APPLICATION NO:
LB/2001/3272

LOCATION:
Cutbush Cutbush Lane, Shinfield Reading.

APPLICANT:
Mr A Sibley C/O Mr C Brench

PROPOSAL:
Proposed replacement windows, internal alterations refurbishment and conversion of barn to habitable space.

EARLIEST DATE FOR DECISION: **02/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/03/2001

CASE OFFICER: **Emy Circuit**

REFUSED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Listed Building Consent

Mr A Sibley
C/O Mr C Brench
21Naseby Rise
Newbury
Berkshire
RG14 2SF

Application Number: LB/2001/3272

Parish:	**SHINFIELD**
Location:	**Cutbush, Cutbush Lane, Shinfield, Reading.**
Proposal:	**Proposed replacement windows, internal alterations, refurbishment and conversion of barn to habitable space.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The proposals would result in alterations to these Grade II listed buildings, which would be detrimental to the character of the buildings as listed buildings.

Informative
1. The applicant is invited to contact officers to discuss a revised scheme and the detailed information that would be required to overcome the reason for refusal.

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 Policy EN4.
Loddon Area Local Plan Policies LBE17 and LBE18.
Deposit Draft Wokingham District Local Plan Policies WHE10, WHE11, WHE12 and WHE13.
Planning Policy Guidance Note No. 15.

Anna Cronin
Head of Planning & Transportation
Date: 05/12/2001

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 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date July 24, 2002
My ref. HS/PP/LB/2001/3272.

Jo Evans
45 Weydon Hill Road
Farnham
Surrey
GU9 8NX

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 Ms Evans

CUTBUSH, CUTBUSH LANE, SHINFIELD

Thank you for your letter and schedule of repair works dated 18 July 2002 which I believe to be a fair record of what we discussed on site. For clarification I confirm:

1. **Door Schedule**
   Doors to be as drawing No. 744/06, oak to replace doors previously stolen.

2. **Skirtings**
   Now to be painted - colour as per decoration schedule.

Ground Floor - Unit 1

3. WC/cloaks - bath to be removed. Shower to be added as part of Listed Building application.

4. Study door - as schedule; solid oak.

5. Hall - as drawing No. 744/08.

6. Sitting room - sockets and light fittings to be rationalised.

7. **Partition between Units 1 and 2**
   As drawing No. 744/06.

Ground Floor - Unit 2

8. Sitting room rear doorway to be reinstated.

9. Exposed timbers - to have metal reinforcement/cover plates as drawing No. 744/05 to strengthen and visually improve junctions. Timber profiles to be modified to remove sharp arises and bark.

10. Hall/lobby - step to be modified. Drawing to be provided to illustrate the replacement/ repair.

Ms J Evans

July 24, 2002

11. Boiler room partition - to be plastered. Partition requires Listed Building consent as it is an addition.

12. Kitchen - Door design acceptable; external brickwork to be removed and re-constructed.

13. Timber profiles - to be modified as item 9.

14. Kitchen floor - to be reconsidered.

15. Kitchen fittings - to be removed complete.

16. Door opening to barn - to be bricked in; detail to be provided.

17. **First Floor - Unit 1**
Partition between units 1 and 2 - to be removed and replaced by detail approved under previous Listed Building application No. LB/2000/1048:

18. End Room - Listed Building consent will be required for the removal of 'corridor' wall.

19. Corner Room - to be bathroom - Listed Building consent required. Ventilation, etc. to be agreed.

20. Loft Access - to be painted to match ceiling.

First Floor - Unit 2

21. Bedroom 3 - 'Corridor' wall removal requires Listed Building consent.

22. Bedroom 2 - Corner fitting to be reinstated as ground floor unit. I am aware that they were removed by the previous owner and I consider that they are part of the 1920's fittings introduced to Cutbush.

23. Bedroom 1 - False frame to be removed - wall re-plastered.

External Works to roof and walls

24. Location of tile vents - to be agreed.

25. Any holes in walls - to be made good - to be agreed. Specification and locations with photograph will suffice.

26. Flashing details to chimneys - to be agreed as No. 25.

27. Roof ventilation system - to be submitted.

Ms J Evans

July 24, 2002

28. The render to 1920's extension - to be repaired to a method and specification to be agreed.

The items of unauthorised works appear to be a comprehensive list of points discussed at our meeting. I will check with a schedule previously prepared when the last application was refused and contact you when you return from holiday if I believe there are other outstanding works.

Many thanks for your comprehensive note of items discussed which appears a positive response to the present disorder on site.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Simon Goddard - Seymour and Bainbridge, 8A St Thomas Street, Winchester, Hampshire SO23 9HE.
Jim Bailey - Development Land & Planning Consultants Ltd. Ritz Plaza House, 10 Denton Road, Wokingham RG40 2DX.

get new

WORK SHEET FOR : Emy Circuit

Application Number : LB/2001/3272

Applicant : Mr A Sibley C/O Mr C Brench.

