APPLICATION NO:

LB/2001/3316

LOCATION:

Ye Olde Rose Inn Market Place, Wokingham.

APPLICANT:

Whitbread Plc C/O Hosker Moore And Kent (Attn C Papa)

PROPOSAL:

Proposed internal alterations and opening through to adjoining property to create restaurant plus new entrance to 29 Market Place and new signage.

EARLIEST DATE FOR DECISION: **09/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 03/04/2001

CASE OFFICER: **Emy Circuit**

HOSKER MOORE & KENT

LONDON

4 April 2001

Emy Circuit

Wokingham District Council
Planning Department
P.O.Box No. 157
Council Offices
Wokingham Berkshire
RE40 1WR United Kingdom

Dear Emy

Beefeater - Wokingham Listed Building Application

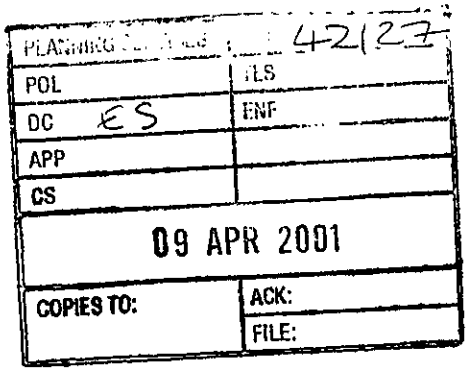
further to our meeting on site at the Olde Rose Beefeater on the 13th March 2001, I am writing to you to formally withdraw the Listed Building Application (your Ref: LB/2001/3316), as per your recommendation.
As you are aware, a proper survey of the site has been commissioned by Whitbread Plc, which should be available early to middle of next week. As soon as we have a signed off scheme from the client that we fill more substantially fits the criteria Harold Saunders and yourself laid out in our meeting, we will make a renewed submission, and meet with you to discuss it in full.

I hope the above is of interest to you, and look forward to receiving from you by way of return, notification that our application has been withdrawn.

Kind regards

Nick Scardigno
Senior Designer

cc: Geoff Cook (Whitbread Plc T/A Beefeater), Lee Sullivan (PSE Associates)



20 GOLDEN SQUARE • LONDON • ENGLAND W1R 4AU
Tel: +44 (0)171 494 4949, Fax: +44 (0)171 494 4950, Email: hmk@hmk.co.uk

Partners : Kishore Patel, Louise Hosker, Peter Moore, Peter Kent

3316

60051

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 21 August 2002
My ref. AC/SB /LB/2001/3316
Your ref.

Ms D D Fuller
62 Red Rose
Binfield
BRACKNELL
Berks
RG42 5LD

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

Dear Ms Fuller

THE FORMER ROSE INN, MARKET PLACE

Thank you for your letter.

You are right that the new signs do not have the appropriate approval from the Council, and the Conservation Officer is in discussion with the owners to alter them to something more in keeping. He is also discussing the colour of the building with them, though this is an issue where we can only operate by persuasion rather than compulsion.

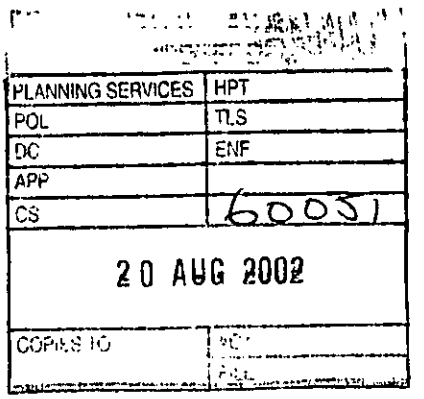
The internal works to the pub itself do have the appropriate permission.

I hope this reassures you, and thank you for your interest in Wokingham town centre.

Yours sincerely

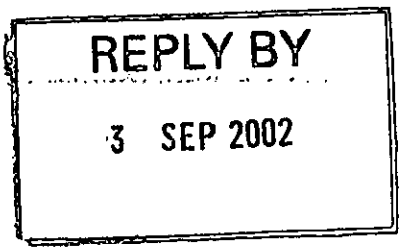
ANNA CRONIN
Head of Planning & Transportation

Telephone: 01344 426885
e-mail: fuller @ tgis.co.uk



62 Red Rose,
Binfield,
Bracknell,
Berks.
RG42 5LD

16 August 2002



Ms. A. Cronin,
Head of Development Control,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Ms. Cronin,

The former Rose Inn, Market Square

Having not been into Market Square for a week or three, I have only just seen what has happened to The Rose. Do please tell me that this has been done without your knowledge and approval! The totally inappropriate new façade is not only ugly in its own right but has a detrimental effect on the whole of that side of the Square and the Town Hall.

If it has been done with planning permission, I think you got it wrong and if it hasn't, I do hope you will enforce quickly.

Yours sincerely,

Denise D. Fuller

Denise D. Fuller

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 14 February 2001
My ref: EXC/LB/2001/3316
Your ref: R/520

Lee Sullivan
PSE Associates
83 Queens Road
BRIGHTON
Sussex
BN1 3XE

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 Me Sullivan

YE OLDE ROSE INN, MARKET PLACE, WOKINGHAM – LB/2001/3316

Following our constructive site meeting yesterday, please find enclosed a copy of a letter I have sent to Nick Scardigno, summarising the main issues discussed.

