APPLICATION NO:
LB/2001/5142

LOCATION:
Ye Olde Rose & 29 Market Place, Wokingham.

APPLICANT:
Beefeater Restaurant Pub C/O Street Elite Associates

PROPOSAL:
Listed building application for toilet and lobby extension at rear of building plus internal alterations.

EARLIEST DATE FOR DECISION: **29/11/2001**

APPLICATION WILL HAVE EXPIRED ON: 26/12/2001

CASE OFFICER: **Emy Circuit**

HP

032

RAILEX
Marbleboard

POLIFILE PL5P

253

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Beefeater Restaurant Pub
C/O Street Elite Associates
Princes Drive
Kenilworth
Warks
CV8 2FD

Application Number: LB/2001/5142

Parish: **WOKINGHAM**

Location: **Ye Olde Rose & 29, Market Place, Wokingham.**

Proposal: **Listed building application for toilet and lobby extension at rear of building plus internal alterations.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. 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
3. Detailed drawings in respect of the new works 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. Details shall be provided for:

1) All new door openings, including detail of the linings and frames.
2) All of the proposed new doors.
3) The proposed windows and doors for the new front wall of No. 29.
4) The proposed glazed lobby of No. 29.
5) The proposed balustrade in the existing restaurant.

6) Construction of the proposed rear lobby, including the roof.
7) The proposed fence and gate to the rear Courtyard.
8) The ventilation and extraction system to the new toilets.
9) The proposed screen in the existing function room.

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

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

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

Informative
1. This permission relates to the application as amended by the letter submitted to the Local Planning Authority on 10th January 2002 confirming the external signage, including the 'G' shown on the entrance doors and will be subject to an Advertisement Consent application, and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1, EN5 and S2.
South East Area Local Plan Policies SBE1, SBE2, SBE3, SBE11 and SBE15.
Deposit Draft Wokingham District Local Plan Policies WBE15, WBE17, WHE5, WHE13 and WH5.

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel: (0118) 974 6479

Date: 14/02/02

My ref: LB/2001/5142

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/5142
Ye Olde Rose & 29, Market Place, , Wokingham.
Listed building application for toilet and lobby extension at rear of building plus internal alterations..

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

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

Yours faithfully

T. Watson

pp Principal Development Control Officer

Tel: (0118) 974 6479

Date: 14/02/02

My ref: LB/2001/5142

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2001/5142
Ye Olde Rose & 29, Market Place, , Wokingham.
Listed building application for toilet and lobby extension at rear of building plus internal alterations.

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

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25/02/02

Yours faithfully

T. G Watson

pp Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **LB/2001/5142**
Ye Olde Rose & 29, Market Place, , Wokingham.
Listed building application for toilet and lobby extension at rear of building plus internal alterations.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Wyatt

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

47003

TREES

Street Eite Associates
Architectural & Interior Design Consultants

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
22 AUG 2001	
COPIES TO:	ACK: 03.09.
	FILE: Enf.

21 August 2001

Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks.
RG40 1WR

FOR THE ATTENTION OF MR HAROLD SANDERS
CONSERVATION ARCHITECT

Our ref. MS/20062.03

Dear Sir

Re: Ye Olde Rose, Wokingham

Further to our recent meeting, we enclose two copies of revised elevational drawing, showing the variations requested.

We feel, however, that the changes do not fit on the building as well as the original proposals and the proportion of the new openings is too small.

We would, therefore, be grateful if you would re-visit your thoughts on this and contact the writer accordingly.

Yours faithfully

pp **Mike Street**

Enc.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 1

Street Eite Associates
Architectural & Interior Design Consultants

26 July 2001

Wokingham District Council
Shute End
Wokingham
Berks.
RG40 1WR

FOR THE ATTENTION OF MR HAROLD SANDERS
CONSERVATION ARCHITECT

Our ref. IP/20062.02

Dear Sir

Re: Ye Olde Rose, Wokingham

Further to our recent telephone conversation in respect of the above, please find enclosed one copy each of our drawing nos. 20062/01, 02, 03, SK02C and SK3, indicating our proposals.

Once you have had the opportunity to peruse these drawings, please contact this office, in order that a site meeting may be arranged to discuss the project in more detail.

Should you have any queries or require any additional information, please do not hesitate to contact this office.

Yours faithfully
for Street Eite Associates

Site meeting 15/8.
To send further pre-app sketches.

Ian Poole

c.c. Ms. Emy Circuit – Planning Assistant (+Enc).

Enc.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

Directors: Mike Street • Garri Eite

not slate - stop at external wall.
quarry tile - larger size possible.

gutting 29 ok - need info on how will be supported

dispense need to know more about wall - have alternative if not ok

ok to keep flat roof over loos - repeat corner detail

detail of lobby to retain corner detail
- to provide sketch.

New timber - ash
quarry sycamore

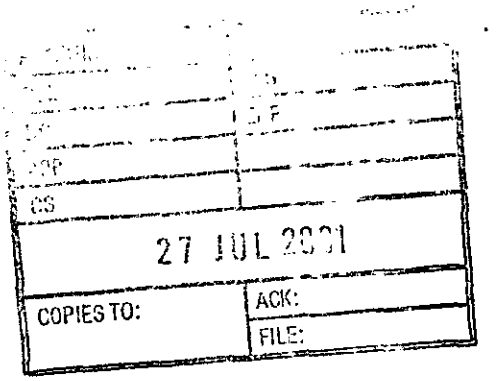
- stained timber in new frontage.

Harold Sanders

Street Eite Associates
Architectural & Interior Design Consultants

26 July 2001

Wokingham District Council
Shute End
Wokingham
Berks.
RG40 1WR



FOR THE ATTENTION OF MR HAROLD SANDERS
CONSERVATION ARCHITECT

Our ref. IP/20062.02

Dear Sir

Re: Ye Olde Rose, Wokingham

Further to our recent telephone conversation in respect of the above, please find enclosed one copy each of our drawing nos. 20062/01, 02, 03, SK02C and SK3, indicating our proposals.

Once you have had the opportunity to peruse these drawings, please contact this office, in order that a site meeting may be arranged to discuss the project in more detail.

Should you have any queries or require any additional information, please do not hesitate to contact this office.

Yours faithfully
for Street Eite Associates

Ian Poole

c.c. Ms. Emy Circuit – Planning Assistant (+Enc).

Enc.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date September 3, 2001
My ref. HS/PP/WKM PRE.APP.
Your ref. MS/20062.03

Mr M Street
Street Eite Associates
Princes Drive
Kenilworth
Warwickshire
CV8 2FD

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 Street

YE OLDE ROSE, WOKINGHAM

Thank you for your revised sketch illustrating the amendments to the front elevation as discussed at our recent site meeting.

This property is in a prime location in the Conservation Area and Market Place, which is in the commercial centre of the town. This Council is at present promoting a study to minimise the impact of traffic in Market Place and maximise the pedestrian areas in the town centre. Part of this exercise is to encourage continental style café areas: Ye Olde Rose is one of the outlets highlighted as being suitable to provide this facility.

We have reconsidered your proposals and conclude that the scheme now forwarded would have the support of the Town Council and Local History Group when they are formally consulted as part of the planning process.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Date: 11 April 2002

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: LB/2001/5142

Location: Ye Olde Rose & 29, Market Place, Wokingham.

Proposal: Listed building application for toilet and lobby extension at rear of building plus internal alterations.

Applicant: Beefeater Restaurant Pub C/O Street Elite Associates.

Case Officer: ~~Helen Pollock~~ Emy.

The new plans show the following: Details to comply with condition 03. Drawing nos: 20062/06A, 07A, 12B, 14A, 17A, 22A, & 28.

Comments are required by 21/04/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

: (RING ONE)

1970

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

App No. LB/2001/5142 (Planaps) / (Ludhouse) Date Rec. 8/4/02

Location: Ye Olde Rose + 29 Market Place

Parish Wokingham

Applicant:

Description of attached plans Details to comply with condition 8 &

Drawing No's: 20062/06A, 07A, 12B, 14A, 17A, 22A & 28

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☑
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC.

Consultations Sent by Admin. on 11.04. RS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. LB/2001/5142 (Planaps) / (Ludhouse) Date Rec. 8/4/02

Location: Ye Olde Rose + 29 Market Place

Parish Wokingham

Applicant:

Description of attached plans Details to comply with condition 3 @p

Drawing No's: 200602/06A, 07A, 12B, 14A, 17A, 22A & 28

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☑
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC.

Consultations Sent by Admin. on 11.04. RS

Yellow - Part One Copy
Green - Officer's Copy

Street Eite Associates
Architectural & Interior Design Consultants

54998
PE
INF
08 APR 2002
5 April 2002
ACK
FILE

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR
FOR THE ATTENTION OF EMY CIRCUIT

PLANS TO MEET CONDITIONS

5142

Our ref. IP/20062.31

Dear Sirs

Re: Ye Olde Rose, Wokingham

Further to receipt of Approval Notice dated 4 March 2002, in respect of the above, please find enclosed for your information, 2 copies of each of our drawing nos. 20062/06A, 07A, 12B, 14A, 17A, 22A and 28.

You will note from the enclosed that specific details requested under Condition 3 of the approval have been included.

In respect of the sash windows to frontage of No. 29, it is intended that a specialist joinery manufacturer will attend site, take all necessary details and make new windows to exactly match existing.