Location : Cutbush, Cutbush Lane, Shinfield, Reading.
Proposal : Proposed replacement windows, internal alterations refurbishment and conversion of barn to habitable space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 2e Feb 2001

Date Registered : 31/01/2001

Earliest Date for Decision : 02/03/2001

Latest Consultation Date/Site Notice Expiry Date : 02/03/2001

This application will have expired on: 28/03/2001. 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 :

Georgian Group - outside period

Conservation - detailed comments - some proposals acceptable in principle + others not - details would be required

Planning Issues :

Character of Listed building

LB/2001/3272
Cutbush, Cutbush Lane, Shinfield

Cutbush is a grade II listed building, located in the Countryside/Gap between Shinfield and Earley. The property has an L-shaped footprint – the wing that is perpendicular to Cutbush Lane forms the house, while the section adjoining the lane is a barn (grade II listed separately), ancillary to the dwelling. It seems, it would have been a farm originally and was refurbished in the early 20th century - the Arts and Crafts extension and alterations are important to the character of the building. The listing descriptions are attached. A large portion of the land to the north of the house is identified as an area of archaeological potential.

History: In 2000 planning and listed building consent for sub-division of the existing house to form two dwellings was granted, subject to conditions (LB/2000/1081 & F/2000/1048). Some of these conditions required submission of details prior to commencement of the work and these have not been discharged.

Planning and listed building applications for substantial entrance gates (F/2001/3317 & LB/2001/3387) and a planning application for a large garage (F/2001/3492) were recently refused.

Implementation of the current application, has already commenced and some of the work undertaken without authorisation is considered unacceptable. This includes alterations to the formal gardens, which provided a setting for the building. In particular, a large area at the front of the building, has been re-levelled – this reduction in the level of the land has materially affected the setting of the listed building and may also require planning permission as the levels have been altered significantly. The entrance gate has been removed. Work ceased, and it seems that the property has been repossessed. While the site has been vacant there has been vandalism and fittings have been removed, including most doors.

Appraisal: The property has not been a working farm for many years and the barn has functioned as an ancillary residential store. For this reason it is considered that its conversion to living accommodation would not require planning permission although listed building consent would be required for any alterations to the building. In terms of the impact on its character as a listed building this may be a means of ensuring its long term maintenance.

Drawing No 21/01

1. replacement of existing metal framed, leaded windows with oak casements would be a material change, detrimental to the character of the building and would not be acceptable (during the course of the application it was agreed that the windows would not be replaced but subsequently some were vandalised and the replacement windows have not been inspected at to see if they are acceptable as repairs) (see conservation officers note 1),
2. making good of the render to north-eastern part of house would be acceptable but this is specialist work and an appropriate specification would need to be agreed; colour washing would not acceptable, see point 12 below also
3. the render has been removed to the height of the damp proof course – it is not acceptable to leave the brickwork exposed –treatment of the plinth would need to be agreed (see note 7 and 12 below),

4. internal lining of barn acceptable in principle but detail has not been agreed, timber framework fitted within existing timber structure and maintaining its rhythm may be acceptable (N.B. radiators fitted) (see note 3),
5. removal of modern partition walls in dining room acceptable in principle but structural details of the fixing of the head and foot of the proposed post and the ceiling and first-floor where the partitions have been removed would be required before the work could be approved – work as constructed is unacceptable and should be refused (see note 8.2),
6. drylining of the kitchen would be easily reversible and is considered acceptable, work already started,
7. in principle of the construction of the boiler cupboard is considered acceptable but the brick wall should be finished in plaster rather than render and details of the door/frame and flues/terminals would need to be agreed – not acceptable as implemented and should be refused (see note 4),
8. construction of a cloakroom under the stairs is acceptable in principle but details of the layout, drainage, mechanical ventilation and doors/frames are required, work as implemented has not been agreed and should be refused (see note 5).
9. laying of a brick or wide board floor in the barn may be acceptable in principle in but the floor level, in relation to the timber structure, and form of construction would need to be agreed (see note 6 and SPAB comments)
10. cloakroom - replacement of the existing WC and basin acceptable but to include a bath would not be in character with the room and is unacceptable,
11. Replacement of French windows acceptable in principle, subject to satisfactory details, replacement doors that have been installed are not acceptable,
12. installation of DPC – it has not been demonstrated that the existing damp proof course has failed, if this is the case details of the proposed method would need to be agreed (see point 2 above and conservation officer's note 2),
13. Blocking up existing door is not acceptable, the door should remain in situ and its location should be obvious, it should be well ventilated, ideally door would simply be fixed shut if not required, continuation of flush wall internally, as implemented, is unacceptable (see point 8.1),
14. a lobby step is acceptable in principle, subject to details, but the semi-circular step constructed is not, proposed changes/widening the doorway is unacceptable and the existing door should be retained (see note 9),
15. the timber/brickwork at this point is not in good condition and the room is dark so installation of French windows may be acceptable subject to submission of details, the doors and brick infill as installed are not acceptable (see note 11),
16. blocking up of barn window unacceptable, this has been boarded over internally; this should be removed (see note 12.1)
17. installation of freestanding galleries may be acceptable in principle but it has not been demonstrated that the proposal would not result in an unsatisfactory relationship with the truss and, therefore, pressure for unacceptable alterations to the barn (see note 12.4),
18. removal of the partition had been implemented before a detailed inspection could be carried out. However, it did not appear to be part of the original structure.