If you would like to discuss any aspect of the proposals please contact me on 0118 974 6479.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 14 March 2001
My ref: EXC/LB/2001/3316
Your ref: R/520

Nick Scardignio
Hosker Moore and Kent
20 Golden Square
LONDON
W1R 4AU

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

Dear Mr Scardiginio

YE OLDE ROSE INN, MARKET PLACE WOKINGHAM - LB/2001/3316

Thank you for meeting on site yesterday, to discuss the above proposal. I found the meeting most helpful and now write to confirm the following points.

The proposals, and in particular bringing the former building society at 29 Market Place back into occupation, are welcomed in principle. However, as we discussed on site, there are a number of issues with the application submitted, which need to be resolved in order to achieve a favourable recommendation.

Ye Olde Rose, a Grade II listed building, and 29 Market Place are both located in the town centre conservation area, and any proposal should have regard to the historic character of the buildings and their surroundings. Ye Olde Rose has suffered fire damage in the past but retains a distinct character that should be protected, whereas 29 Market Place has been subject to substantial alterations and offers more scope for alteration. In particular the passageway through the Old Rose is an important element of its historic form and should be retained. It would also be preferable to retain a staircase in the existing location in the Old Rose. With regard to 29 Market Place, the main issue is likely to be the treatment of the front elevation, which should reflect the rhythm of the existing first-floor windows and the fenestration at the Rose. The most appropriate infill material, at ground-floor level, would be brick, which could be painted or left plain, as per the upper floor.

There are a number of omissions and inaccuracies in the plans submitted and, we agreed that, to enable proper consideration of the impact of the proposals on the character and historic structure of the buildings, a more detailed survey of the property is essential. This should identify the timber frame and roof trusses noted in the listing description and include the remnant second storey of the Rose Inn, the second floor of 29 Market place and all elevations.

The survey should form part of the listed building and planning applications. As there will be significant changes to the proposals, as a result of the survey and comments above, re-consultation will be necessary. Hence, I suggest the best way to progress the proposal would be to withdraw the current application: once a full survey is available we will be very happy to discuss proposals, and hopefully resolve any problems, prior to submission of a revised listed building application, together with planning and advertisement applications. As a result of this constructive meeting on site and your positive response to our comments we consider it should then be possible to progress your applications promptly.

It would be appreciated if you could confirm in writing whether this course is acceptable to you. In the meantime, if you have any queries, I can be contacted on 0118 974 6479.

Yours sincerely



Emy Circuit,
Planning Assistant, Development Control

Enclosure: copy of the listing description for Ye Olde Rose Inn

cc: Lee Sullivan, Anna Cronin, Harold Sanders

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: LB/2001/3316

Proposal: Proposed internal alterations and opening through to adjoining property to create restaurant plus new entrance to 29 Market Place and new signage.

Site Address: Ye Olde Rose Inn, Market Place, Wokingham

Applicant: Whitbread Plc C/O Hosker Moore and Kent

Your observations are required in respect of this application **by 09/03/01**

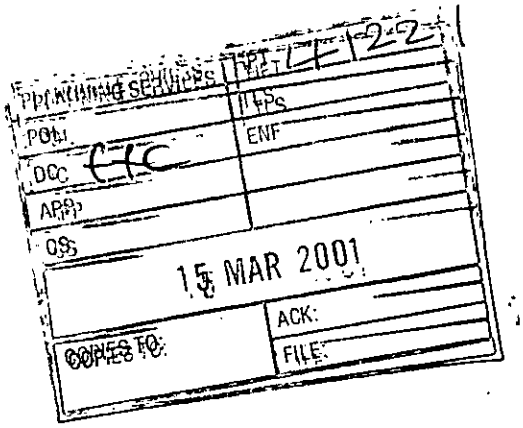
At its meeting on 7 March 2001, the Historic Sites & Buildings Working Group agreed to make the following observations, which were endorsed by the Planning & Transportation Committee on 20 March 2001

- **The whole frontage should be made uniform**
- **The name 'Ye Old Rose' should be retained and displayed**
- **As much as possible of the existing structure and fabric should be retained, particularly in the passageway leading from the front to the rear of the building**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

PLANNING SERVICES	SPT
POL	TLS
DC	ENF
APP	
CS	
29 MAR 2001	
COPIES TO:	ACK:
	FILE:



The Wokingham Society

The Wokingham Society

Registered with the Civic Trust, Affiliated to CPRE & Registered as a Charity (No. 274988)

Brian R Morris
1 Bird Mews
Wokingham
RG40 1DZ
Tel: 0118 9792611
Email BrianBRM@msn.com
Mobile 07803 214540

Tuesday, 13 March 2001

John Mitchell
Development Control Manager
Wokingham District Council

Application Number LB/2001/3316
Ye Olde Rose Inn, Market Place, Wokingham

Dear Sir

I am writing to set out the view of the Executive Committee of this Society concerning the application you have from Whitbreads to carry out substantial changes to this building.