With regard to toilet ventilation, it is intended to provide ceiling grilles with in-line duct fan to external grille, in black metal finish. All ductwork to be above new ceiling.

We trust the enclosed to be satisfactory and request that you discharge Condition No. 3 of the approval. In the meantime, should you require any additional information, please do not hesitate to contact this office.

Yours faithfully
for Street Eite Associates

Ian Poole

c.c. Geoff Cook – Whitbread Restaurants
Colin Rhodes – PSE Associates

Enc.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

WORK SHEET FOR : Emy Circuit

Application Number : LB/2001/5142

Applicant : Beefeater Restaurant Pub C/O Street Elite Associates.

Location : Ye Olde Rose & 29, Market Place, , Wokingham.
Proposal : Listed building application for toilet and lobby extension at rear of building plus internal alterations.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/10/2001

Earliest Date for Decision : 29/11/2001

Latest Consultation Date/Site Notice Expiry Date : 29/11/2001

This application will have expired on: 26/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Bobtie : C/A

Wokingham T.C : No objection - Some reservations about 'G' - no removed from application.

The Georgian Group : Building falls outside of which they are interested.

E.H : No objections

Access officer : No obligation to improve access.

Conservation officer : C/A.

Planning Issues :

1) Impact upon the listed building

2) Impact upon the character of the area.

Application Number: LB/2001/5142

Appraisal :

This application is for the extension of the toilets + lobby area to the rear of Ye Olde Rose + internal alterations to both Ye Olde Rose + N° 29 Market Place.

Unit 29 is a vacant unit which has previously been used as a bank, it fills only a small area and is adjoined to the North side + rear to Ye Olde Rose. It is proposed to remove all the internal walls/partitions from n° 29 to incorporate it as part of Ye Olde Rose + to widen the two existing doorways from main section of Ye Olde Rose to the section of it to the rear of N° 29. Internal alterations to the existing Ye Olde Rose are also proposed, including the layout of the toilets, which go along with the proposed extension.

The proposed toilet extension is designed to be inkeeping with the existing listed building, in materials that are appropriate, within a secluded courtyard, it is ∴ considered that they would have no significant impact upon the character of the listed building.

The proposed new shop front + internal alterations all have the support of the Conservation Arcletect + it is considered that they would have a +'ive impact upon a pub/restaurant that is in need of refurbishment + would enhance the characte + appearce of the buildings, + be an improvement to the appearce of the market place.

Recomendation : Approval: ☑ (Refusal: ☐

(tick appropriate box)

Application Number LB/2001/5142
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C190	R190	
3			Detailed drawings in respect of the new works shall be submitted to + approved in writing by the LPA before the relevant part of the work is begun + the work shall not be carried out otherwise in accordance with the approved drawings. Details shall be provided for:
			1) All new door openings including detail of the linings + frames.
			2) All of the proposed new doors
			3) The proposed windows + doors for the new front wall of n° 29
			4) The proposed glazed lobby of n° 29
			5) The proposed balustrade in the existing restaurant.
			6) Construction of the proposed rear lobbies, including the roof.
			7) The proposed fence + gate to the rear courtyard
			8) The ventilation + Extraction System to the new toilets.
			9) The proposed screen in the existing function Room.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2, SBE3, SBE11, SBE15			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE15, WBE17, WHE5, WHE18 WH5			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: ENI, EN5, S2.			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 26/2/02.

Informative: This permission relates to the application as amended by the letter submitted to the LPA on 10/01/02 confirming the external signage, including the 'G' shown on the entrance doors will be subject to an advertisement consent application + does not approve the proposals as originally submitted.

RECORD OF SITE VISIT

SITE ADDRESS: Ye Olde Rose & 29 Market Place Wokingham.

APPLICATION NUMBER: LB/2001/5142

OFFICER: Emy Circuit

DATE OF SITE VISIT: 19/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Grade 2 listed building - Pub in need of external attention. 2 Storey, white rendered front.

3. DESCRIPTION OF SITE/BUILDING

Town Centre Location, within Conservation area. Predominant in town centre scene.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Attached to N° 31 - existing Barclays Bank + N° 29 existing vacant unit, which is proposed

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING To Standard

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

Street Eite Associates
Architectural & Interior Design Consultants

PLANNING SERVICES | HPT 51711
POL | TLS
C HP | ENF
PP |
CS |
11 JAN 2002
COPIES TO: | ACK:
FILE:

10 January 2002

Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR

FOR THE ATTENTION OF HELEN POLLOCK

Your ref. F/20001/5144
Our ref. MS/20062.18

Dear Sirs

Re: Ye Olde Rose, 29 Market Place, Wokingham

Further to the writer's telephone conversation with Ms. Pollock of today, we write to confirm our agreement that all external signage, including the 'G' shown on the entrance doors, will be subject to an advertisement consent application, which we confirm we are happy to have conditioned on the approval.

We trust this now clarifies all matters and will obtain approval, hopefully by the end of this month.

Should you have any other queries, please do not hesitate to contact the writer.

Yours faithfully

Mike Street

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

To:
Harold Sanders
Urban Design And Conservation Officer

From: ~~Emy Circuit~~ HELEN POLLOCK

Date: 05 November 2001

Application Number: LB/2001/5142

Proposal: Listed building application for toilet and lobby extension at rear of building plus internal alterations..

Site Address:
Ye Olde Rose & 29, Market Place, , Wokingham.

Applicant:
Beefeater Restaurant Pub C/O Street Elite Associates.

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

FOLLOWING SITE VISITS WITH PREVIOUS CASE OFFICER THE REVISED PLAN REFLECT DISCUSSIONS AND AGREEMENTS MADE WITH AGENT.

THE PRINCIPLES AT NOW OUTLINED ARE ACCEPTABL TO ME SUBJECT TO FURTHER INFORMATION / CONFIRMATIONS WHICH COULD BE COVERED BY A CONDITION IF THE APPLICATION IS RECOMMEN FOR APPROVAL.

DETAILED COMMENTS / OBSERVATIONS.

PLAN 01A. EXISTING GROUND FLOOR. — NONE

PLAN 02A PROPOSED GROUND FLOOR

NEW FRONT TO STREET — BRICK. WINDOW + DOOR DETAILS TO BE AGREED.

CLINING DETAIL — WHERE DOORS + FRAM AND WINDOWS REMOVED TO BE PROVI DISABLED TOILET — NEW WALLS — MATERIALS + SPECIFICATION REQU

- ANY VENTILATION SYSTEMS TO NEW TOILETS TO BE AGREED
- LOBBY CONSTRUCTION, INCLUDING CANES + R.W. GOODS TO BE PROVIDED.
- OPENINGS (2 NO) THROUGH STRUCTURAL WALL AGREED IN PRINCIPLE. CONSTRUCTION AND DIMENSIONS AGREED FOLLOWING ADDITIONAL REMOVAL OF C20 LINING.
- DESIGN + DETAIL OF SCREEN + DOORS TO FUNCTION ROOM.
- DETAIL & DESIGN OF CLOSE BOARDED FENCE + GATES, INCLUDING FINISH + COLOUR REQUIRED

PLAN SK3B. — NONE

PLAN 03. EXISTING ELEVATIONS — NONE

PLAN 05.A. DETAIL OF PORCH ROOF TO BE PROVIDED, INCLUDING EAVES R.W. GOODS. RENDER.
NOTE SIDE PANEL SHOWN SOLID ON PLAN

PLAN 06 ALL AS PREVIOUSLY DISCUSSED BUT FULLY GLAZED NEW FRAME DETAIL. TO CORRIDOR TO BE AGREED.

ALL ALTERATIONS AR TO RECENT C20 WORKS.

Harold Fowden.

19. DEC. 01.

I CONSIDER THE REPLACEMENT OF THE FRONTAGE OF THE FORMER BANK WILL ENHANCE THE CONSERVATION AREA AND MARKET PLACE.

PLANNING SERVICES 50402
EC
28 NOV 2001
COPIES TO: ACK: FILE:

ENGLISH HERITAGE

SOUTH EAST REGION

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

Direct dial: 01483 252030

Your ref: LB/2001/5142

Our ref: WO/37610

Fao: Emy Circuit

27th November 2001

Dear Ms Circuit

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

ADDRESS: Ye Olde Rose & 29 Market Place, Wokingham

Thank you for notifying English Heritage of this application for listed building consent for the above buildings. We are content to leave the detail and affect on the timber frame and features of the interior to the Planning Authorities Conservation Architect, similarly the design of the frontage to the new grill bar area.

However, the presentation of the new frontage should either be more inventive and contemporary, or designed as a traditional shopfront. The current proposal, although better than existing, has overtones of the late 70's shopfront standard applied virtually anywhere.

The use of the 'G' logo in the overstated manner proposed is particularly poor. It is considered that a more attractive design solution should be negotiated, given the prominent location of the buiding within the market place.

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: Site plan; 20062/01 rev A; /02 rev A; /03 rev A; /sk3 rev B; /05 rev A; /06; /08

Yours sincerely

pp S. Angell

Graham Steaggles
Historic Areas Advisor
South East Region

These Comments are not relevant to this application + would apply only to Grade I + II* buildings as Ye Olde Rose is grade II, English Heritage ask this paragraph be disregarded 14/02/02

☎ 0118 974 6379 (Direct Line)
Tuesday, 13 November 2001

Street Eite Associates
Princess Drive
Kenilworth
Warks
CV8 2FD

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: LB/2001/5144

Address: Ye Olde Rose & 29 Market Place Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

The proposed works are considered '*alterations*' and therefore there is no formal obligation to improve access and facilities for disabled people under the Building Regulations.