19. the opening between the kitchen and barn has been widened and doors have been fitted, this work is unacceptable as implemented, replacement of the previous door/doorframe would be acceptable subject to submission of satisfactory details (see note 12.2),
20. blockwork infill of barn door is unacceptable and should be removed (see note 12.3)
21. W9 & W10, barn doors, levels need to be restored, replacement, to include some glazing, may be acceptable subject to details

Drawing 21/02

22. relocation of wall may be acceptable in principle, installation of en suite bathroom to bedroom 2, more details required including drainage, has not been demonstrated would be acceptable
23. bedroom/ bathroom 3 details of new opening , closure of existing opening and drainage details required, has not been demonstrated would be acceptable, installed sliding door detail is unacceptable,
24. removal of fire places is completely unacceptable and they must be reinstated, these are an essential element of the Arts and Crafts extension/modifications, D4 detailing as carried out is unacceptable,
25. further detail of partitions and drainage for en suite bathrooms to bedrooms 4 & 5 needed to establish whether acceptable
26. Rainwater goods, principle may acceptable but details of existing situation and proposals required

Drawing No 21/03

27. removal of ventilation detail unacceptable and should be reinstated
28. installation ofW8 may be acceptable subject to submission of details to match existing windows,
29. Eaves details received considered acceptable providing ventilation is adequate for building control

The proposed alterations to the windows in the barn are unacceptable.

Any future proposal should reinstate the gardens, gate/fence to Cutbush Lane, doors would and a schedule of repairs would need to be agreed, to reinstate/repair substandard work such as door frames.

Recommendation: REFUSAL

Application Number LB/2001/3272
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposals would result in alterations to these Grade II listed buildings, which would be detrimental to the character of the buildings as listed buildings
	Informative		The applicant is invited to contact officers to discuss a revised scheme and the detailed information that would be required to overcome the reasons for refusal

RECORD OF SITE VISIT

SITE ADDRESS: Cutbush Cutbush Lane Shinfield Reading.

APPLICATION NUMBER: LB/2001/3272

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20 feb '01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

rural setting - sporadic / isolated residential + one dwel. along lane.

3. DESCRIPTION OF SITE/BUILDING

1st dwelling + barn + formal gardens.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no near neighbours.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

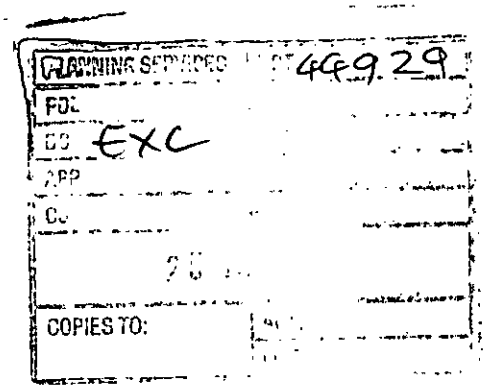
BOUNDARY TREATMENT

OTHERS

21 Naseby Rise
Newbury
Berks. RG14 2SF

21st June 2001

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks.



Attention Miss E. Circuit

Re Cutbush House, Cutbush Lane, Reading.

Dear Sirs

I refer to our recent telephone conversation in respect of the above. I regret to advise that I no longer have instructions upon any of the current applications in regard to this property. Due to unforeseen circumstances the current owner Mr. Sibley is not available, I am lead to understand that he is on remand awaiting trial. I must therefore confirm that my involvement with this property ceases forthwith and presumably all future correspondence will need to be sent to the applicants address.

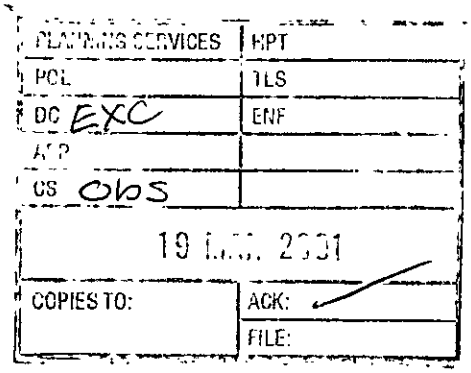
I apologise for any difficulty this has caused and trust that if we have the opportunity to work together in the future that it will be on projects less harrowing. Please accept my gratitude for your past assistance and I should be grateful if you would likewise extend my thanks to Mr. Saunders for his tolerance and guidance.

Yours faithfully

C.Brench

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
37 Spital Square London E1 6DY Telephone 020 7377 1644 Fax 020 7247 5296

Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Our ref: MS/PQ/51/SPAB/01
Your ref: LB/2001/3272

16th March 2001

Dear Sir,

CUTBUSH, CUTBUSH LANE, SHINFIELD

Thank you for referring this application to us for comment.