1. We would wish to see the name "**The Rose**" retained in some way, as this is such a well-known venue in Wokingham's small town centre. We see no reason why this name cannot be continue to be used discretely over the existing entrance. We also would suggest that Whitbreads commission a display within the building with details of its history.

2. We note that Whitbreads will be trading under the "**Grillbar**" logo but we consider its repeated use over the front façade and on windows to be unnecessary and excessive in the Market Place setting.

3. We note and welcome the use of 29 Market Place and would hope that the applicants will be open to suggestions that the proportion of the window openings should be more sympathetic to the design of the existing 'period' building.

Whitbreads are in the early stages of developing a new 'formula' for its restaurants under the **Grillbar** banner. High quality modern graphics and furnishings are used. Interiors are open-planned with a continental and a touch of 'art-deco' theme designed to appeal to a wider clientele. This appears to follow the example of the Pizza Express chain that is trading so successfully in Wokingham and in period buildings in other towns. Whitbread currently have three "**Grillbar**" outlets, all relatively in modern buildings.

The Rose, under the Beefeater title has been allowed to deteriorate internally and in business terms and we welcome proposals that would bring about a new lease of life for this important building in the centre of Wokingham. Although listed the building has undergone many changes in its lifetime as a result of fires. We hope that as a result of negotiations between the applicants and your control team a satisfactory compromise solution can be achieved for this application to the benefit of the town centre.

Yours faithfully

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 14 February 2001

Application Number: LB/2001/3316

Proposal: Proposed internal alterations and opening through to adjoining property to create restaurant plus new entrance to 29 Market Place and new signage.

Parish: WOKINGHAM TOWN

Site Address:
Ye Olde Rose Inn, Market Place, , Wokingham.

Applicant:
Whitbread Plc C/O Hosker Moore And Kent (Attn C Papa).

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).

Please could the Highway Authority have additional information and revised plans which address the following points:

(1) The existing and proposed amount of floor area available for customer use.

(2) What parking was allocated to no. 29 previously?

(3) The proposed parking layout which should have spaces marked accurately on a plan with minimum dimensions of 4.8m x 2.4m.

Signed: _____ **Print name:** Adam Coggins

7/3/01

HOSKER MOORE & KENT

LONDON

PLANNING SERVICES	HPT 40612
POL	TLS
DC	ENF
APP	
CS	
27 FEB 2001	
COPIES TO:	ACK:
	FILE:

26 February 2001

Emy Circuit

Wokingham District Council
Planning Department
P.O.Box No. 157
Council Offices
Wokingham Berkshire
RE40 1WR United Kingdom

Dear Emy

Beefeater - Wokingham Ye Olde Rose, Rear Elevations

further to our conversation last week, I am sorry to report that there are no existing drawings outlining the proposed changes to the rear of the Olde Rose site in Wokingham. As you will recall, in our initial proposals, we proposed the removal of an alcove and glazing along the approach to the rear entrance to the site (I refer you to drawing number R/520/200/201, dated 15th December 2000). Subsequent to the removal of this area, the wall would obviously be made to match the adjacent walls in terms of materials and treatment (having inspected the area, it did not appear that is alcove was a part of the original fabric of the building, rather an addition that was made fairly recently).
In the absence of any elevations outlining our proposals to the treatment to this wall, I enclose photographs of the area as supplied by Nixal (appointed to survey the fabric of the building), and hope that they will suffice until the reworking of our plans are finalised by our client.
In the meantime however, if you have any queries or comments regarding this site, please do not hesitate to contact me on 0207 494 4949, to discuss this project in further detail.

