd.

Will it go to next committee

Signed

LISTED BUILDING CONSENT

JLR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MRS. T J MALKIN
C/O WARD & PARTNERS
7 ELY PLACE
LONDON
EC1N 6RY

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM. BERKS. RG11 1BN

PART I - Particulars of application
Application No.(LBC) 24660

Date of application 17/10/85

Particulars and location of proposed works:
CONSTRUCTION OF INTERNAL STAIRCASE BETWEEN BASEMENT
[illegible] HALL
[illegible] GRAVE ROAD WARGRAVE

Particulars of decision
[illegible] District Council in pursuance of their powers under the above
[illegible] hereby GRANT LISTED BUILDING CONSENT for the execution of the
[illegible] Part I in accordance with the above mentioned application
[illegible] plans subject to compliance with the following conditions the
[illegible] are specified hereunder
[illegible] attached to this form.)

[illegible] permitted shall be commenced within five years from
[illegible] consent (410)

[illegible] condition is deemed to be attached by virtue of
[illegible] the Town and Country Planning Act 1971 (410R)

R/134/68
Mice missing

[illegible] listed" building shall be retained in its present
[illegible] and character and no part shall be demolished or
[illegible] insofar as the alterations hereby
[illegible] indicate the removal of certain parts of the existing
[illegible] shown on the approved drawings.(7056)

[illegible] to protect and preserve the "Listed" building
[illegible] the interests of amenity (411R)

[illegible] any work is undertaken in pursuance of this consent specific
[illegible] and measures shall be taken to secure, during the progress
[illegible] the permitted works, the safety and stability of the existing
[illegible] building and to provide protection against the weather during the
[illegible] course of work (412)

[illegible] The need to protect and preserve the "Listed" building
[illegible] the interests of amenity.(411R)

[illegible] FEB 1986

District Secretary

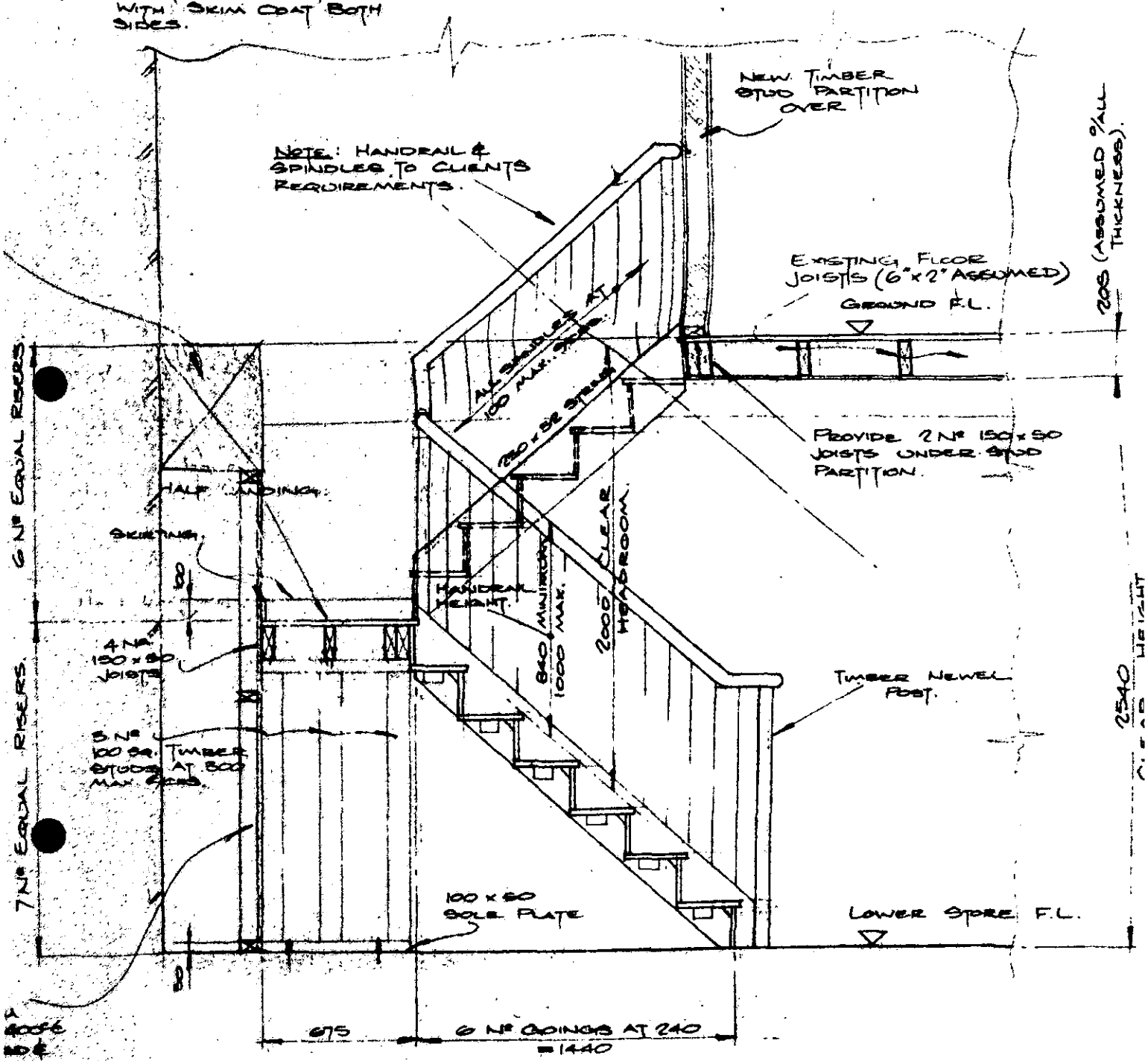
[illegible] of the applicant's rights is attached.