It appears from the photographs submitted that certain of the works proposed have already been put in hand. If it is the case that work has occurred in advance of consent we consider this very regrettable and we trust that the applicant is now aware of the requirements for consent to all works to listed buildings (other than like-for-like repairs where there is no effect on the building's character)

Our main comment concerns the proposed change of use of the barn and conversion for residential use. The SPAB does not favour such conversions as there is almost always a loss of character and historic and/or architectural interest.

If, however, your authority is minded to grant consent for this change of use, we must express concern about the proposed introduction of a solid floor with DPM which may encourage moisture to migrate to walls and partitions, causing decay of the timber frames and perhaps the need for other, invasive, modern damp proofing work.

We have not received any 'as existing' drawings and it is therefore difficult to assess the effect of new or altered doors and windows on the existing timber frame. Loss of any historic fabric would be regrettable.

The proposed new entrance gates also seem questionable. A simpler treatment might be more sympathetic to the character of the existing buildings. Details of any other external works and landscaping are also required as these could be of considerable importance in retaining the character of the setting of the buildings.

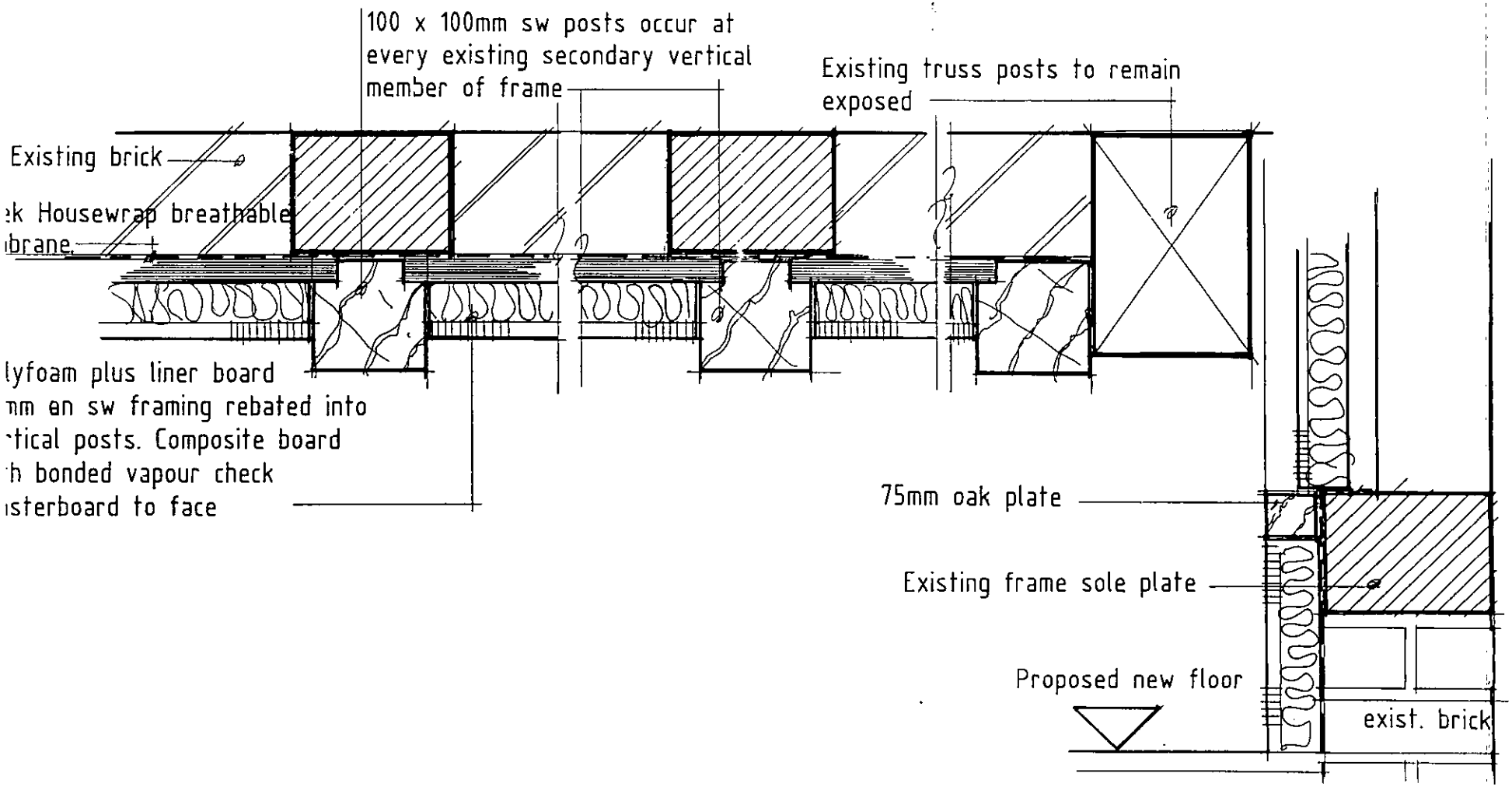
Yours faithfully,

Matthew Slocombe
Deputy Secretary

CUTBUSH HOUSE SHINFIELD

Proposed wall lining detail to Barn.