Kind regards

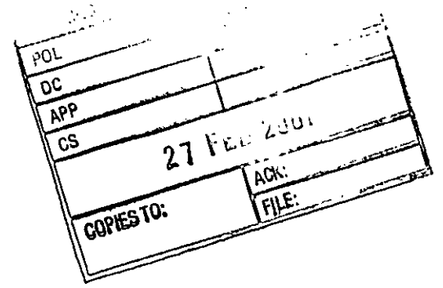
Nick Scardigno
Senior Designer

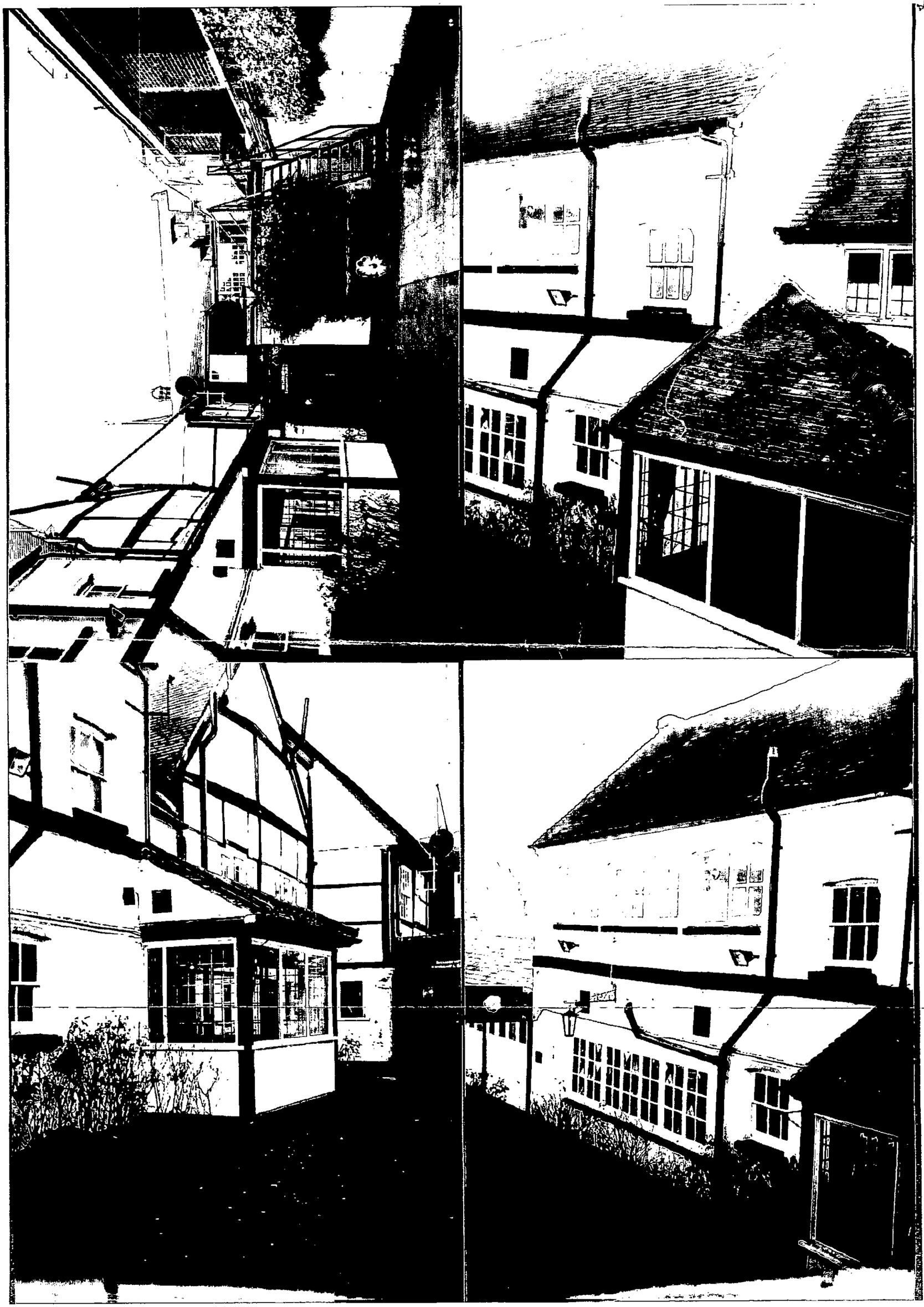
cc: Geoff Cook (Beefeater), Colin Rhodes (PSE Associates)

20 GOLDEN SQUARE • LONDON • ENGLAND W1R 4AU
Tel: +44 (0)20 7494 4949, Fax: +44 (0)20 7494 4950, Email: hmk@hmk.co.uk

Partners : Kishore Patel, Louise Hosker, Peter Moore, Peter Kent




POL
DC
APP
CS
27 FEB 2001
COPIES TO:
ACK:
FILE:



PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
27 FEB 2001
COPIES TO: | ACK:
FILE:

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING SERVICES	HPT 40761
POL	TLS
DC B+C	ENF
APP	
CS	
06 MAR 2001	
COPIES TO:	ACK:
	FILE:

Date 28. 2. 01

Our ref. AM

Your ref. LB/2001/3316

Your letter of 14. 2. 01

Ye Olde Rose Inn

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN THE LORD CRATHORNE M.A. LL.D. SECRETARY NEIL BURTON B.A. F.S.A.
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY No. 258033 VAT No. 447 1613 54

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

E+C

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

Your Ref: LB/2001/3316

Date. February 28, 2001

PROPOSED: INTERNAL ALTERATIONS

LOCATION: OLDE ROSE INNE, 31 MARKET PLACE, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be attached should planing consent be granted:

Standard planning condition C070 and the following conditions

All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.

R005 To safeguard the residential amenity of the adjacent dwellings.

All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

R010 To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

1 ... See Part 1 plans'

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 14 February 2001 15 FEB 2001

Application Number: LB/2001/3316

Proposal: Proposed internal alterations and opening through to adjoining property to create restaurant plus new entrance to 29 Market Place and new signage..

Site Address:
Ye Olde Rose Inn, Market Place, , Wokingham.

Applicant:
Whitbread Plc C/O Hosker Moore And Kent (Attn C Papa).

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

---

1. THE PLANS, AS EXISTING, DO NOT REFLECT THE STRUCTURE THAT EXISTS, AND THE TIMBER STRUCTURE IS NOT NOTED. THE STRUCTURAL INTEGRITY HAS BEEN COMPROMISED AND ELEMENTS OF ORIGINAL DETAIL IS REFERRED WITH THE STAIRCASES (NOT NOTED) ON THE FIRST FLOOR.