[illegible] any permission granted is subject to due
[illegible] and general statutory provisions

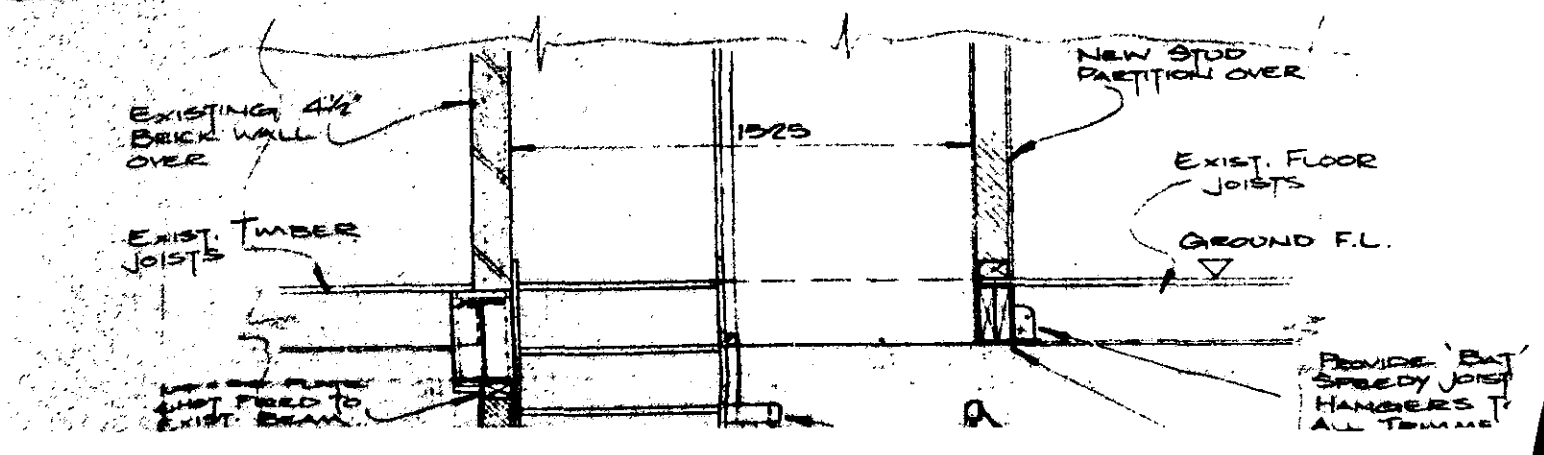
PLAN ON PROPOSED TIMBER STAIRCASE

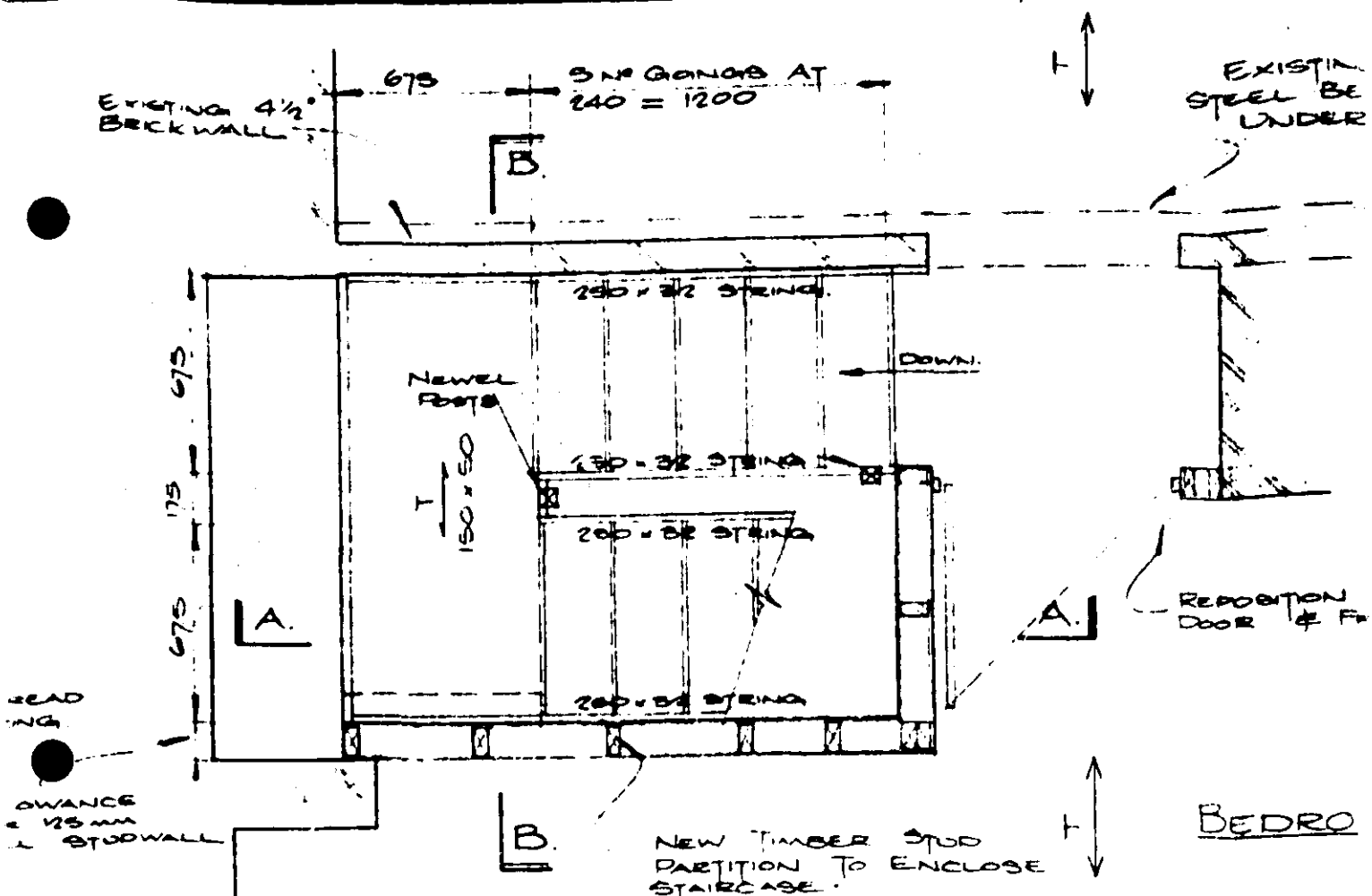
(AT GRD. FLOOR LEVEL SHOWING EXISTING STRUCTURE BELOW)

NOTE: ALL NEW TIMBER STUD WALLS TO BE MADE UP OF 100 x 50 STUDS AT 450 c/cs. WITH 9.5 mm PLASTERBOARD FACE WITH SKIM COAT BOTH SIDES.