Sample now erected on site for inspection. 26.03.01.



To:
Harold Sanders
Urban Design And Conservation Officer

13 FEB 2001

From: Emy Circuit

Date: 06 February 2001

Application Number: LB/2001/3272

Proposal: Proposed replacement windows, internal alterations refurbishment and conversion of barn to habitable space..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Mr A Sibley C/O Mr C Brench.

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

MY OBSERVATIONS, FOLLOWING A SITE MEETING WITH THE CASE OFFICER ARE:

GROUND FLOOR. — Drg. No. 21.01.

1. NEW WINDOWS — REPLACEMENT WINDOWS ARE NOT ACCEPTABLE. — Drawing to be amended.
2. EXTERNAL RENDER. — RENDER TO BE MADE GOOD ON ADVICE FROM SPECIALIST CONTRACTOR; FINISH NOT TO BE COLOUR WASHED. PLINTH TREATMENT TO BE AGREED.
3. BARN EXTERNAL WALLS — THE PRINCIPLE OF LINING THE INTERNAL WALLS HAS BEEN ACCEPTED SUBJECT TO TRIAL SAMPLE BEING INSPECTED & APPROVED
4. BOILER CUPBOARD.
   BRICK WALL TO BE PLASTERED, NOT RENDERED
   DOOR & FRAME DETAIL TO BE SUBMITTED FOR APPROVAL. FLUE DETAILS & TERMINALS TO BE AGREED.
5. CLOAK ROOM. — MECHANICAL VENTICATION SYSTEM TO BE SUBMITTED FOR APPROVAL. DOOR DETAILS FOR D1 & D2
6. NEW FLOOR TO BARN. DRAWING TO BE PROVIDED TO CLARIFY RELATIONSHIP OF FINISHED FLOOR LEVEL TO EXISTING PLATE & SOLUM

7. NEW HORIZONTAL DPC. — DETAIL TO BE PROVIDED + SPECIFICATION OF NEW RENDER.

8.1 NEW DINING ROOM — METHOD OF BLOCKING UP OF DOOR UNACCEPTABLE IN LISTED BUILDING. TIMBER FRAME + PLASTERBOARD TO BE SUBSTITUTED 16. BRICK WALL REMOVED. —. VENTILATION TO SPACE TO BE SPECIFIED.

8.2. STRUCTURAL DETAILS OF CEILING TO BE PROVIDED + DETAILS OF JOINTS BETWEEN BEAMS + NEW POST SUPPORT.
NEW BEAMS SHOULD BE ADDED TO INDICATE WHERE WALLS REMOVED.

9. LOBBY STEPS
FORM + DETAIL UNACCEPTABLE. — ALTERNATIVE SIMPLE FORM TO BE SUBMITTED + BRICK THROUGHOUT.

10. DINING / LOBBY OPENING. DETAIL REQUIRED.

11. NEW DOOR. THE DOOR + BRICK INFILL UNACCEPTABLE AS FITTED - TO BE REMOVED. DETAIL TO BE APPROVED, SIMILAR TO EXISTING DOOR TO MUSIC ROOM.

12 BARN.
12.1. WINDOW ON NORTH ELEVATION TO BE REINSTATED.
12.2. DOOR BETWEEN KITCHEN AND BARN. DOORS AS FITTED NOT ACCEPTABLE. TO BE REMOVED.
NEW DOOR OPENING + DOOR LINING / FRAME + DOOR TO BE AGREED.

12.3. EAST TO TO ROAD TO BE STUDDED; BLOCKS TO BE REMOVED.

12.4. DETAILS OF GALLERY STRUCTURE, BALUSTRADE + STAIRCASE TO BE APPROVED.

12.5. OPENINGS NOS W9 AND W10 TO BE RE-CONSIDERED. DESIGN TO BE BASED ON MUSIC ROOM DOOR.

FIRST FLOOR. Dwg. No. 21.02.

13. DRAINAGE TO NEW BATHROOM TO BE ADDED

14 DOOR DETAILS BETWEEN NEW BATHROOM AND BEDROOM 3 TO BE SUBMITTED.

15. CORNER FIREPLACES TO BE RE-INSTATED. COMPLETE. TO BEDS 3 + 4.

16. DOOR + FRAME DETAILS TO BE SUBMITTED TO BATHROOM TO BED. 5.

17. DOOR / SCREEN DETAIL TO SHOWER - BED 4 TO BE SUBMITTED.

18. NEW WINDOW NOTE TO BE OMITTED.

SOUTH ELEVATION. Dwg. No. 21.03

19. NEW DOORS TO MAIN HALL TO BE REMOVED AND REPLACED WITH NEW DESIGN, AT MUSIC ROOM.

20. WINDOW W8 TO BE NEW WINDOW TO MATCH ORIGINAL MOTOR WINDOWS.

21. ROOF VENT ADJOINING DORMER WF9 TO BE RE-INSTATED.

WEST ELEVATION Dwg. No. 21.03

22. WINDOWS IN ROOF OF BARN TO BE OMITTED.

23. WEST ELEVATION.

23.1. LARGE DOORS — TO BE RE-DESIGNED SEE NOTE 12.5.

23.2. WINDOWS TO REMAIN AS EXISTING. NO NEW FITTINGS TO BE ADDED.

24. EAST ELEVATION.

ALL WINDOWS TO REMAIN AND REPAIRED.