Please note that the existing level of provision for such access should not be worse after any proposed alterations and to this end the following points are made:

Proposed changes to;
1. Principal entrance;
2. Rear entrance to courtyard, and;
3. Former building society (new restaurant) entrance

Are considered to make access for disabled people worse when compared with the existing facilities. These proposed changes therefore do not comply with Part M of the building regulations.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995)*

1. For all approaches/entrances to be level access and where this is not possible for a combined ramped and stepped approach to be included consistent with Part M2.
2. To consider external circulation routes and clearly identify potential hazards to circulation e.g. Fire escape, outward opening doors and windows etc.

3. For all doorways across an accessible corridor or passageway to have a glazed panel, giving a zone of visibility from 900mm to 1500mm above finished floor level.
4. For all doors to have an unobstructed space for at least 300mm next to the leading edge (unless automatic).
5. To consider the design and location of door furniture with regard to reach and grip.
6. Accessible WC to have an **outward opening** door and to have a pull cord alarm system and externally accessible emergency lock.
7. To consider the use of colour and tonal contrast of floors, walls, doors and door fixtures to improve visibility for all users.
8. To consider the appropriate design and location of accessible signage and way-finding information both internal and external to the building.
9. To ensure that there is sufficient accessible parking spaces close to an accessible entrance (3 bays or 6% of total capacity which ever higher).
10. To consider the provision of external, transitional, and internal lighting levels and their impact on accessibility.
11. To clearly identify internal steps/stairs with colour and tonal contrasted nosings and to consider the additional provision of hand rails where appropriate.
12. To ensure that any auxiliary services (e.g. vending machines, telephones etc.) are accessible.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Emy Circuit - WDC Planning Dept**

Emy Circuit

From: John Mullaney
Sent: 20 November 2001 08:50
To: Emy Circuit
Subject: Listed building application for toilet and lobby extension at rear of building plus internal alterations LB/2001/514229 & F/2001/5144 OLDE ROSE INN, 31 MARKET PLACE, WOKINGHAM

Re: Listed building application for toilet and lobby extension at rear of building plus internal alterations LB/2001/5142 & F/2001/5144
29 OLDE ROSE INN, 31 MARKET PLACE, WOKINGHAM

I have no environmental health objections to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

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/2001/5142

Proposal:
Listed building application for toilet and lobby extension at rear of building plus internal alterations.

Location:
Ye Olde Rose & 29 Market Place Wokingham

This application is being advertised in the Wokingham Times newspaper on the 21/11/2001 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 **12/12/2001**. 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: 21/11/2001

On pillar at entrance
26/11/01

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 50235
POL. FXC	TLS
23 NOV 2001	
...ES TO:	
	FILE

Date 21.11.01

[illegible] AM

[illegible] LB/2001/5142

Your letter of 5.11.01

Ye Olde Rose & 29 Market Place, Wokingham

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. D.L. SECRETARY: NEIL BURTON B.A. F.S.A.
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY No. 209934 VAT No. 447 1613 54

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES
APP
CS
26 NOV 2001
COPIES TO:
ACK:
FILE:

Case officer: Emy Circuit

Application Number: LB/2001/5142

Proposal: Listed building application for toilet and lobby extension at rear of building plus internal alterations.

Site Address: Ye Olde Rose & 29 Market Place, Wokingham

Applicant: Beefeater Restaurant Pub C/O Street Elite Associates

Your observations are required in respect of this application **by 29/11/01**

At its meeting on 20 November 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection, but there were some reservations about the impact of the 'G' etched into the entrance doors.

SIGNED: _____ **DATE:** 22/11/01

CLERK TO Wokingham Town Council

Babtie
Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Grou

Our ref Kgb02

Your ref As below

12th November 2001.

Emy Circuit
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

APPLICATION F/2001/5144
Ye Olde Rose & 29 Market Place, Wokingham

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

YE OLDE ROSE & 29 MARKET PLACE, WOKINGHAM

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

YE OLDE ROSE & 29 MARKET PLACE, WOKINGHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Ye Olde Rose & 29 Market Place, Wokingham, at grid reference SU 8125 6852.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/5144 submitted to Wokingham District Council, proposes a change of use from A2 Financial Services to A3 Food and Drink plus new frontage and toilet extensions and new rear lobby plus internal alterations.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies close to the Medieval centre of Wokingham and is a listed building. The proposed construction may disturb archaeological remains associated with possible earlier uses on the site

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

Received by Wokingham District Council

Application No: LB/2001/5142

Proposal:
Listed building application for toilet and lobby extension at rear of building plus internal alterations.

Location:
Ye Olde Rose & 29, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2001/5142 to enable the library staff to locate the correct information.

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 29/11/2001. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

05 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/5142
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Wokingham TCMS (John Bingham) ✓	21	22/11

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~15 OCT 2001~~ Valid 31 OCT 2001

Officer: EXC | Application No. LB/2001/5142

Map No. 75B Site 027

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(LB) Listed Building application for toilet + lobby extension at rear of Building + plus internal alterations

Location: The Olde Rose Inn Market Place + 29 market Place.

Parish: Wokingham Ward: Wescott 5.11.01 B.

Applicant: Beefeater Restaurant Pubs.

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			Ex 31 OCT 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show pos. of rear ext ns + details of parking.	25/10	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elev of toilet block + fire escape.	25/10	
6	Floor plans	Elev & new fence & gates to rear.		
7	Metric scale disclaimer			
8	Encroachment letter	Poss. encroachment of toilet ext n? NONE	25/10	✓ OCT 2001
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ...LB in Cons Area.....

Date Site Notice Sent :5.11.0.17 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 ✓ .....
Disabled Access officer ✓

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 Prot. of Ancient Bdgs
Council for British Arch. .....
RCHME + English Heritage — demolition of substantial part of interior of LB.
Telecommunications (NRPB)
Sport England : .....

OTHERS:

.....
.....
Pre-apps attached to main app.

NEIGHBOURS:

S/N + See map
+ The Wokingham Society c/o Brian Motts, 1 Bird mews, Wokingham, RG40 1DZ
+ A. Barzycki, 1 Denton Road, Wokingham, RG40 2DX

1871/A

WOKINGHAM DISTRICT COUNCIL

31.OCT.2001 Application No. 5742

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 Beefeater Restaurant Pub
ADDRESS Whitbread Court, Houghton Hall Park, Porz Avenue, Dunstable, Beds.
POST CODE LU5 5XE
PHONE 01582 844 300

2. If the applicant has an agent, all correspondence will be send to the agent.

AGENTS NAME Street Elite Associates
ADDRESS Princes Drive
Kenilworth
Warks.
POST CODE CV8 2FD
PHONE 01926 864440

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. RG40 1AP

(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 As above

(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)

20062/01, 02, 03, 05 & 06 + SK3

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

Owner

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

New shopfront to Bldg. Society, toilet & lobby extension to rear, internal alterations

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

Walls - Brick, painted to match existing
Roofs - Lobby - Slate
Toilet - Solar reflective paint finish.

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 [signature] FOR S.E.A ..... on behalf of BEEFEATER .....

Date 12/10/01 .....

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

APPLICATION NUMBER 91.057 [illegible]

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have 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 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 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 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

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

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

(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 .....

* 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)

Copy of notice as published

Signed ..... FOR S.E.A

*On behalf of BEEFEATER

Date 12/10/01

* Delete where inappropriate

(3) Ye Olde Rose Inn

ADDRESS 30 Market Place PARISH Workingham

PLOT No. ORD. SHEET No. 54 75B

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 RE
18528	"	"	16.12.82	N/A RE
18592	"			
BR19912	"	SIDE EXT. & GR. FLOOR ALTS.	4.2.83	APP. N/
18896	" LBC	DEM. OF 2 GR. FLOOR CHIMNEY STACKS & REBUILD SURROUNDS IN REVISED POSITIONS.	10.3.83	N/A CL
38997	WHITBREAD	ILL. & GEN. SIGNS	21.4.92	CL
38998 LBC	WHITBREAD	RETURB. / INT. STAIRCASE	23.3.92	CL
39074 LBC	"	ILL. SIGN	21.4.92	CL
FP/92/0197	"	INT. ALTS / DIS. TOILET	27.3.92	APP
34957 CAC		DEM. REAR BOUNDARY WALL	21.5.91	SEE STATE CL
99/70291/LA				
LB/2001/3316	"			

SPECIAL ORDERS

DRAINAGE

091074

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	Decisi
R/28/61	WORLD STEAM	LB./ALB	W/DR.	
R/45/61	"	"	21.8.61	AP
R/31/63	"			C
R/39/66	KEY MARKETS	DEM. & REDEV.	DEEMED	REFUSE
R/45/66	"	"	"	
R/141/69	LEGAL INNS	ALB/LBB.	19.2.70	CO
R/140/71	LEGAL INNS	REINSTATE (DESTROYED BY FIRE)	29.9.71	C/
R/223/72	NATIONWIDE	REBUILD / SHOP FRONT ETC.		C/

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	"		7.11.85	CA
BRA 1343	"	AUTOMATIC TELLER MACHINE	26.8.86	APP
29224	"	ILL. FASCIA SIGN	26.11.87	CA
34857 CAC		DEM. REAR BOUNDARY WALL	21.5.91	SEE STATE CA
LB/2001/3316	Whitbread Plc			

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
A/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
R/140/71	Berni Inns	Reinstate property destroyed by fire	29/9/71	C/A
8492x			11/10/71	
8539x		Rebuilding: 29		
BR 18470	"	RECONSTR. FR ROOF (DESTROYED BY FIRE)	7.6.82	APP N/A
BR19136	"	" REAR "	15.8.82	APP. N/A
17974	" LBC	DEM. OF FIRE DAMAGED STRUCTURE & RESTORE BEYOND 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

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 29 August 2002
My ref: EXC/LB/2001/5142
Your ref: MS/20062.45

Mike Street
Street Elite Associates
Princes Drive
Kenilworth
Warwickshire
CV8 2FD

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 Street

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 3 OF PLANNING PERMISSION F/2001/5142 – YE OLDE ROSE, MARKET PLACE, WOKINGHAM

Thank you for your letter of 22 July regarding the outstanding details, to comply with condition 3 of the above listed building consent, which you have discussed on site with the Council's Conservation Officer, Harold Sanders. I am pleased to inform you that, on the basis of this discussion and the additional details submitted, the details are considered acceptable.