SECTION A-A

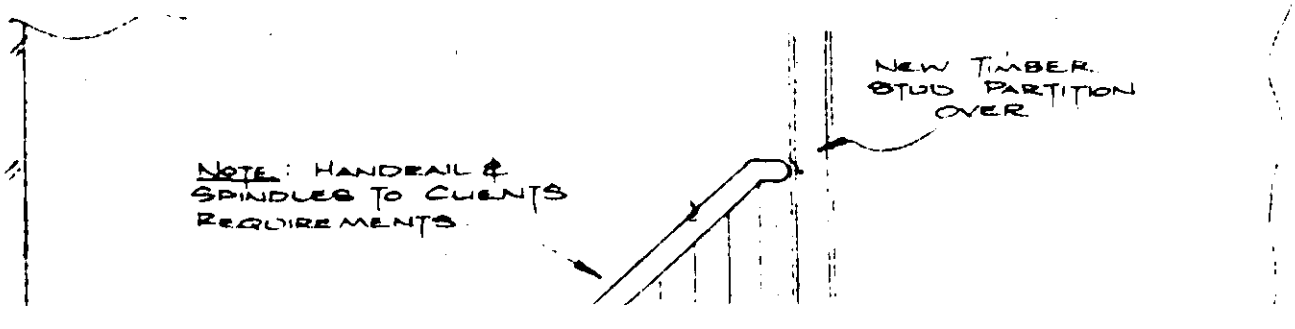




NOTE ALL NEW TIMBER STUD WALLS TO BE MADE UP OF 100 x 50 STUDS AT 450 c/crs WITH 9 mm PLASTERBOARD FACE WITH SKIM COAT BOTH SIDES

PLAN ON PROPOSED TIMBER STAIRCASE

(AT GRD FLOOR LEVEL SHOWING EXISTING STRUCTURE BELOW)



NOTICE OF CONSENT

JRS/AEH

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

Mrs. T.J. Malkin,
C/O Messrs. Ward Wilson & Partners,
7 Ely Place,
LONDON ECIN 6RY

WOKINGHAM DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

Application No: 06732

Proposal: Demolish single-storey extension and erect two-storey extension at Ivy Cottage, Wargrave Road, Wargrave.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 29th day of September 19 77 subject to compliance with the conditions specified hereunder:-

1. The development hereby permitted shall be commenced within five years from the date of this permission.
2. The materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.
3. Notwithstanding the provisions of the Town and Country Planning General Development Order 1977, no further additions or extensions to the dwelling shall be built without the prior permission of the District Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.
2. To ensure that the materials are in keeping with those existing.
3. To prevent an intensification of development in a rural area.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date: 4 OCT 1977

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

TACL/1

Ward Wilson and Partners

Consulting Engineers

06732

4 JUL 1977

John D. Ward C.Eng., F.I.Struct.E
W. Edward Wilson C.Eng., F.I.Struct.E
Brian J. Clay C.Eng., M.I.Struct.E

Associate:
David T. Barnes

7 Ely Place
London
EC1N 6RY

01-405 6800
01-242 4827

77/2068/JDW

July 1 1977

Chief Planning Officer
Wokingham District Council
Shoot End
Wokingham

Dear Sir,

Ivy Cottage Wargrave Road
Henley on Thames

We believe you have been previously notified that the above structure has suffered from the effects of settlement, particularly to the extension which was constructed in 1969.

We have pleasure in attaching the completed forms and plans relating to two specific items (1) the underpinning of part of the existing building and the demolition and reconstruction of the kitchen block and (2) the underpinning and associated works relating to the existing structure.

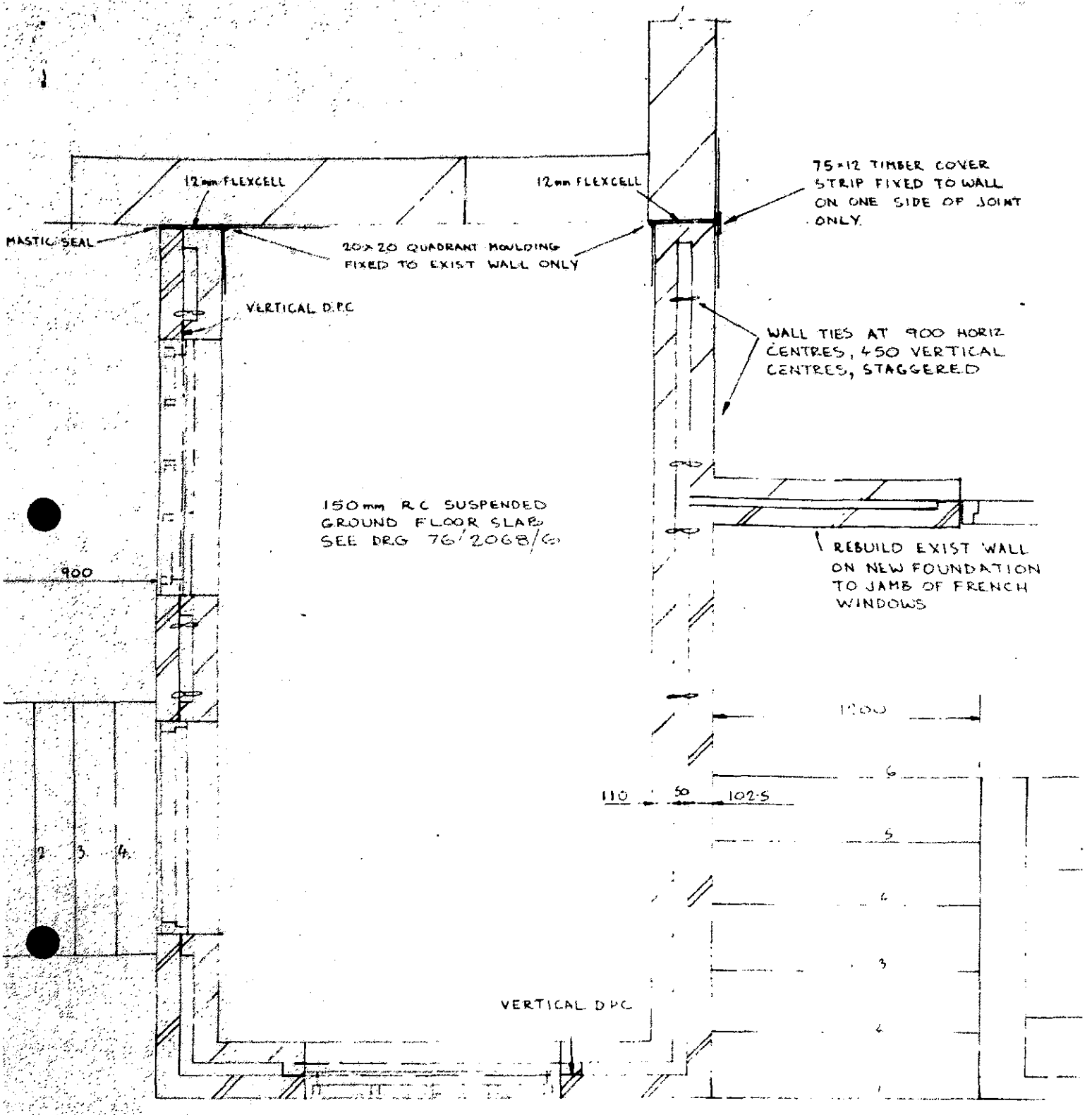
It is intended to proceed, subject to the approval being given, with item (1) above for this is far less costly than the underpinning scheme indicated under item (2). However, should planning permission not be forthcoming the works will proceed as indicated under item (2).