25. REAR DORMER TO BE CHECKED AGAINST PHOTOGRAPH 8. NOTE END RAFTER DETAIL. (NORTH ELEVATION)

26 NORTH ELEVATION.

26.1 BALANCED FLUE TERMINAL OUTLET DETAILS + CIRCUITS TO BE SUBMITTED.

2.6.2. FRENCH CASEMENT NOW SINGLE DOOR

26.3. NOTE ON WINDOWS TO BE REMOVED.

26.4 NOTE ON BLOCKING-UP OF DOOR TO BE REVISED; NOT BRICKED.

A REVISED SET OF DRAWINGS TO BE PROVIDED.

ADDITIONAL CONSULTATION MAY BE NECESSARY, IF SWIMMING POOL TO BE ADDED IN BARN.

Howard Sanders

27-03-91

CONSERVATION ARCHITECT.

SU 76 NW

SHINFIELD

CHURCH LANE (north side
Three Mile Cross

8/16

The Thatch

II

Cottage. Late C16, altered C19 and C20. Timber framed with painted brick infill, thatched gabled roof. Rectangular plan of 2 framed bays with tiled pent roof extension at rear. 2 storeys and attic. 2 chimneys. South front: scattered fenestration of 2 and 3-light leaded casements within timber framing and 2 small 2-light casement dormers in thatch. C20 entrance door in centre and small single light at mezzanine level on left hand. Old fire insurance plaque No.427828 on centre post at first floor level. Interior: Many timbers exposed and inglenook chimney on east gable. The cottage was known at one time as Susanna Halliday's Cottage.

SU 76 NW

SHINFIELD

CLARES GREEN ROAD (north

8/25

Cottage in garden of
No.9 (Walnut Tree Cottage)
approx. 20 metres north

G.V.

II

Cottage now garden store and playroom. Late C17. Timber framed with painted brick infill, north gable all painted brick; thatched roof hipped to right gabled on left. One storey. Slightly irregular 2 C19 casements on front, that to the right sliding, simple planked entrance door on left.

SU 76 NW

SHINFIELD

CUTBUSH LANE (north east si

8/12

Cutbush

G.V.

II

Farmhouse, now house. C16, altered C17, and early C20. Part timber framed with rendered brick infill, part rendered. Old tile roof of 3 ridge heights. A long rectangular plan with 6 framed bays, in 3 stages. Part 2 storeys, part 1½ storeys. 3 chimneys, 2 on south west front, one at rear. South west front: scattered 2 and 3-light C20 leaded casements, a small gabled dormer on right hand stage to left of centre. A planked entrance door roughly in centre of left hand stage. A barn adjoins on the right hand and at right angles and is listed separately. Cutbush was once known as Badger Farm.

PTO for barn

SU 76 NW | SHINFIELD | CUTBUSH LANE (north east side)

8/13

Barn adjoining Cutbush

G.V.

II

Barn, now used for domestic storage. C16. altered early C20. Timber framed with brick infill. Old tile gabled roof, hipped over 2 entries on road front. Rectangular plan of 8 framed bays adjoining and at right angles to Cutbush. Queen post roof trusses with trenched purlins, the frame partly re-built in C19.

SU 76 NW | SHINFIELD | CUTBUSH LANE (south side)

8/14

Oldhouse Farmhouse

G.V.

II

Farmhouse, now house. Early C17 rebuilt C18, altered C19 and C20. Brick, old tile roof gabled on left and hipped on right. Rectangular plan with C17 pent roof and C20 extension at rear. 2 storeys. Large chimney on ridge to right of centre with 3 clustered shafts, the top rebuilt C20. Entrance front: rendered plinth. 3 3-light C19 casements on first floor, 2 to left of centre, one to right. Three 3-light and one 2-light similar casements on ground floor irregularly spaced with C20 entrance door between the 2 right hand windows. Additional 3-light casement in timber framed single storey pent roof extension on left. Some timber frame exposed externally.

SU 76 NW | SHINFIELD | CUTBUSH LANE (south side)

8/15

Barn approx. 50 metres south of Oldhouse Farmhouse

G.V.