I note that drawing Nos 20062/20D and 29 D relate to a separate application and I have passed these to My colleague, Elaine Vashi, who is dealing with it.

If you have any queries regarding this advice, please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

File: Ye Olde Rose,
Market Place,
Wokingham 3.doc

Street Eite Associates
Architectural & Interior Design Consultants

REPLY REQUIRED

22 July 2002

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

Emmy
Is this for you or Elaine?

FOR THE ATTENTION OF MR HAROLD SANDERS

Your ref. EXC/LB/2001/5142
Our ref. MS/20062.45

Dear Sirs

Re: Ye Olde Rose, Market Place, Workingham

Further to the meeting on site with Mr Harold Sanders, Conservation Officer, we write to confirm the details agreed at that meeting and permission given by Mr Sanders for work to progress on that basis.

Please find enclosed, the following set of revised drawings, for confirmation purposes:-

20062/02L	Proposed Ground Floor Plan
05E	Proposed Elevations
20D	Existing Floor Plan
29D	First Floor Side Elevation

Agreed HS. 24.07.02

We list below the agreed items:-

- The rear lobby doors and external doors on the rear porch are to be panelled at the base, with clear glass above, as shown on drawings.
- On the proposed rear lobby, the roof is to be covered in reclaimed Rosemary tiles, to exactly match the adjacent roof.
- The rainwater goods to the porch are to be black painted cast iron.
- One window in the existing passageway is to have the metal 'Crittal' inserts removed and the existing timber frame retained.
- 4 No. timber joists to be removed from the grill area, to allow insertion of the kitchen extract canopy.
- Subsequent to the meeting and Mr Sander's conversation with Tony Sheath, Environmental Health Officer, the remainder of the ceiling within the grill area, is to have plasterboard and skim finish underneath existing timber beams.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

.....Cont'd/

- 2 No. extract fans are to be installed in the front elevation of the old Building Society and all extract fans on the front elevation to have flat grilles fitted, so they are level with the external wall surface.
- The existing Kitchen extract canopy and input air ducts are to be removed from the flat roof at the rear.
- The existing box section on the roof at the rear is also to be removed and the roof level through this area.
- A input air unit is to be installed on the roof at the rear, to allow for the smoking charter standards to be implemented in the bar area. This unit to be painted black.
- The air treatment unit to be installed for the kitchen grill area is also to be painted black, as is the grille to the new dormer, housing the grill extract.
- The revised drawing showing reduced size dormer was approved by yourselves.

We trust the above is a true reflection of our agreements and that the drawings accurately reflect these. Should, however, you have any issues you wish to discuss, please do not hesitate to contact the writer.

We would be grateful if you could formally write to discharge all conditions.

Yours faithfully

Mike Street

c.c. Colin Rhodes – PSE Associates }
Mark Leppard – Giles Contract Management } (+Enc)
Neil Crow – GCM Site Foreman }

Enc.

ORIGINAL

SEA

Street Eite Associates
Architectural & Interior Design Consultants

REGISTER OF DRAWINGS AND ISSUE

JOB NO 20062

PROJECT: YE OLDE ROSE, WOKINGHAM CLIENT: BEEFEATER - GRILLBAR

No.	Drawing Title	Scale	Size	Date	28/06/02	12/7/02	12/7/02	12/7/02	22/7/02
SK1		1:							
SK2		1:							
SK3		1:							
SK4		1:							
01	EXISTING GROUND FLOOR PLAN	1: 50	A0						
02	PROPOSED GROUND FLOOR PLAN	1: 50	A0			K			L
03	EXISTING ELEVATIONS	1: 50	A2						
04	MAGISTRATES DRAWING	1: 100							
05	PROPOSED ELEVATIONS	1: 100	A1						E
06	EXISTING & PROPOSED CORRIDOR ELEV.	1: 50	A2						
07	SECTIONS AA & BB	1: 20	A2						
08	BLOCK PLAN	1:500	A3						
09	GENERAL LAYOUT	1: 50	A0			G			
10	SERVEY DETAILS	1: 20	A1						
11	DISPENSE BAR / GRILL AREA	1: 20	A1			C	C	C	
12	ENT. LOBBY, BOOTHS & FIXED SEATS	1: 20	A1	D					
13	- COURTYARD	1: 50	A2						
14	AWP SCREENS & JOINERY	1: 20	A1						
15	INTERNAL ELEVATIONS	1: 50	A1						
16	DUMBWAITER DETAILS	1: 10	A1						
17	FUNCTION ROOM DOORS & ENTRANCE	1: 20	A1						
18	ELECTRICS AND CEILINGS	1: 50	A0			F	F		
19	FLOOR FINISHES	1: 50	A0			D			
20	EXISTING FLOOR PLAN	1: 50	A1						D

REVISIONS

DISTRIBUTION	NUMBER OF COPIES ISSUED
KAREN - WHETSTONES	2
GEOFF COOK - WHITBREAD	1
COLIN RHODES - PSE	1 1
G.C.M. - MARK LEPPARD / NEIL CROW	2 2
SARAH DELLOW - WHITBREAD	1
MATT HUNT - F. J. HUNT	1
J & B HOPKINS	1
WOKINGHAM DC - H. SANDERS	1
FILE	1

COMMENTS / NOTES:-

Princes Drive · Kenilworth ·. Warwickshire · CV8 2FD
Tel: 01926 864440 · Fax: 01926 864441 · E-mail: sea@streeteite.co.uk

(2)

Street Eite Associates
Architectural & Interior Design Consultants

REGISTER OF DRAWINGS AND ISSUE (Cont'd) JOB NO 20062

PROJECT: Ye Olde Rose, Wokingham CLIENT: Beefeater - Grillbar

No.	Drawing Title	Scale	Size	Date	REVISIONS	22/5/02	30/5/02	18/06/02	24/06/02	11/7/02	22/7/02
21	Toilet Detail	1:20	A1				A	C			
22	Door schedule	1: -	A2					A			
23	Grille vent section	1:20	A2			A		B			
24	Box light detail	1:5/2	A2			OMITTED					
25	Staff Flat 3 Layout	1:50	A3			OMITTED					
26	Staff Flats 1&2 Layouts	1:50	A3			OMITTED					
27	Servery Details 2	1:10	A2			OMITTED					
28	Fence & Gate details	1:50	A3				A	B			
29	First Floor Side Elevation	1:50	A2			A		B		C	D
30	Dumbwaiter details 2	1:						A	B		
31		1:									
32		1:									
33		1:									
34		1:									
35		1:									
36		1:									
37		1:									
38		1:									
39		1:									
40		1:									

DISTRIBUTION	NUMBER OF COPIES ISSUED						
Spencer Giles - GCM	1	1	1	1			
Colin Rhodes - PSE		1	1	1		1	
NEIL CROW ~ GCM			1			1	
MATT HUNT ~ FJ HUNT			1	1			
NEIL HARDING J & B HOPKINS			1				
GUINNESS			1				
STEVE HATCHETT ~ INTERBREW			1				
SIMON BROWNLEY - BRITVIC			1				
SARAH DELLOW ~ WHITBREAD			1				
IAN HORTON ~ VENTMASTER / MARC BUFORD			1		1		
RICHARD CALLER ~ GRATTE BROS.			1				
ANNE PRITCHARD ~ AUTONUMIS			1				
TOMMY POOKE ~ SECOM SECURITY			1				
JEAN ELDRIDGE ~ MHG			1				
MARK ADKINS ECS			1	1			
FERGUS MAGEE ~ WHETSTONES			1	1			
RICHARD MASON - NORTHERN LIGHTS			1				
JASON ANDREWS - WHITBREAD				1			
MARK LEPPARD - GCM				1		1	
JOANE MAGUIRE - PSE				1			
WOKINGHAM DC - H. SANDERS						1	

COMMENTS / NOTES:-

Princes Drive · Kenilworth ·, Warwickshire · CV8 2FD
Tel: 01926 864440 · Fax: 01926 864441 · E-mail: sea@streeteite.co.uk

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date August 21, 2002
My ref. HS/PP/A/2002/6548 & LB/2002/6549

Mr G Cook MRICS
Property Development Manager
Whitbread Restaurants
1 Whitbread Court
Houghton Hall Park
Dunstable
Bedfordshire LU5 5XE

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 Cook

YE OLDE ROSE INN: MARKET PLACE, WOKINGHAM

Many thanks for arranging to meet at short notice last Wednesday to discuss some of the concerns of the public.