We attach, for the Building Control Department, a single copy of the exploration of the ground conditions and the findings which is applicable to both applications. Since ground movements of the order of $2\frac{1}{2}$" have been observed, you will appreciate that there is a degree of urgency attached to the implementation of our proposals and your early attention to the proposals would be appreciated.

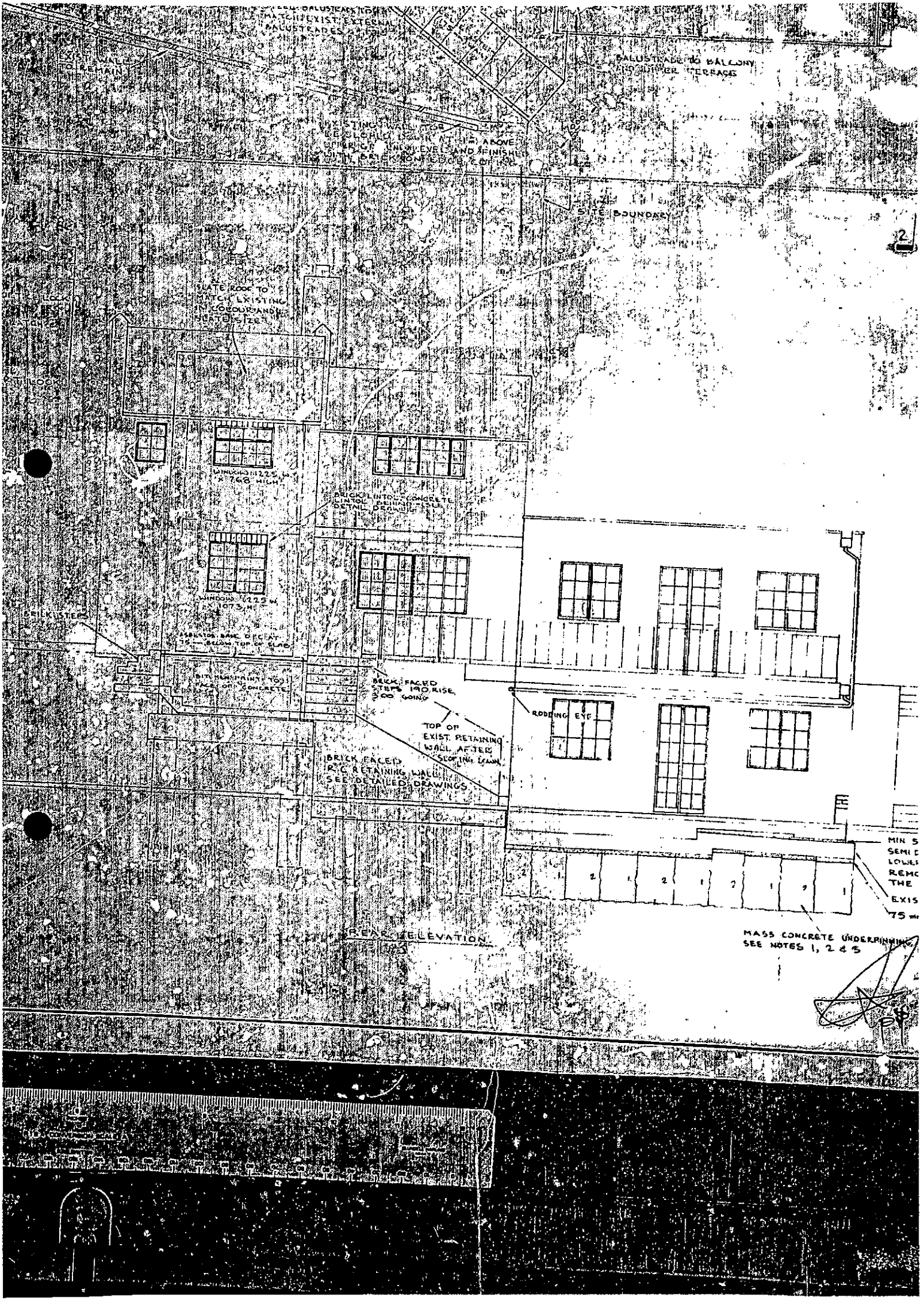
Yours faithfully,

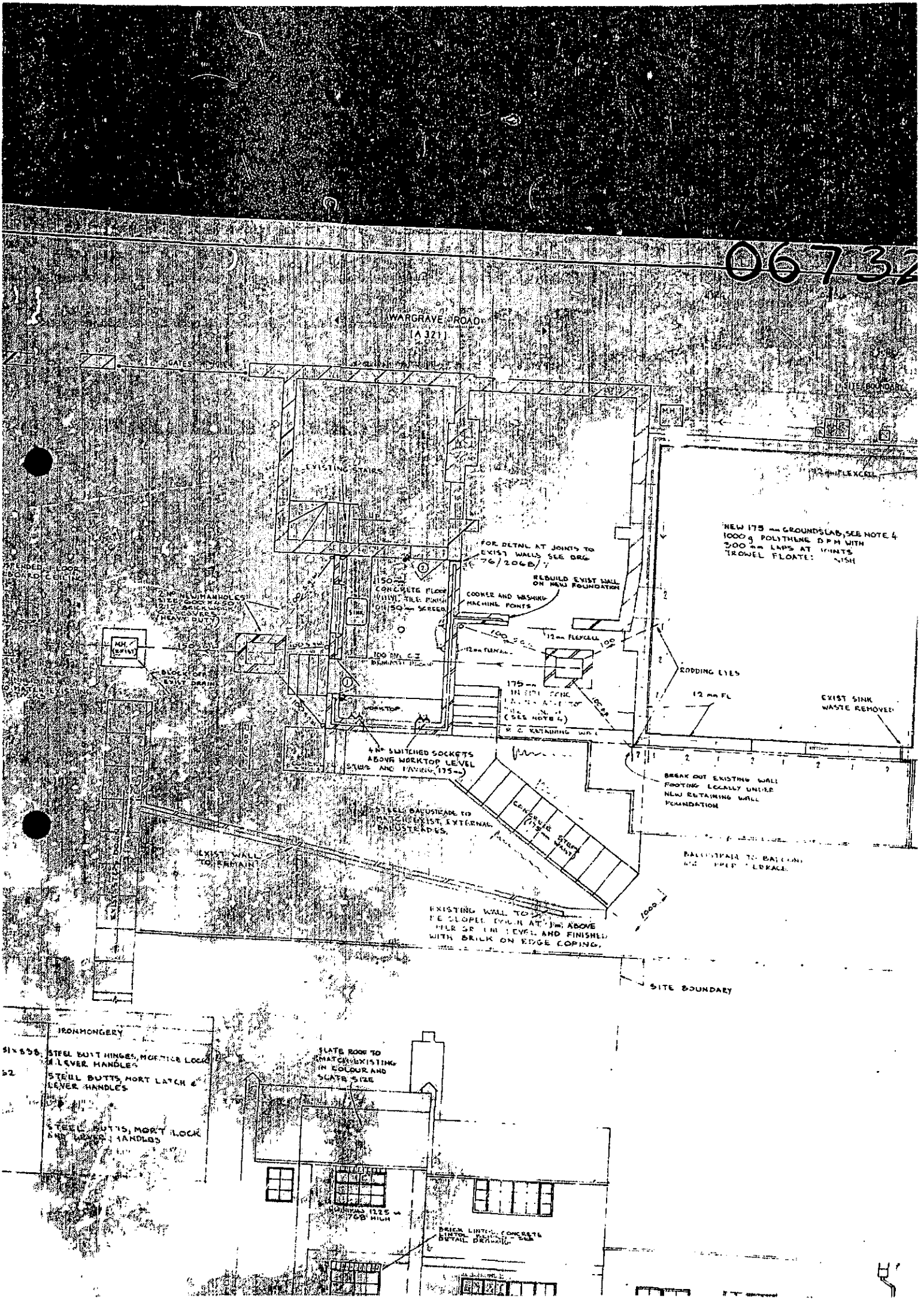
J. D. WARD

Also at Bury St. Edmunds, Suffolk



GROUND FLOOR PLAN


BALUSTRADE TO BALCONY AND LOWER TERRACES
SITE BOUNDARY
SLATE ROOF TO MATCH EXISTING IN COLOUR AND SIZE
BRICK LINTOL TO CONCRETE LINTOL DETAIL DRAWING
BRICK PIERS
BRICK FACED STEPS 190 RISE 300 GOING
TOP OF EXIST. RETAINING WALL AFTER SLOPING LAWN
BRICK FACED R.C. RETAINING WALL SEE DETAILED DRAWINGS
ROOFING EYE
REAR ELEVATION
MASS CONCRETE UNDERPINNING SEE NOTES 1, 2 & 5


06732
WARGRAVE ROAD
(A 321)
GATES
SITE BOUNDARY
EXISTING STAIRS
FLEXCELL
NEW 175 mm GROUNDSLAB, SEE NOTE 4
1000 g POLYTHENE D P M WITH
300 mm LAPS AT JOINTS
TROWEL FLOATE: FINISH
FOR DETAIL AT JOINTS TO
EXIST WALLS SEE DRG
76/2068/7
REBUILD EXIST WALL
ON NEW FOUNDATION
COOKER AND WASHING
MACHINE POINTS
2 No NEW MANHOLES
SIZE 600 x 450
BRICKWORK
COVERS
(HEAVY DUTY)
150 mm
CONCRETE FLOOR
VINYL TILE FINISH
ON 50 mm SCREED
12 mm FLEXCELL
100 mm C.I.
BENEATH FLOOR
BLOCK OFF
EXIST DRAIN
RODDING EYES
12 mm FL
EXIST SINK
WASTE REMOVED
175 mm
(SEE NOTE 4)
WORKTOP
4 No SWITCHED SOCKETS
ABOVE WORKTOP LEVEL
STUB AND PAVING (175 mm)
BREAK OUT EXISTING WALL
FOOTING LOCALLY UNDER
NEW RETAINING WALL
FOUNDATION
STEEL BALUSTRADE TO
MATCH EXIST. EXTERNAL
BALUSTRADES.
CONCRETE STEPS
(175 mm WAIST)
EXIST WALL
TO REMAIN
EXISTING WALL TO
BE SLOPED DOWN AT 1 m ABOVE
UPPER GROUND LEVEL AND FINISHED
WITH BRICK ON EDGE COPING.
1000
SITE BOUNDARY
IRONMONGERY
STEEL BUTT HINGES, MORTICE LOCK
& LEVER HANDLES
STEEL BUTTS, MORT LATCH &
LEVER HANDLES
STEEL BUTTS, MORT LOCK
AND LEVER HANDLES