II

Large barn. Early C19. Timber framed with brick aisles, old tile half hipped roof. Rectangular plan of 8 framed bays with aisles on north and south; 2 hipped waggon entrances on south. Fine frame of large section timbers, 2 sets of butt purlins, king post roof braced on each side to lower purlin. Large posts with square jowls. Included as a good complete example of an early C19 barn.

Applicationo	Name & Address
LB/2001/3272	Matthew Slocombe S.P.A.B. 37 Spital Square LONDON E1 6DY
Application Refused	Letters sent 11/12/01

21 Naseby Rise
Newbury
Berks. RG14 2SF

15Th March 2001

Wokingham District Council
Shute End
Wokingham
Berks.

Attention Mr. H. Saunders

Re Cutbush House Shinfield

Dear Sirs

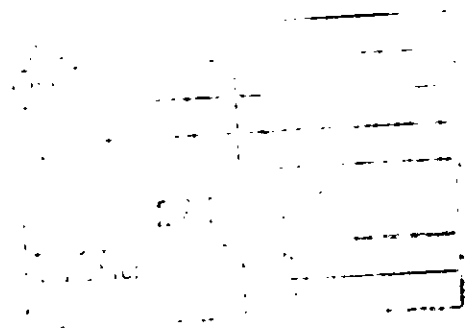
I enclose as promised photographs 1 to 3 omitted from my last letter. These illustrate the works carried out to the proposed Dining Room. I trust you will find these works to be in order.

I also attach a sketch showing how we could provide the thermal insulation to the external Barn walls, as we discussed. I have suggested that the contractor make up a sample panel to enable you to see this in place, before final deciding on the suitability.

I hope that you are close to the point of being able to advise on our outstanding applications and please do not hesitate to contact me if I can assist in any further way.

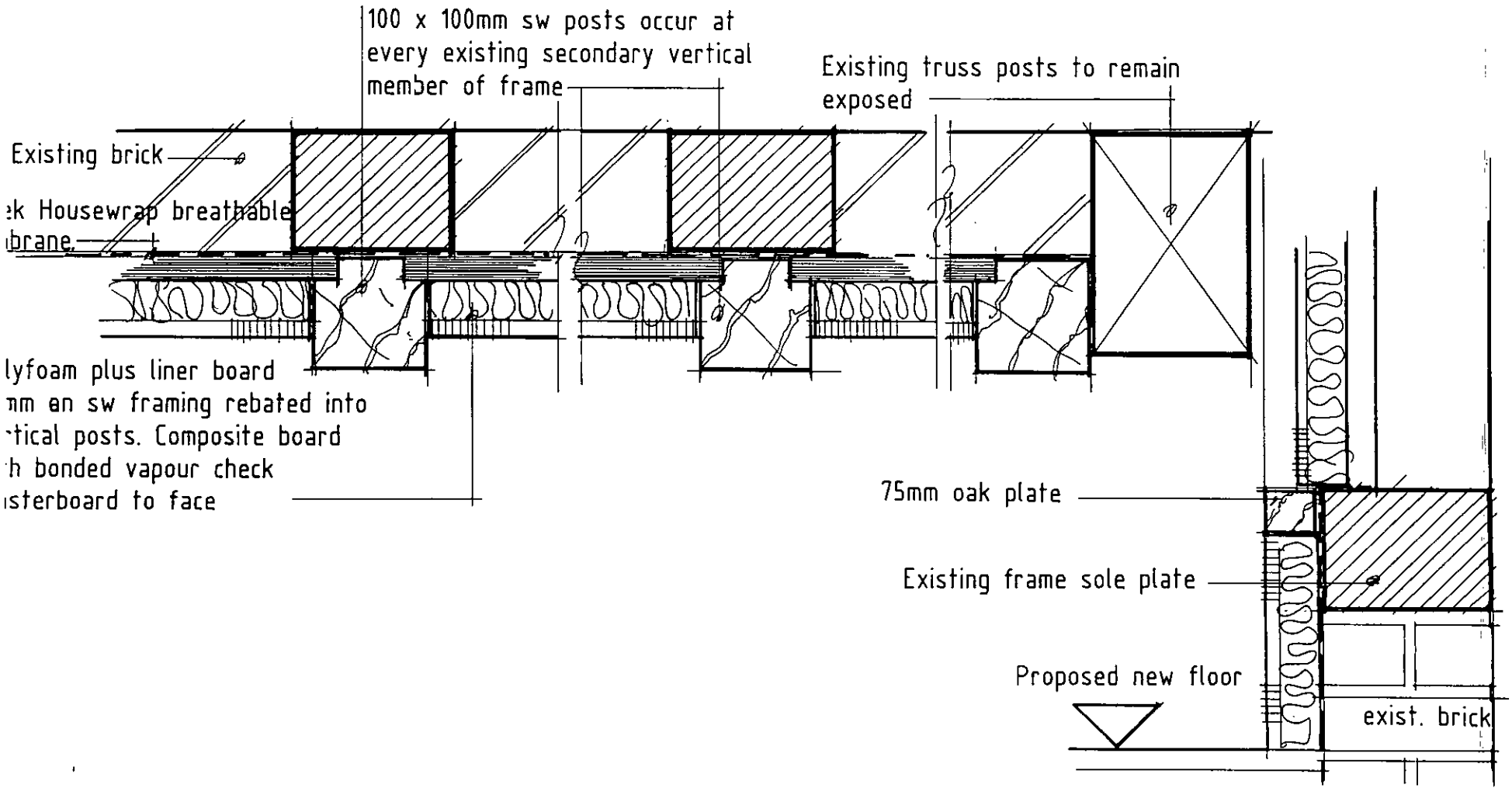
Yours faithfully

C.Brench



CUTBUSH HOUSE SHINFIELD

Proposed wall lining detail to Barn.