You agreed that the banners and signage at the entrance were a mistake and will be removed as soon as possible. I anticipate this week receiving some sketches for the hanging signs and lettering on the architrave above the columns. The signage at the rear can be amended now; the main sign on the end gable is to be lowered and the two coloured side panels at the gated entrance are to be removed.

You agreed to add some acknowledgement to the history of the building and its name. The form of wording, design and location to be agreed. I will forward some background information from the local history group.

There has been a great outcry in the local press, from Councillors and the public in general about the colour. I acknowledge that any change will generate a negative response, and a colour scheme was discussed with us.

Your colour scheme at the rear, where the darker colour is limited to the string and plinth course would be our preferred option. You agreed to consider this and I would welcome your co-operation and an early decision. We will not take issue on the possibility of listed building consent being required at this stage.

I appreciate your frank response to the signage, name-loss and colour fronting the Market Square.

I hope we can resolve these outstanding issues within the next two weeks.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Mike Street, Street Eite Associates, Princes Drive, Kenilworth, Warwickshire CV8 2FD
Dan Ledger (Enforcement), Elaine Vashi, Emy Circuit (Development Control)

FACTS IS FACTS !
VENTS ON FRONT ELEVATION

Street Eite Associates
Architectural & Interior Design Consultants

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
28 JUN 2002	
COPIES TO	

FAX - URGENT -

Date 28/6/02

Number of pages including cover sheet 03

TO:	WOKINGHAM D.C.
FTAO	HAROLD SANDERS
CC:	
Fax No:	0118 974 6484

FROM:	IAN POOLE
	Street Eite Associates
Tel No:	01926 864440
Fax No:	01926 864441

RE: YE OLDE ROSE, WOKINGHAM

REMARKS: Please find attached photograph of front elevation, clearly showing 4 no. existing fan positions [marked * on photo]

Should you have any queries, please do not hesitate to contact the undersigned.

Regards, Ian Poole

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners Mike Street • Gary Eite

VAT No. 585 0664 18

28-06-2002 15:27 FROM: TO:01189746484 P:1/3



YE OLDE ROSE
WOKINGHAM
PHOTO OF FRONT ELEVATION



4 No. EXISTING FANS
MARKED *
CLEARLY VISIBLE ●

YE OLDE ROSE
WOKINGHAM

PHOTO OF FRONT ELEVATION
●

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 22 May 2002
My ref: EXC/LB/2001/5142
Your ref: IP/20062.31

Ian Poole
Street Elite Associates
Princes Drive
Kenilworth
Warwickshire
CV8 2FD

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 Poole

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 3 OF PLANNING PERMISSION F/2001/5142 – YE OLDE ROSE, MARKET PLACE, WOKINGHAM

Further to my letter of 22 May regarding details submitted to comply with the above condition, I have now received further comments from the Conservation Officer.

- *new door openings, including linings and frames* - following a site visit it is apparent that the proposed architrave would match the existing and, therefore, the details of door openings and linings, shown on drawing No 60062/06, are considered acceptable.

- *new doors* – I am still awaiting details of the moulding profile for the rear lobby doors DG21/type F.

- *windows in the front elevation of 29 Market Place* – please provide a sample section prior to installation of the new windows.

- *proposed rear lobby* – the proposed plastic rainwater goods and concrete tile would not be acceptable. It is suggested that powder coated aluminium or cast iron rainwater goods and a clay tile to match the existing building would be more appropriate. Please provide details and samples of the materials you intend to use.

If you have any queries regarding this advice, please contact me on (0118) 974 6479.

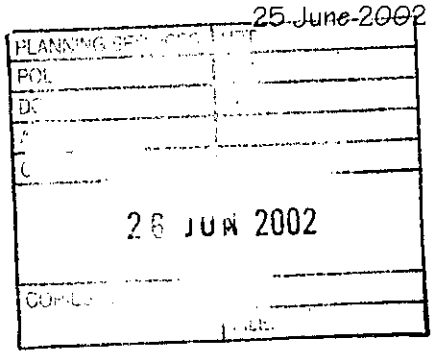
Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

File: Ye Olde Rose,
Market Place,
Wokingham 2.doc

Street Eite Associates
Architectural & Interior Design Consultants

25 June 2002



Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR
FOR THE ATTENTION OF HAROLD SANDERS

Our ref. MS/20062.40

Dear Sirs

Re: Ye Olde Rose, Wokingham

Further to our telephone conversation, please find enclosed marked up drawing 20062/05**D**. showing proposed external paint colours.

We would appreciate your response regarding acceptability of these colours, on Thurs/Friday of this week, as discussed.

If you have any queries please do not hesitate to contact this office.

Yours faithfully

Mike Street

c.c. Geoff Cook – Whitbread Restaurants

Enc.

Colours acceptable to me HS 29/06/02
+ Mike Street Telephoned.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 22 May 2002
My ref: EXC/LB/2001/5142
Your ref: IP/20062.31

Ian Poole
Street Elite Associates
Princes Drive
Kenilworth
Warwickshire
CV8 2FD

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 Poole

SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 3 OF PLANNING PERMISSION F/2001/5142 – YE OLDE ROSE, MARKET PLACE, WOKINGHAM

I write regarding the details to comply with the above condition, which were received on 8 April. I have discussed the points raised during our recent conversation with the Conservation Architect and can now comment as follows:

- *new door openings, including linings and frames* - It is noted that the details of the door linings shown on drawing No 60062/06 appear to use standard architrave. The Conservation Officer wishes to compare this to what is used elsewhere in the building and will advise me when he has visited the site. Details of frames are also required.

- *new doors* – the details shown on drawing No 20062/22 Rev A are generally acceptable. However, please provide details of the moulding profile for the rear lobby doors DG21/type F.

- *windows and doors in the front wall of 29 Market Place* – the proposed doors are acceptable. I note that specialist joiner will be manufacturing the new windows to match the existing ones in the Olde Rose. Please provide a sample section of the frames for approval prior to manufacture and installation.

- *glazed entrance lobby for 29 Market Place* – the details shown on drawing No 20062/17 Rev A are acceptable.

- *balustrade in existing restaurant* – it is noted that the height of the balustrade is greater than was originally proposed. Nonetheless, the details shown on drawing No 20064/14 Rev A are acceptable.

- *proposed rear lobby* – I am awaiting comments from the conservation Officer regarding the use of plastic rainwater goods and a concrete tile. I note that you are intending to submit a tile sample when work commences on site.

- *fence and gate to the rear courtyard* - the details shown on drawing 20062/28 are acceptable.

- *ventilation and extract system for the new toilets* – from your letter of 5 April 2002, I understand that your intention is to locate extract ducts in the void above the ceiling. This is considered acceptable.

- *screen in the existing function room* – from our recent discussion I understand that the proposed panels would be plasterboard. On this basis, the details shown on drawing No 20062/17 Rev A are acceptable.

With regard to your fax of 7 May and letter of 8 May, I confirm that the proposals will require planning and listed building consent, as previously discussed.

I will be on leave until 10 June. In the meantime, if you have any queries about the additional information required please speak to Harold Sanders on (0118) 974 6465.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

cc: Harold Sanders, WDC

Street Eite Associates
Architectural & Interior Design Consultants

PLANNING SERVICES	HPT 52144
POL	TLS
DC EXC	ENF
APP	
CF	
08 MAY 2002	
COPIES TO	

May 2002

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR
FOR THE ATTENTION OF EMY CIRCUIT

Our ref. IP/20062.32

Dear Sirs

Re: Ye Olde Rose, Wokingham

Please find enclosed 4 No. copies of each of our drawing nos. 20062/20B and 29, indicating proposed ductwork for air supply and extract systems to the new grill position at the above premises.

Also enclosed for your attention are copies of manufacturer's details for the air handling unit and roof cowls.

You will note that we intend to replace the existing large outlets on the roof for neater cowls.

Would you please confirm that this can be treated as a minor amendment to the Approval.

Yours faithfully
for Street Eite Associates

Ian Poole

c.c. Geoff Cook – Whitbread Restaurants
Colin Rhodes – PSE Associates

Enc.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

PLANNING SERVICES | HPT 56045
POL | TLS
TR EXC | ENF
RDP |
BS |
07 MAY 2002
COPIES TO | ACK:
FILE:

SEIA
Street Eite Associates
Architectural & Interior Design Consultants

FAX

Date 7 MAY 2002

Number of pages including cover sheet 01

TO:	WOKINGHAM DISTRICT COUNCIL
FTAO	EMY CIRCUIT.
CC:	
Fax No:	0118 974 6484

FROM:	IAN ROOLE
	Street Eite Associates
Tel No:	01926 864440
Fax No:	01926 864441

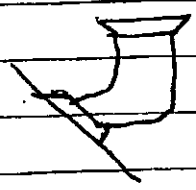
RE: YE OLDE ROSE.
YOUR REF: F/2001/5144

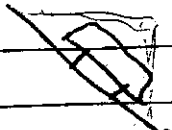
REMARKS:

RE: AIR INPUT + EXTRACT TO NEW GRILL.

WE INTEND TO PROVIDE INPUT AIR TO GRILL USING EQUIPMENT PLACED ON FLAT ROOF OVER KITCHEN WITH DUCT THROUGH EXTG ROOFLIGHT + INTERNALLY TO CANOPY.