SLATE ROOF TO
MATCH EXISTING
IN COLOUR AND
SLATE SIZE
1225 mm
768 HIGH
BRICK LINTOL, CONCRETE
LINTOL
DETAIL DRAWING

(Section 64).

Notice by Local Authority of Passing of Building Plans.

To Mrs. H. Jordan Walkin,
c/o Mr. A.C. Hives, L.P.I.B.A.,
Chartered Architect,
3, Cork Street,
READING. Berks.

Whereas in accordance with Building Byelaws you deposited on the 30th day of May, , 19 51, with the WOKINGHAM RURAL DISTRICT COUNCIL (hereinafter referred to as the Council) plans of which the reference number is 282/51 in respect of *[an extension of] [a structural alteration to] a building at Ivy Cottage, Henley Rd. Wargrave, Berks. [to be] known as

Alterations to Cottage.

The Council Hereby Give you Notice in pursuance of Section 64 of the Public Health Act, 1936, that they have passed the said plans;

And Take Notice that the passing of the said plans operates as an approval thereof only for the purposes of the requirements of the Building Byelaws and of Sections 25, 37, 43, 53, 54, 55, 59 and 137 of the Public Health Act, 1936, and does not operate as an approval for the purposes of any other statutory provision whatsoever;

If the proposed works constitute or involve development within the meaning of the Town and Country Planning Act, 1947, no work may be proceeded with until Planning Permission has been obtained, and any requisite Development Charge paid to the Central Land Board.

And Further Take Notice of the requirements of the Building Byelaws that Notice shall be given to the Surveyor at each of the following stages, that is to say, before the commencement of the work, and, where applicable, when the foundations are ready to be covered up, when the concrete or other material laid over the site is ready to be covered up, when the damp course is ready to be covered up, when the drains are ready to be covered up, when the building or work has been completed, and, in the case of a building, not less than 7 days before it is proposed to occupy.

Dated the 12th day of June, , 19 51.