2 THE UPPER FLOOR ACCOMMODATION IS NOT INCLUDED ON THE EXISTING OR PROPOSED PLANS. IT MUST BE INCLUDED ON THE SURVEY.

3. THE GENERAL 'OPENNING UP' OF THE PLAN INCLUDING THE VOID AT FIRST FLOOR LEVEL IS QUESTIONED

4. DISCUSSIONS SHOULD BE HELD WITH THE AGENTS TO ESTABLISH A SCHEME, SYMPATHETIC TO THE EXISTING BUILDING AND ITS STRUCTURE PLUS THE RELATIONSHIP AND TREATMENT OF THE FRONTAGE TO THE MARKET SQUARE AND TOWN CENTRE.

Harold Sanders. CONSERVATION ARCHITECT 27.02.01

☎ 0118 974 6379 (Direct Line)
Tuesday, 20 February 2001

FAO C Papa
Hosker Moore & Kent
20 Golden Square
London
W14 4AU

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Planning Application No F/2001/3316
Address: Ye Olde Rose, Market Place, Wokingham

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the accessible parking bays to the main entrances. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure the entrance doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. Ensure flush thresholds.
4. Identify any hazardous glazing.
5. Please ensure the servery is accessible to wheelchair users.
6. Ensure vision panels fitted to doors in circulation routes.
7. Please ensure that access is available to the full range of services offered all bars and self-service counters and at least half the area where seats are provided are accessible to wheelchair users.
8. No accessible WC has been provided.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. Accessible public telephone.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D E. Garrett

Duncan Garrett
Access Officer

Ian Jordan

PLANNING SERVICES	HPT
DC	TLS
APP	ENF
CS	
22 FEB 2001	
COPIES TO:	ACK: ✓
	FILE: 3316

From: WebComments@wokingham.gov.uk
Sent: 21 February 2001 14:26
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: LB/2001/3316
Correspondent_FullName: Andrew Barzycki
Correspondent_StreetAddress: 1 Denton Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 2DX
Correspondent_Telephone:
Correspondent_Email: andrew.barzycki@yourautochoice.com

Comments:

The Rose is looking rather dirty and worn and is in need of alot of work doing on it. Also the unit next door has been empty for years and will help improve the look of the market place.

on front pillar
20/2/01

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2001/3316

Proposal:
Proposed internal alterations and opening through to adjoining property to create restaurant plus new entrance to 29 Market Place and new signage.

Location:
Ye Olde Rose Inn Market Place Wokingham

This application is being advertised in the Wokingham Times newspaper on the 21/02/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/03/2001**. Written comments submitted will become available for public inspection.

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

Date: 21/02/2001

Received by Wokingham District Council

Application No: LB/2001/3316

Proposal:
Proposed internal alterations and opening through to adjoining property to create restaurant plus new entrance to 29 Market Place and new signage.

Location:
Ye Olde Rose Inn, Market Place, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid.

Start date: 06 FEB 2001 ~~27 DEC 2000~~	Map No. 75B Site 027
Officer: EXC	Application No. LB/2001/3316
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LB) Proposed Internal alterations and opening through to adjoining property to create restaurant PLUS NEW ENTRANCE TO 29 MARKET PLACE AND NEW SIGNAGE

Location: 4a Olde Rose Market Place & 29 Market Place.

Parish: Wokingham Ward: Wescott.
14-02-01 B.

Applicant:
Whitbread Plc

Fee - Received 0.00 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	29 Market Place not included within red line.	letter sent 5/1	6/2
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Elevations of ~~new~~ entrance to 29 market Place – existing + proposed	5/1	6/2
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Full apps. for con & signage at 29.	5/1 sent 5/2/01	✓

Nick Scarduno

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Wokingham

Listed Building: 1 (2) 2*

Advertisement Required: Listed Building in Cons. Area

Date Site Notice Sent: 11.02.01 ✓ Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline : .....
Transco : .....
Environment Agency : .....

Rail Track : .....
Police Arch. Liaison Officer : .....

HERITAGE BODIES

The Georgian Group
The Victorian Society : .....
Ancient Monuments Society
Soc. for the Prot. of Ancient Buildings : .....
Council for British Arch. : .....
RCHME : .....

Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: No pre-apps

.....