EXTRACT IS INTENDED WITH INTERNAL DUCT THROUGH DISUSED FIRST FLOOR TO 2NO EXTG ROOF OUTLETS. THE EXTG ROOF OUTLETS ARE QUITE LARGE AND ODD-SHAPE ie! WE WOULD LIKE TO





ALTER THESE TO MORE FLUSH TYPE ie

CAN THIS BE TREATED AS A MINOR AMENDMENT TO THE APPROVAL. PLEASE CALL TO DISCUSS. discussed on phone - small dorme usually preferable to

REGARDS
Ian Roole.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk
partners Mike Street • Gary Eite
VAT No. 585 0664 18

WEATHER MASTER

Weatherpr
Small Air Hand
& Extrac



0.05m³/sec to 3.0m³/sec

Many design options

Discreet Appearance

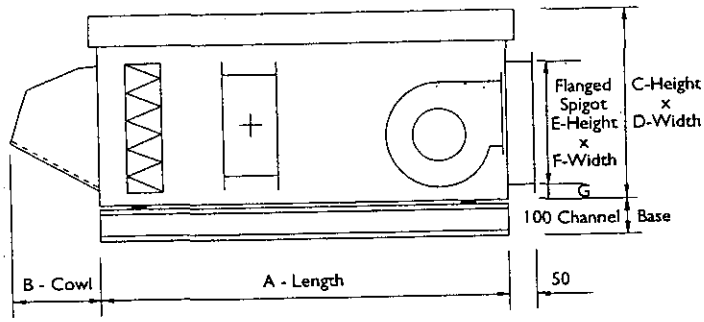
Built to last

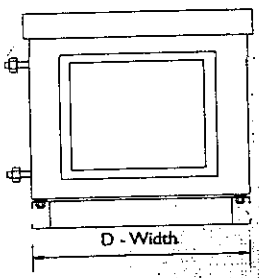
VES Andover

We care about air

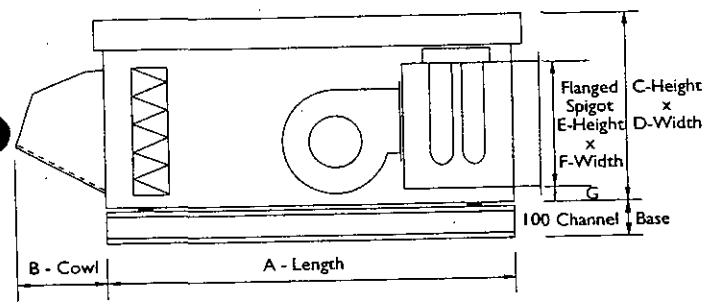
WM SUPPLY UNITS - DIMENSIONS

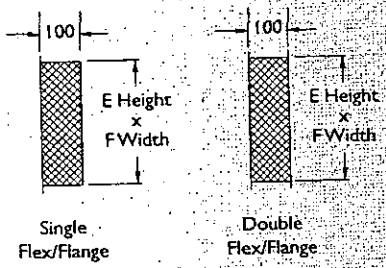
WM-W UNIT WITH HOT WATER HEATER AND INLET COWL





WM-E UNIT WITH ELECTRIC HEATER AND INLET COWL

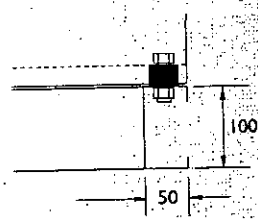




20mm Mez flanges are fitted to size 1, 2 and 3 units, 30mm Mez flanges fitted to size 4 unit.

Access to fan, filter and electric heater is via removable top. Hot water coil connections available left or right hand side.

Note:
WM 1-3 require external A.V. mounts and flexible connections. WM 4 fan is fully vibration isolated within case.



Channel base and A.V. mount detail for size 1, 2 and 3 units. A.V.'s not required with size 4 unit.

	Dimensions - mm							Weights - kg		
WM Model	A	B	C	D	E	F	G	Single Skinned	Double Skinned	Channel Base
1	700	200	350	600	250	500	38	35	45	6
2	1000	300	575	650	450	550	50	63	83	8
3	1250	350	625	800	500	700	50	83	108	10
4	1500	350	1000	1000	750	900	112.5	182	224	12

REPLACEMENT FILTERS

Model	Filter Size	Number per unit	VES Part Number
1	400x250x25	1	WMDF 100
2	550x450x50	1	WMDF 200
3	700x500x100	1	WMDF 300
4	725x450x100	2	WMDF 400

SKYLINE Roof Units

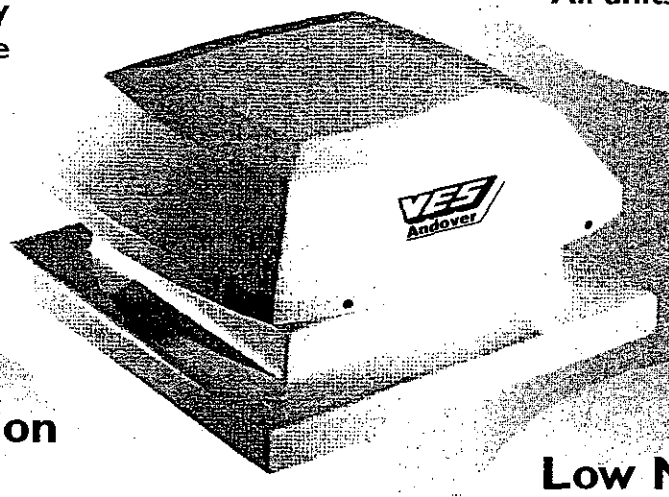
Packed with the features you require

Performance

Seven models give duties from 0.05 to 5.0m³/sec with guaranteed performance. All units tested to BS848 Part 1

Choice of Colours

Standard is light grey to BSOOA05. Virtually any other colour is available

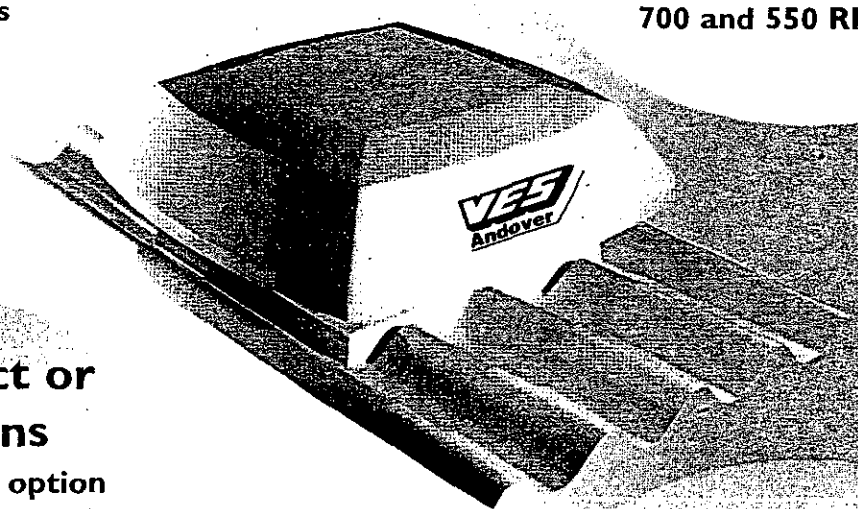


Robust Construction

Often fitted in exposed locations, SKYLINE units are built to withstand the strongest winds

Low Noise Levels

Larger SKYLINE Units are available with 700 and 550 RPM Fans



Supply, Extract or Without Fans

Versatile design gives option of extracting or supplying air, or for use as roof terminals

Easy to Install

Built in soaker sheets mean purlin boxes are unnecessary - saving you money

- *Rapid Delivery*
- *Competitive Prices*
- *Call the Standard Product Sales Team for help with selection and quotations*

Date: 11 April 2002

15 APR 2...

To: Harold Sanders – Conservation & Urban Design Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: LB/2001/5142

Location: Ye Olde Rose & 29, Market Place, Wokingham.

Proposal: Listed building application for toilet and lobby extension at rear of building plus internal alterations.

Applicant: Beefeater Restaurant Pub C/O Street Elite Associates.

Case Officer: Helen Pollock

The new plans show the following: Details to comply with condition 03. Drawing nos: 20062/06A, 07A, 12B, 14A, 17A, 22A, & 28.

Comments are required by 21/04/2002.

standard architrave
need to visit + see what to match.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

Spoke to Ian Poole 2/5/02

eg DG7

CONDITION 3.

1. NEW DOOR OPENINGS + LININGS + FRAMES. — need. as per 20062/06 what do we want extra?
LININGS + FRAME DETAILS OUTSTANDING

2. NEW DOORS — ACCEPTABLE TO ME.

3. NEW WINDOWS TO FRONT — OUTSTANDING; AWAITING INFORMATION FROM WINDOW MANUFACTURER. - to be measured/manufactured as exact match to existing - any discrepancy eg single glazing dimensions or glazing bars -

4. GLAZED LOBBY — NO 29. ACCEPTABLE TO ME.

5 BALUSTRADE. — OUTSTANDING see drawing 14 - 1500mm overall acceptable - don't look over.

6. REAR LOBBY. R.W. GOODS TO BE CONFIRMED plastic to match existing - cast iron or similar - CONCRETE TILE? TO BE CLARIFIED. GLAZING MEMBERS mouldup - large section TO DOOR DG21? tile to be submitted when on site.