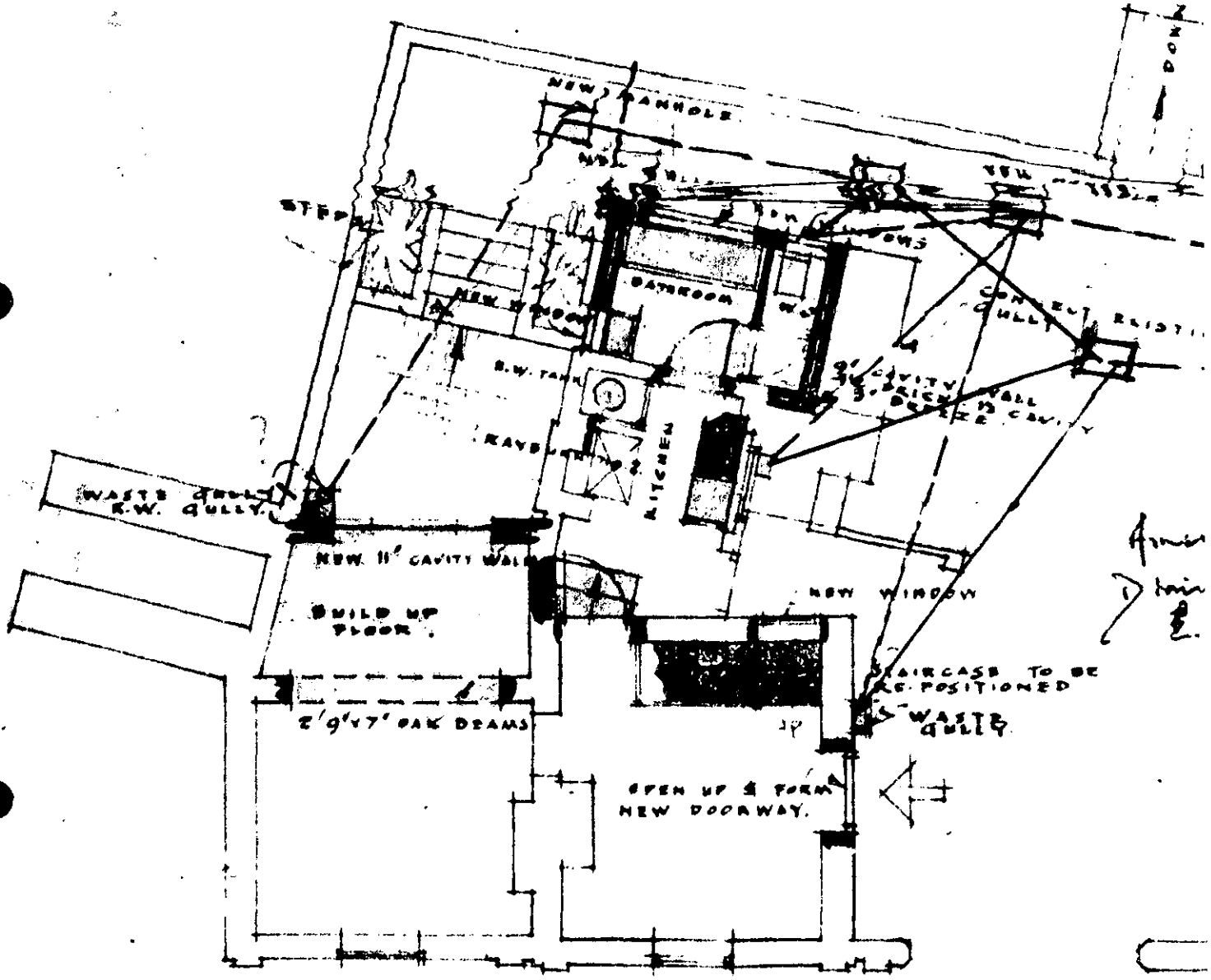
THE WOKINGHAM RURAL DISTRICT COUNCIL
SHUTE END
WOKINGHAM. Berks.

Signed ..... Surveyor.

(Address to which all communications should be sent.)

* Strike out the words in square brackets not required.

Copyright Form.
Cat. No. P.H. 25.
Public Health Act, 1936 (26 Geo. 5 and 1 Edw. 8, ch. 49, s. 64).
Notice by Local Authority of passing of building plans.
London: SHAW & SONS Ltd., Fetter Lane, Fleet Street, E.C.4.
C247 S1638 (P)



GROUND FLOOR PLAN

RWG. NO. 104 2/5

SCALE 1"- 8'0"

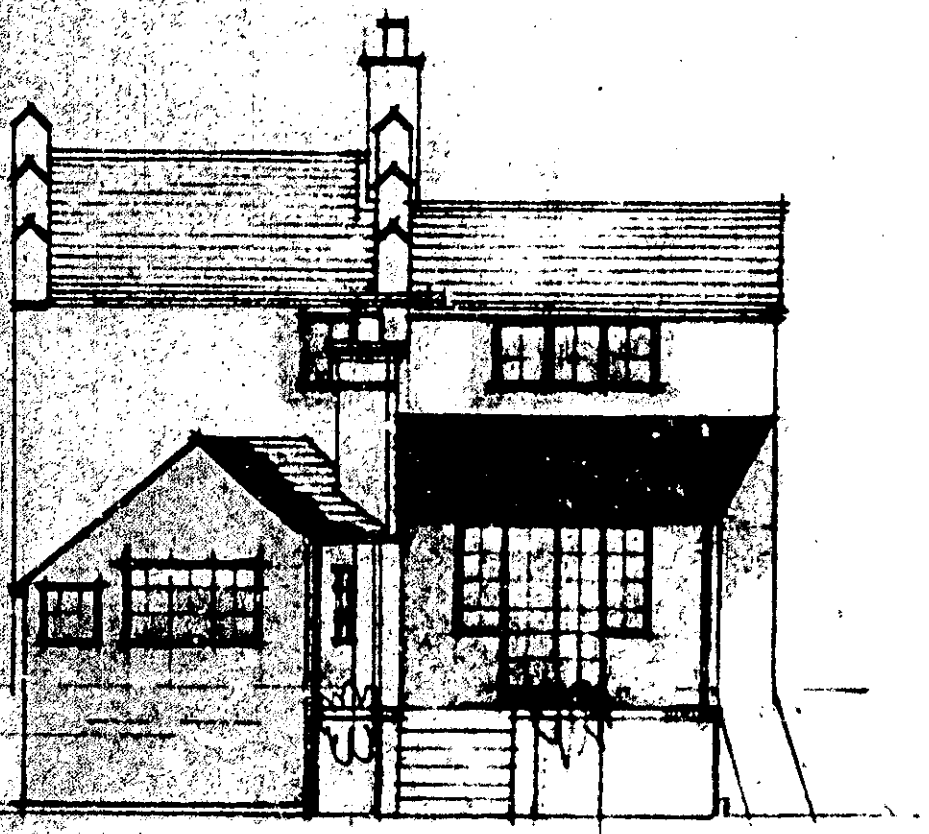
AT/SM. MAR '51.