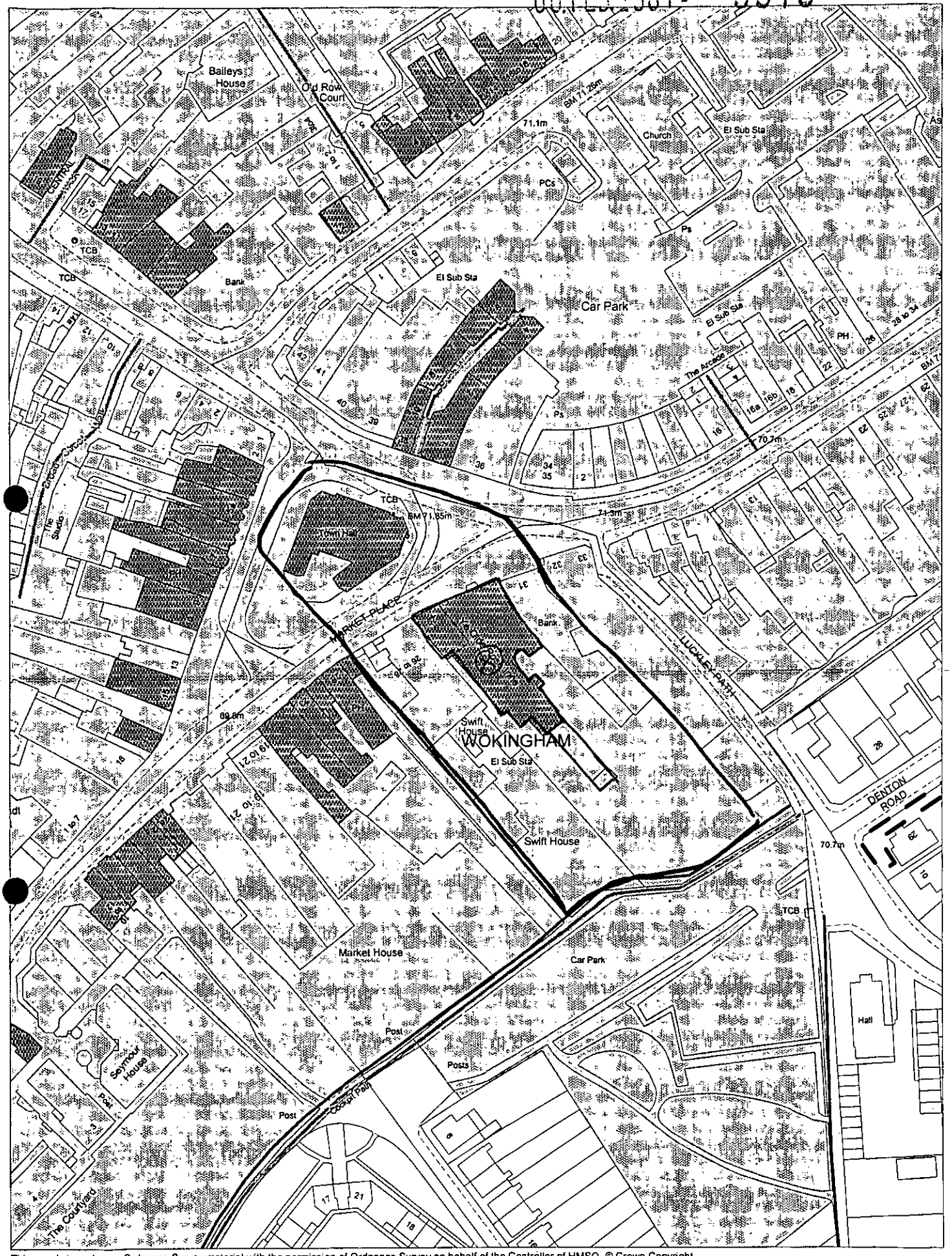
.....

- English Heritage (re demolition of staircase)

NEIGHBOURS:

S/N + see map ie
+ 29 & 30 Market Place (properties within red line)
+ K.W.J. Goatley, 19a Peach Street, Wokingham
Mr. Morris, 1 Bird Mews, Wokingham

06.FEB.2001 3516



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

5 January 2001

Scale: 1 : 1250

N W E S

CC.FEB.2001 3316

HOSKER MOORE & KENT

LONDON

22 December 2000

Harold Saunders

Wokingham District Council
Planning Department
P.O.Box No. 157
Council Offices
Wokingham Berkshire
RE40 1WR United Kingdom

Dear Sirs

Beefeater - Wokingham Ye Olde Rose, Market Place

I enclose our completed application for Listed Buildings Consent together with the relevant drawings.

Please do not hesitate to contact me if there are any queries or if you wish to meet on-site and discuss our proposals in more detail.

Yours Faithfully

Christian Papa
Design Director

6 sets drawings and application forms

20 GOLDEN SQUARE • LONDON • ENGLAND W1R 4AU
Tel: +44 (0)20 7494 4949, Fax: +44 (0)20 7494 4950, Email: hmk@hmk.co.uk

Partners : Kishore Patel, Louise Hosker, Peter Moore, Peter Kent

06.FEB.2001 5516

HOSKER MOORE & KENT

LONDON

5 February 2001

06 FEB 2001

C Hurst

Wokingham District Council
Planning Department
P.O.Box No. 157
Council Offices
Wokingham Berkshire
RE40 1WR United Kingdom

Dear Mrs Hurst

Beefeater - Wokingham Ye Olde Rose Listed Building Consent

further to our telephone conversation on Monday 5th February, please find enclosed 5No. copies of drawings R/520/300/300 and 300/301, outlining the existing and proposed elevations to the Ye Olde Rose site respectively. I also enclose 5No. copies of the revised Ordnance Survey plans outlining the site and carparks for the site.
I would be appreciative if you could also forward me copies of the Signage Application and Change of Use Application forms as soon as possible, so that these applications can be lodges as soon as possible.

Sent 4/2/01

If you have any queries with regards to the information contained in these drawings, please do not hesitate to contact me on 0207 494 4949, in order to discuss them in detail.

Kind Regards

Nick Scardigno
Senior Designer

encl: 5No. copies of drawings R/520/300 - 301 and 5No Copies of outlined Ordnance Survey plans.