7. fence to courtyard - general design acceptable

8 ~~A~~. VENTILATION TO TOILETS. — WITHIN CEILING? IF SO ACCEPTABLE TO ME lower ceiling + ducts in void - black metal grill on external wall - detail of grill + location yes - stud partition

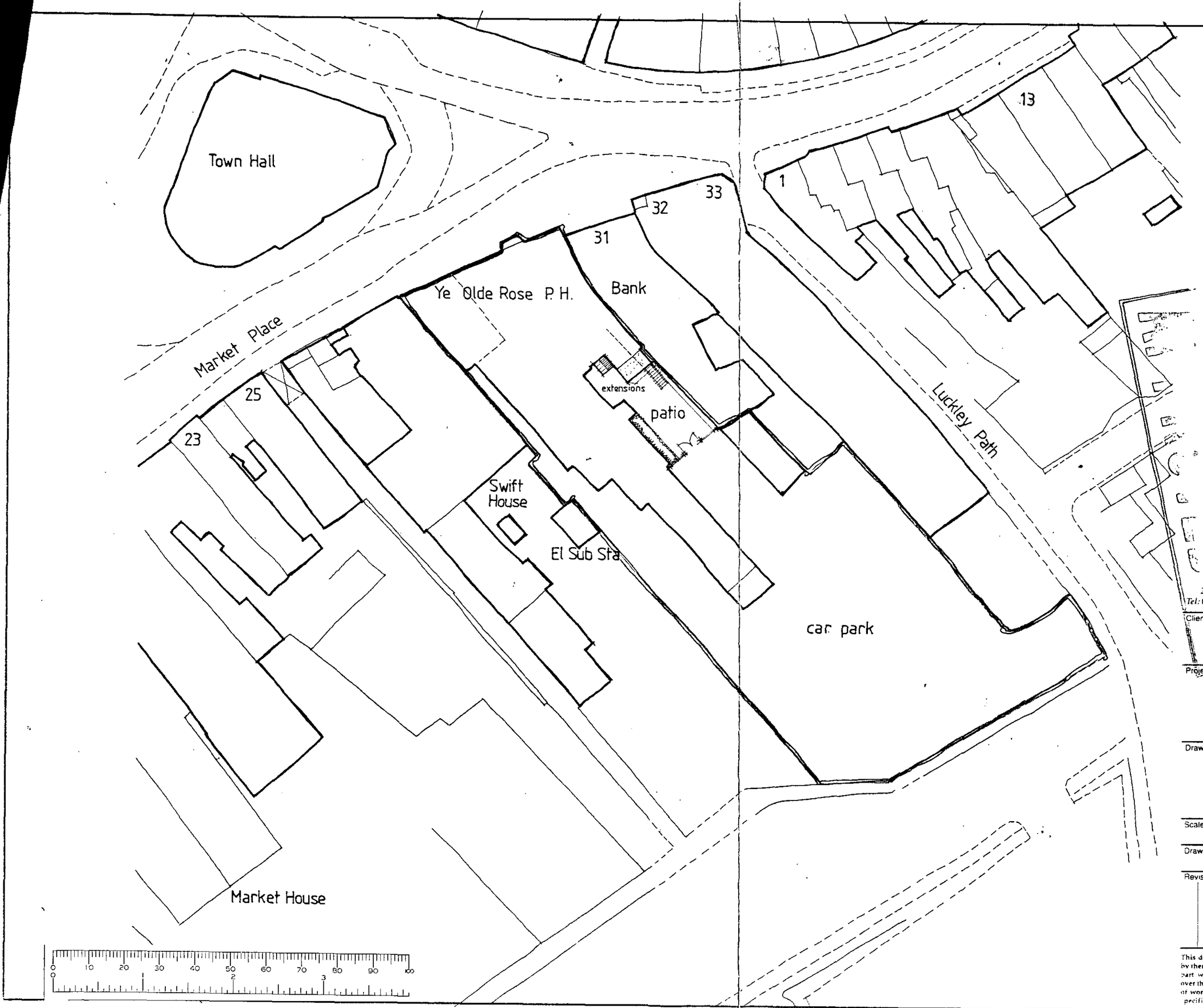
9 ~~B~~. SCREEN TO EX FUNCTION ROOM — GENERAL FORM ACCEPTABLE — WHAT ARE PANELS? PLASTERBOARD?

I WOULD QUESTION IF THE REMOVAL OF THE WINDOWS IN THE CORRIDOR AS NOW INDICATED COMPLIES WITH THE SPIRIT OF OUR DISCUSSIONS ON SITE. YES, IT WAS AGREED THAT THE EXISTING C20 FRAMES COULD BE OMITTED BUT NOT REPLACED WITH LARGE PANES OF GLASS WITH LARGE VINYL LOGOS.

IF NEW GLAZING IS TO BE INTRODUCED, SOME MULLIONS WOULD BE THE PREFERRED OPTION.

Harold Sanders

29.04.02.



31.OCT.2001 5142

SEA

Street Eite Associates

Architectural & Interior Design Consultants

29a Bridge Street • Kenilworth • Warwickshire • CV8 1BP
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@dial.pipex.com

Client
Grillbar

Project
Ye Olde Rose
Wokingham

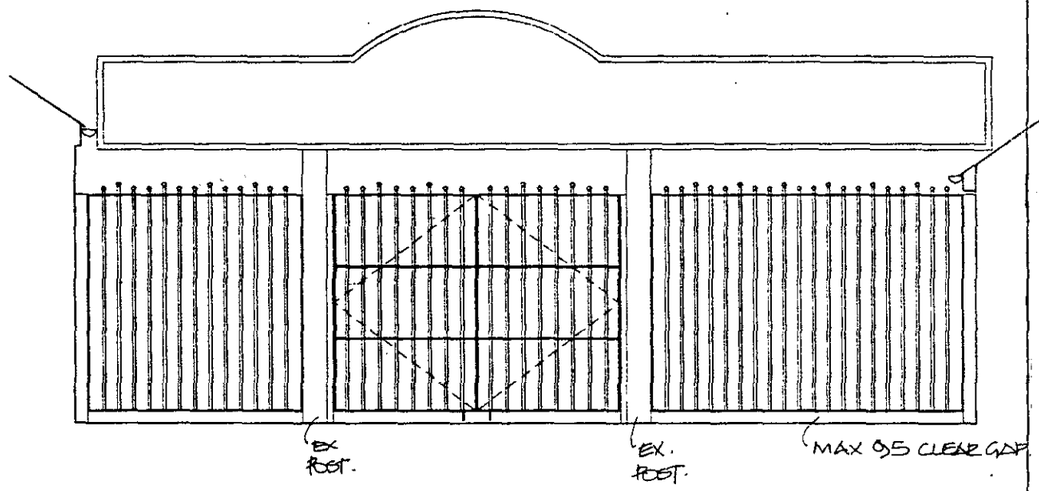
Drawing Title
Block Plan

Scale 1:500 Date Oct 2001

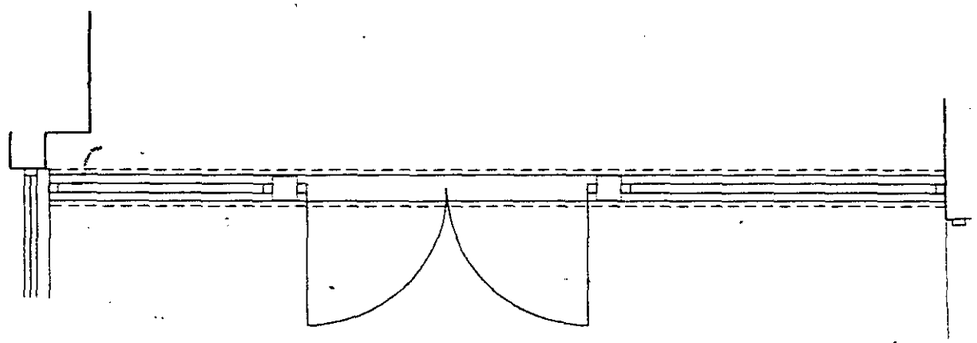
Drawing no. 20062/ 08 Rev.

Revisions

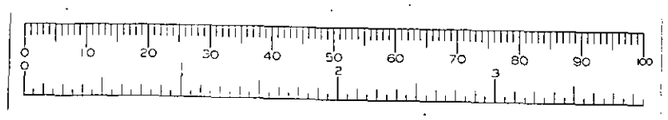
This drawing is the property of Street Eite Associates. Copyright is reserved by them and the drawing is issued on the condition that it is not copied in any part without their written consent. Figured dimensions to take preference over those scaled. All dimensions to be checked on site before commencement of work or shop drawings. This drawing to be read in conjunction with the specification when existing and all other consultants drawings.



ELEVATION FROM CAR PARK



PLAN



PROVIDE PAIR OF WROUGHT IRON GATES ON 50X50MM RHS POSTS, WITH ALL HINGES SLIDE BAR AND PROP BOLTS.
GATES TO BE FRAMED UP USING 50X10mm MILD STEEL FLATS, WITH 20mm STEEL BARS SET WITH MAX. 99 mm GAPS BETWEEN AND 32mm DIA BALL CAPS AS SHOWN.

SIDE PANELS TO MATCH.