PROPOSED ALTE

FOR

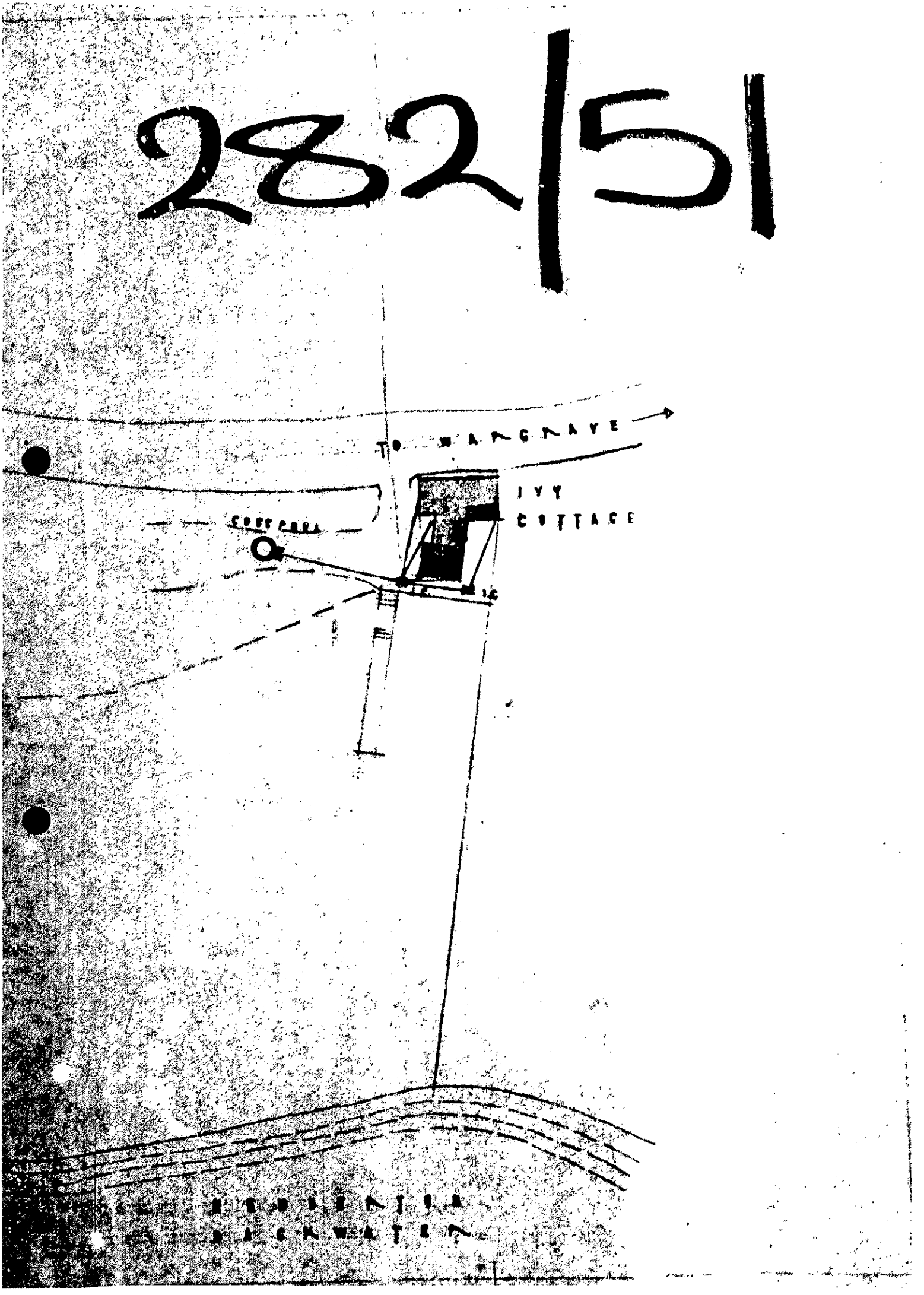


SIDE ELEVATION



REAR ELEVATION.

28251



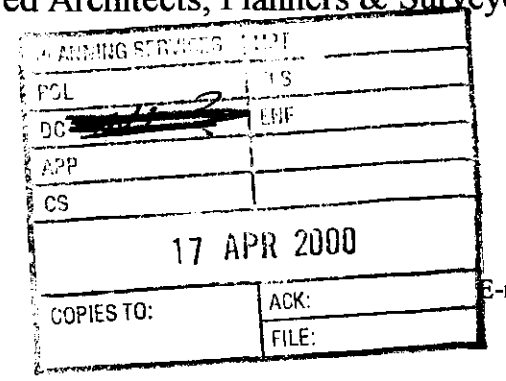
28457

DALE VENN ASSOCIATES

Chartered Architects, Planners & Surveyors

Dale Venn
Dipl Arch RIBA Dipl T.P. MRTPI
High House, Harlington Road,
Hillingdon, Middlesex.
UB8 3HX.

Tel: 01895 237345
Fax: 01895 237346



Jane Venn
A.A. Inter. RIBA Pt1
Sheepcote Studio,
Wooburn Common,
Bucks. HP10 0JS.
Tel: 01628 521419

E-mail: DVenn96355@aol.com

14 April 2000

Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR
For the attention of Harold Sanders

DV/4094/NJ

Dear Sir,

Ivy Cottage, Wargrave Road, Henley-on-Thames
Your ref: F/2000/0679

We refer to our telephone discussion relating to our planning application dated 15th February 2000, and now enclose drawings to provide plans, elevations and section through the building as existing.

I am sure that you understand our concern that the flat roof of the existing side extension is very intrusive in the context of the Listed structure, and it is our belief that the addition to the building now proposed, having a slated pitched roof would be more appropriate.

We have endeavoured to keep the roof of the proposed extension as low as possible, so that at the road frontage the new eaves level would be only one metre higher than the parapet to the existing flat roof.

We are anxious to obtain your support for this proposal, and should be pleased to meet you at the property to discuss this further when you have had the opportunity to consider the application drawings. We look forward to hearing from you.

Yours faithfully

Dale Venn

Enc. Drawings 4094-1A & 2A

c.c. Miss R. Stanton

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 FEB 2000
Officer: HM	Application No. LB | 2000 | 0682

124

Map No. 4 Site 1:36

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LA) PROPOSED FIRST FLOOR SIDE EXTENSION TO LISTED BUILDING

Location: IVY COTTAGE WARGRAVE ROAD

Parish: Wargrave Ward: Wargrave 6.300 ✓

Applicant: ~~MS SANDERS~~ MISS STANTON

Fee Received 00-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required .....Listed, not conservation area

Date Site Notice Sent : 6.3.00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ..... ✓
(Conservation Officer)	(NK:) .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....S/N Sufficient. ✓.....