20 GOLDEN SQUARE • LONDON • ENGLAND W1R 4AU
Tel: +44 (0)20 7494 4949, Fax: +44 (0)20 7494 4950, Email: hmk@hmk.co.uk

Partners : Kishore Patel, Louise Hosker, Peter Moore, Peter Kent

1933

(1)

ADDRESS 29 MARKET PLACE PARISH WOKINGHAM

PLOT No. NATIONWIDE BUILDING SOCIETY ORD. SHEET No. 75B

BUILDER COPY - ORIGINAL MISSING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/28/61	WORLD STEAM	EXT./ALT.	W/DR.	
R/45/61	"	"	21.8.61	APP
R/31/63	"			C/A
R/39/66	KEY MARKETS	ADV. & REDEV.	DEEMED	REFUSED
R/45/66	"	"	"	
R/141/69	EGERNI INNS	ALTS/EXTS.	19.2.70	C/A
R/140/71	EGERNI INNS	REINSTATE (DESTROYED BY FIRE)	29.9.71	C/A
R/223/72	NATIONWIDE	REBUILD / SHOP FRONT ETC.		C/A

MINISTRY DECISION

SPECIAL ORDERS

(2)

ADDRESS 29 MARKET PLACE PARISH WOKINGHAM

PLOT No. NATIONWIDE BUILDING SOCIETY ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12919	Nationwide Building Soc	New fascia sign	10.4.80	N/A Ref
26328	"		7.11.86	C/A
BRA 1343	"	AUTOMATIC TELLER MACHINE	26.8.86	APP
29224	"	ILL. FASCIA SIGN	26.11.87	C/A
34957 CAC		DEM. REAR BOUNDARY WALL	21-5-91	EXEMPTED C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1) ADDRESS 30 MARKET PLACE PARISH WOK

PLOT No. Ye Old Rose Inn ORD. SHEET No. 75B

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 174	County Inns	Neon lettering	18/4/50	app
A/5/58	do	Advertisement	10/4/58	Ref
A/9/58	do	do	10/7/58	S/C
R/18/59		Change of use	9/7/59	app
R/45/61		Alts	31/8/61	app
R/31/63	World Stores	Form accessed rear	27/6/63	C/A
A/9/63		Advertisement	25/7/63	S/C
A/33/69	Berni Inns	Fascia	27/11/69	S/C
R/141/69	do	Alts & adds	19/2/70	C/A
A/32/69	do	Advertisement	27/11/69	Ref
[illegible]/8/71	do	Illum & non Illum signs	23/11/71	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2) ADDRESS 30 MARKET PLACE PARISH WOK

PLOT No. ROSE INN ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]40/71	Berni Inns	Reinstate property		
8492x		destroyed by fire	29/9/71	C/A
			11/10/71	
8529x		Rebuilding + 29		
BR 18470	"	RECONSTR. FR. ROOF (DESTROYED BY FIRE)	7.4.82	APP N/A
BR19136	"	" REAR " "	18.8.82	APP. N/A
17974	" LBC	DEM. OF FIRE DAMAGED STRUCTURE & RESTORE, BLT END ST. SERVICE AREAS, RESTAURANT, BARS, RECONSTR. ROOF.	26.8.82	N/A C/A
17975	"	"	26.8.82	N/A C/A
BR19353	"	INT. REDEVELOPMENT	17.9.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) Ye Olde Rose Inn

ADDRESS 30 Market Place PARISH Workingham

PLOT No.

ORD. SHEET No. SU 73B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18527	BERNI INNS LTD. LBC	RE-DEC. FR. ELEVATION, NEW BLINDS, NEW SIGN AT REAR	16.12.82	N/A REF
18528	"	"	16.12.82	N/A REF
18592	"			
6R19912	"	SIDE EXT. & GR. FLOOR ALTS.	4.2.83	APP. N/A
18896	" LBC	DEM. OF 2 GR. FLOOR CHIMNEY STACKS & REBUILD SURROUNDS IN REVISED POSITIONS.	10.3.83	N/A C/A
38997	WHITBREAD	ILL. & GEN. SIGNS	21.4.92	C/A
38998 LBC	WHITBREAD	RETURB. / INT. STAIRCASE	23.3.92	C/A
39074 LBC	"	ILL. SIGN	21.4.92	C/A
FP/92/0197	"	INT. ALTS / DIS. TOILET	27.3.92	APP
34957 CAC		DEM. REAR BOUNDARY WALL	21.5.91	SEE STATE C/A
99/70291/LA				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. DATED 2001 * 5516

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 WHITBREAD PLC.
ADDRESS BUILDING 3, THE HERCULEAN HOUGHTON HALL OFFICE PARK PORZ AVE., DUNSTABLE, BEDS.
POST CODE LU5 5XE
PHONE 01582 424 200

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME HOSKER MOORE & KENT
ADDRESS 20 GOLDEN SQUARE LONDON (ATTN: C. PAPA)
POST CODE W1R 4AH
PHONE 020 7494 4949

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION YE OLDE ROSE, MARKET PLACE WOKINGHAM, BERKS, RG11

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

(c) What is the existing use of the building, if vacant, state this together with last use of the building.
BUILDING USE PUBLIC HOUSE/RESTAURANT

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

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
OS PLAN 1:1250.
R/520/101, R/520/102, R/520/103, R/520/104, R/520/201, R/520/202.