PLANS TO MEET CONDITIONS

5142

PLANNING SERVICES	HPT
POL	TLS
DC	PNP
APP	
CS	

08 APR 2002

S TO	ACK:
	FILE:

SEIA

Street Eite Associates
Architectural and Interior Design Consultants
Princes Drive . Kenilworth . Warwick . CV8 2FD
Tel: 01926 864440 · Fax: 01926 864441
E-mail: sea@streeteite.co.uk

Client
grillbar©

Project
Ye Olde Rose
Wokingham

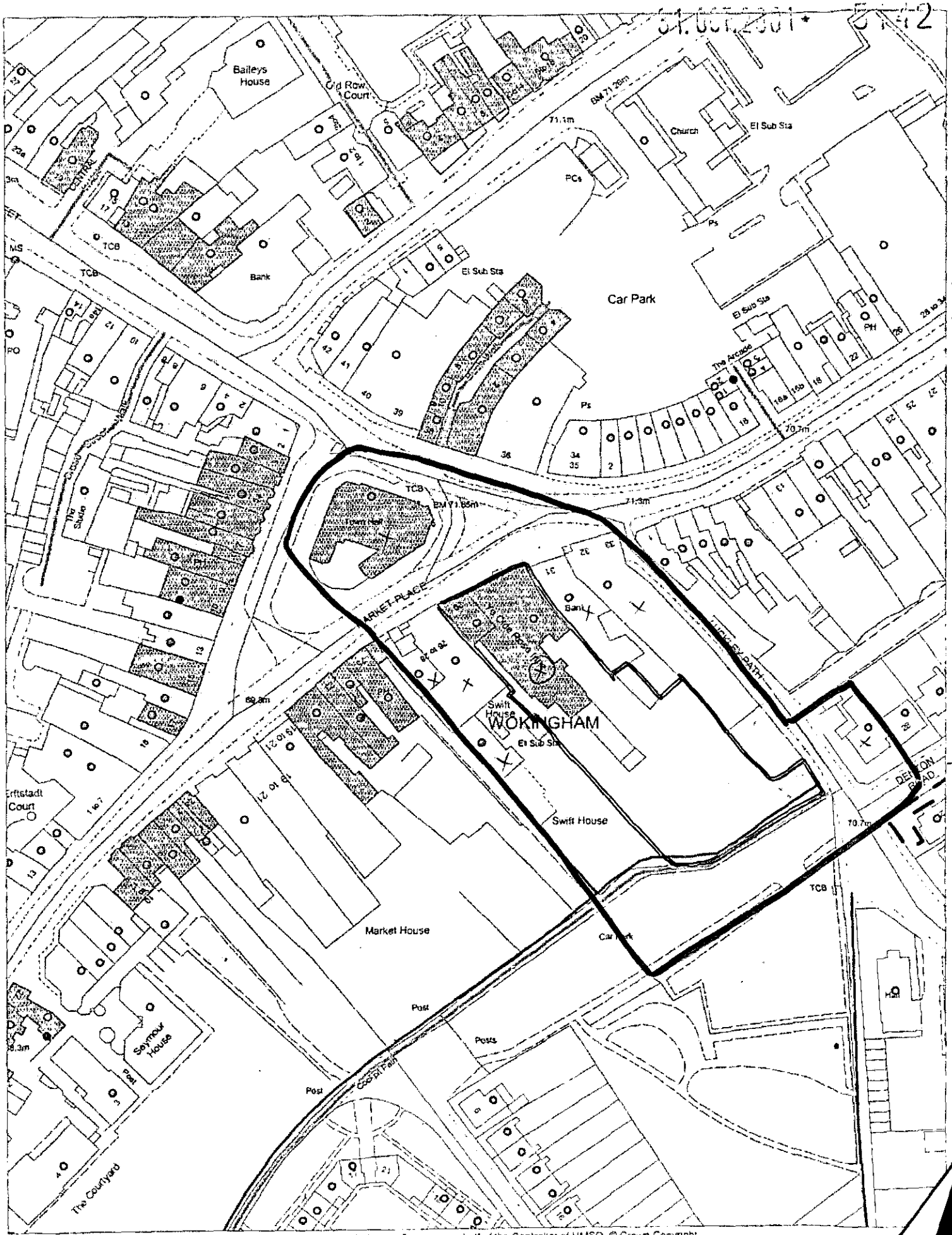
Drawing Title COND 3.7.
Yard fence & gate details
✓ GENERAL DESIGN ACCEPTABLE. HS 29.04

Scale 1:50 Date Apr 2002

Drawing no. 20062 / 28 Rev

Revisions

This drawing is the property of Street Eite Associates. Copyright is reserved by them and the drawing is issued on the condition that it is not copied in any part without their written consent. Figured dimensions to take preference over those scaled. All dimensions to be checked on site before commencement of the work or shop drawings. This drawing to be read in conjunction with the specification when existing and all other consultants drawings.



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.

23 October 2001

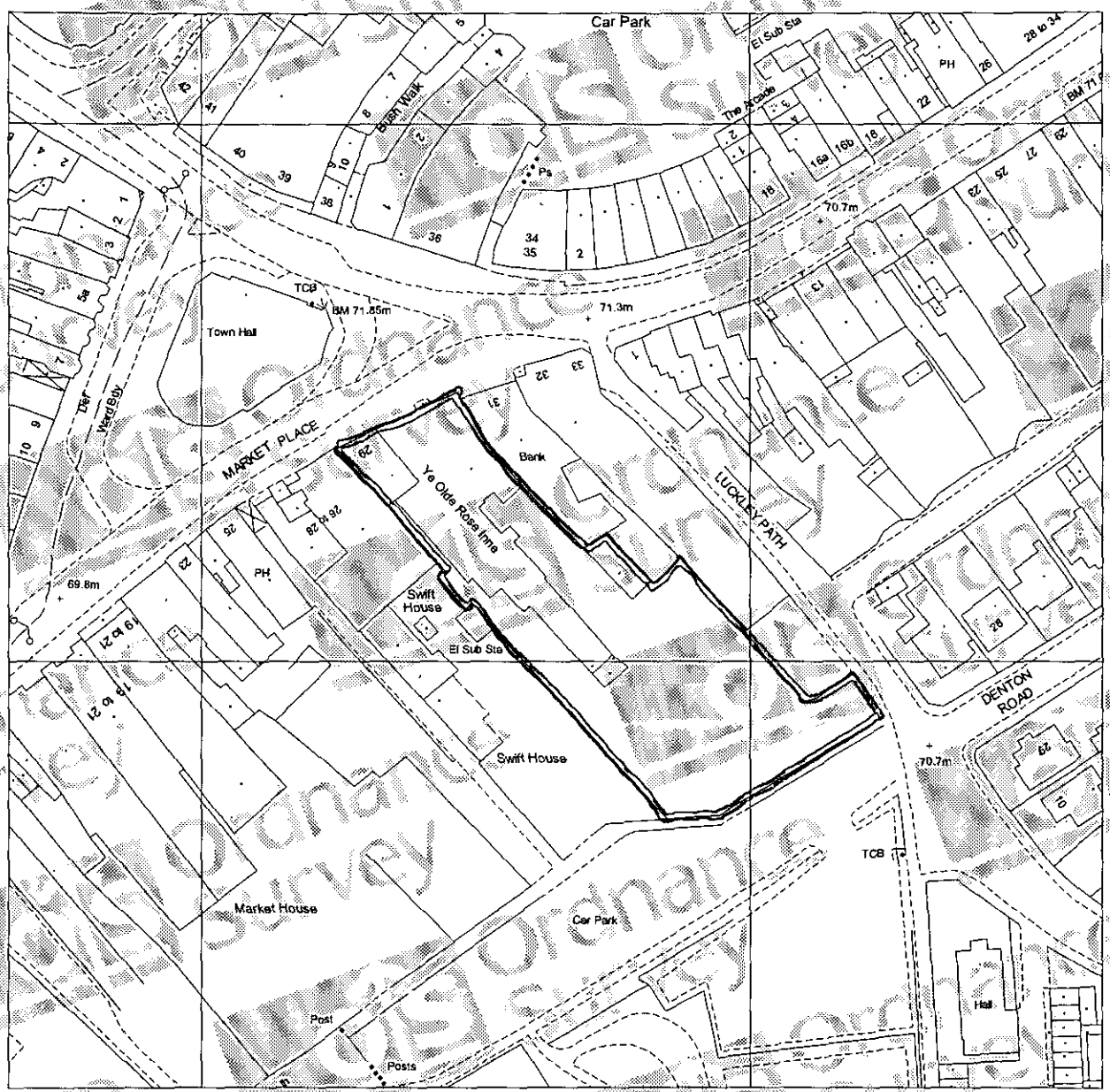
Scale: 1 : 1250

Ordnance Survey®

31.OCT.2001 • 0142

Siteplan®

1:1250 Scale



Produced 26 Jul 2001 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2001.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

Ordnance Survey and the OS symbol are registered trade marks and Siteplan a trade mark of Ordnance Survey, the national mapping agency of Great Britain.

20 0 20 40 60 80

Metres

YE OLDE ROSE INN, MARKET PLACE
WOKINGHAM
RG40 1AP

Centre coordinates : 481264mE 168520mN

National Grid sheet reference at centre of this Siteplan: SU8168NW.

Supplied by : Map Shop Upton-on-Severn
Serial Number : 3149

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....*Electoral Division*
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....*Track of Hedge*
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....*Flagstaff*
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....*Public Convenience*
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/