.....

.....

.....

.....

.....

.....

.....

.....

ADDRESS Ivy Cottage. Wargrave Road. PARISH Wargrave

PLOT No. ORD. SHEET No. SU. 7881 (12)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
282/51	Mrs. H. Jordan Malkin	Alterations	12 6 51	App
R/300/62	"	Punt House	24 1 63	App
R/43/67	"	3' Pedestrian Access	13 4 67	N/A
R/134/68	"	2/storey additions	13 5 68	App
06732	MRS. T. MALKIN	DEMOLITION EXISTING CAR. WITH 2/STOREY EXT.	29 9 77	N/A
RR 7357	"	REPLACEMENT KITCHEN	14.10.77	APP.
09562	"	BOATHOUSE & DOCK	15.2.79	N/A
11576	"	"	27.9.79	N/A
12366	"	AS ABOVE BUT WITHOUT COMPLIANCE TO COND NO 4	17.1.80	N/A
RR 28600 24660	"	NEW INT. STAIRCASE	6.2.86 7.1.86	APP N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

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

0682

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 ~~RHONDA & STEVE~~ MISS STANTON
   ADDRESS IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES, OXON,
   POST CODE RG9 3HX.
   PHONE 01189 402453

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME DALE VENN ASSOCIATES
   ADDRESS HIGH HOUSE, HARLINGTON ROAD, HILLINGDON, MIDDLESEX.
   POST CODE UB8 3HX
   PHONE 01895 237345

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION IVY COTTAGE, WARGRAVE ROAD, HENLEY-ON-THAMES, OXON.

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

   (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)
   LOCATION & SITE PLAN 4094-I
   DRAWINGS 4094-3A & 4A

---

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

---

6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   THE UPPER FLOOR SIDE EXTENSION

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
   e.g. state materials and colour of any new walls or roof.
   SOFT RED FACING BRICK AND FLINTWORK, SLATED ROOF AND WHITE PAINTED TIMBER WINDOWS

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

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

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed? N/A
(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? NO
If **YES**, state date, to whom application was made and the result of the application if known.

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 DALE VENN ASSOCIATES on behalf of RHONDA & STEVE

Date 21 FEBRUARY 2000

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

DATE PROTECTION ACT 1984

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

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

26 FEB 2000 * 0052

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 ~~myself~~ *the applicant 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

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:

† 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 .....

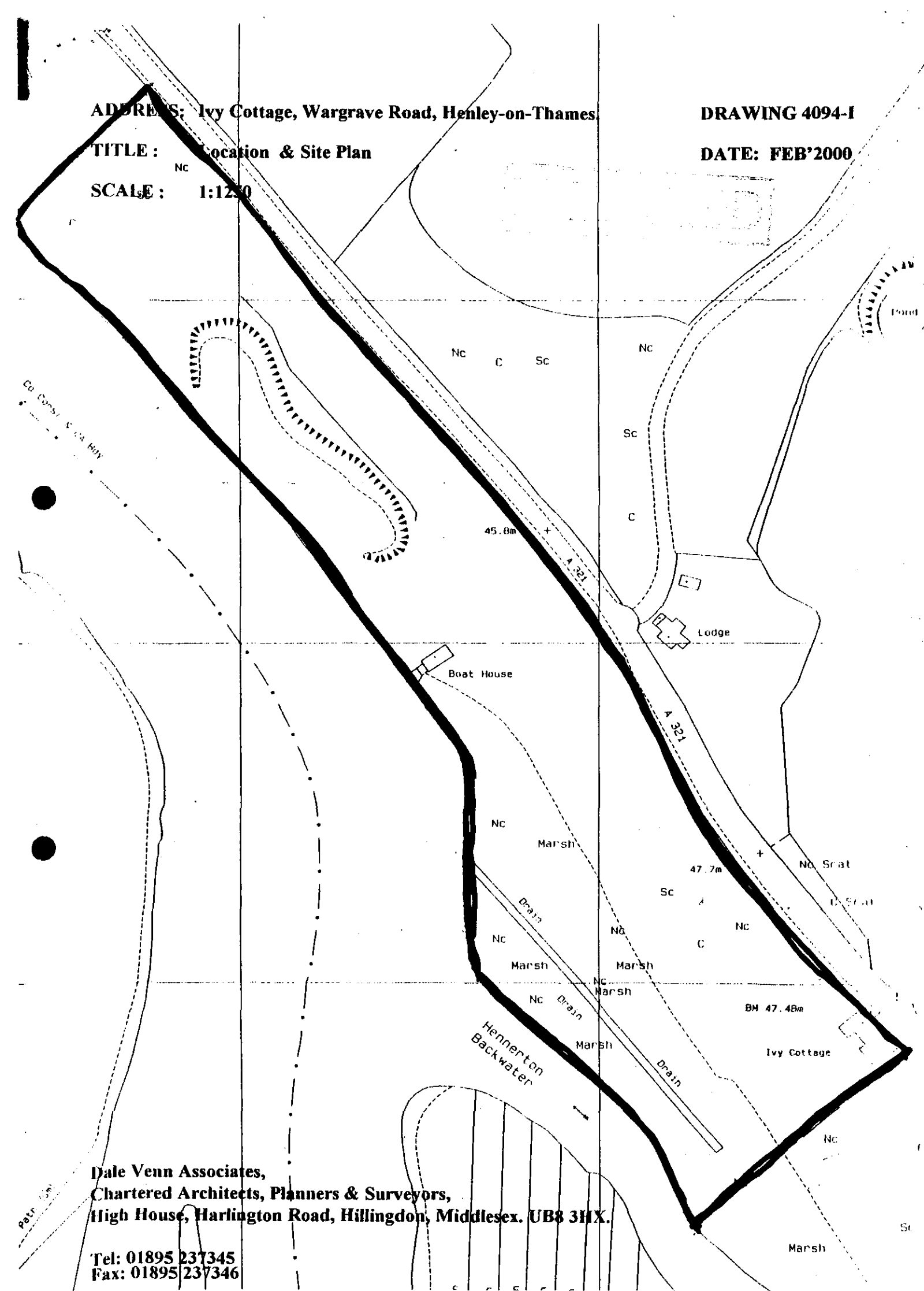
Copy of notice as published

Signed .....DALE VENN ASSOCIATES.....

*On behalf of ....RHONDA & STEVE.....

Date .....21.2.2000.....

* Delete where inappropriate



Dale Venn Associates,
Chartered Architects, Planners & Surveyors,
High House, Harlington Road, Hillingdon, Middlesex. UB8 3HX.

Tel: 01895 237345
Fax: 01895 237346