---

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser
OWNER OF YE OLDE ROSE
LESSEE OF ADJOINING PROPERTY #29.

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.
INTERNAL ALTERATIONS & OPENING THROUGH TO ADJACENT PROPERTY - NEW STAIRCASE & VOID + NEW SIGNAGE / IDENTITY.

---

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

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.

N/A

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

Signed ..... on behalf of WHITBREAD PLC

Date 22.12.00

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.'

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

(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:-

I am

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of WHITBREAD PLC

Date 22.12.00

* Delete where inappropriate

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **LB/2001/3316**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

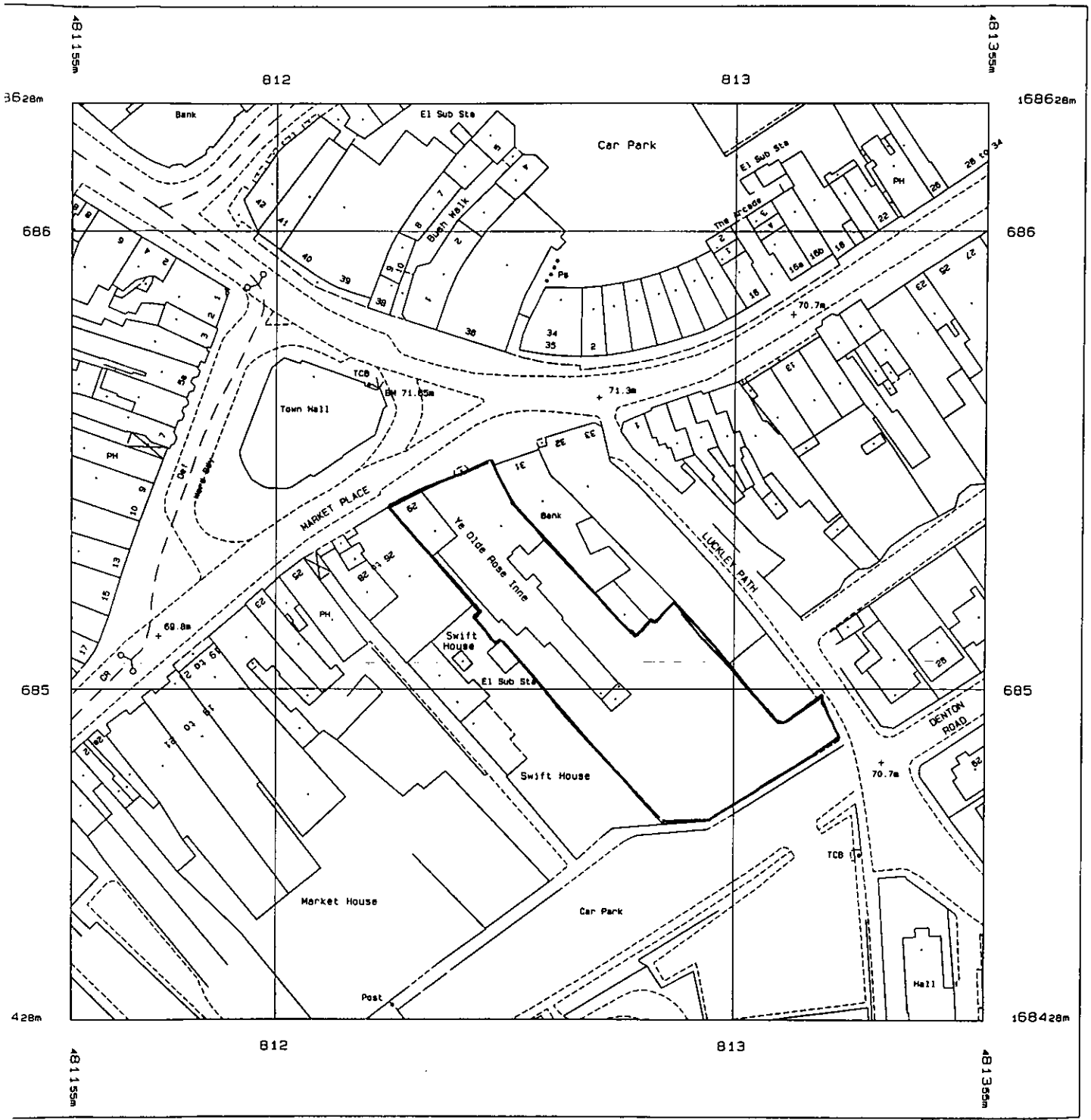
Ordnance Survey®

Superplan®

06.FEB.2001 3516

Option 1

Site-centred



iced 20 Dec 2000 from Ordnance Survey digital and incorporating surveyed revision able at this date. © Crown Copyright 2000.

duction in whole or in part is prohibited ut the prior permission of Ordnance Survey.

nce Survey, the OS symbol and Superplan egistered trade marks of Ordnance Survey, ational mapping agency of Great Britain.

Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8168NW

The representation of a road, track or path is no evidence of a right of way.

Heights are given in metres above Datum.

The alignment of tunnels is approximate.