21 Naseby Rise
Newbury
Berks. RG14 2SF

6th March 2001

Wokingham District Council
Shute End
Wokingham
Berks.

PLANNING APPLICATION
POL LS
DC
APP
CS
05 MAR 2001
COPIES TO: ACK:
FILE:

Attention Mr. H. Saunders Planning Dept.

Re Cutbush House Cutbush Lane Shinfield

Dear Sirs

I refer to our meeting on site on Tuesday 13th February. Unfortunately, we still seem to be making very slow progress in terms of moving matters towards a conclusion and should like to take this opportunity to confirm a number of issue which we have discussed, in particular:

Roof Covering

We provided you with an eaves detail illustrating how roof void ventilation could be achieved to the perimeter of the existing roof. I attach a copy of our detail sheet numbered 21/S1, which you agreed was satisfactory and that re covering could continue as a repair.

The area of roof between the main house and the Barn requires a slightly different approach, as the intention is to put the insulation over the rafters to avoid the necessity for ventilation. The eaves formation will be amended to accord with the attached detail sheet numbered 21/S2, again you have indicated that this proposal is acceptable.

The Barn roof will be recovered, although this will not be done until the Barn conversion is approved. The eaves detail to the Barn will be the same as detail sheet no 21/S2
A Structural Engineer has considered the additional loading to the Barn roof in terms of decking and insulation, and confirms the nominal extra loading will not compromise the structure. I attach a copy of the Engineers design calculations, for information.

Dining Room

The applicant as you know has carried out works to convert this area, all as outlined on drawing numbered 21/06, which was handed to you on site. I attach further copies for your records. I also include copies of the Engineers design calculations.

In addition to the structural works the applicant has recovered the existing floor finish using Oak Parquet flooring to match the finish in adjacent rooms. The existing floor was of poor quality and beyond reasonable repair. (Refer to photographs 1 to 3 attached)

Kitchen

The applicant has as you know converted the area immediately to the right of the existing main entrance hall, to a Kitchen. There has been no removal of internal walls, although it is evident that certain walls may have been removed before the applicant acquired the property. The applicant has inserted a number of Oak beams to the ceiling in an effort to improve the character of this room.

The existing floor is concrete in poor condition and the applicant intends to level the surface and lay a natural slate paving.

The applicant still wishes to insert the French doors as shown on our elevation drawing and to replace window W8 in a style to match the retained windows, Crittall casement in a painted Oak sub frame, with leaded lights. (Refer to photographs 4 to 10 attached)

The applicant has agreed to replace the Indian pattern doors between the Barn/Kitchen with something more in keeping with the existing vertical braced and battened doors.

Rendering

I have submitted the details of the rendering specialist's to the applicant's builder, who I trust will seek their advice and return to you with a proposal as to how the severely damaged render will be repaired.

Soil Drainage

The applicant has converted a number of rooms into bathrooms for which you have details. I have discussed the issue of external soil pipes and the applicant has agreed to utilise the existing the existing cast iron stacks, replacing for new cast iron where necessary. Where it is not possible to achieve this by gravity the bathrooms will be served by a pumped system such as Saniflo.

There will be one new internal upvc soil vent pipe and this will be located in the proposed utility room.

Windows

The applicant has agreed to retain and refurbish the existing windows to the main house, replacing window W8 in the same pattern.

The windows to the Barn are still the subject of some discussion and I should appreciate your views on replacement.

Entrance Gates

I have submitted our proposals for the entrance gateway and you in return have made it clear that anything other than a farm gate will not be acceptable. I have discussed this with my client and he has agreed to revise the scheme in accordance with the attached drawing numbered 21/W5 Rev A

Unfortunately we are not in a position to agree entirely with your views on this matter. The house is a substantial private residence and one that demands a high level of security. There have already been a number of burglaries and acts of severe vandalism. The owner's business takes him out of the Country on occasions and it is therefore imperative that the house should be left secured to a reasonable level.

I see no reason why our revised scheme should not be accepted, in our opinion it does not impact detrimentally on either the existing house or upon its countryside setting.

First Floor Fireplaces

The applicant has agreed to reinstate the decorative fireplaces, removed from two of the existing Bedrooms. These will be reinstated to match the details of the one retained in the Study. (Refer to photograph no. 11)

Barn Conversion

I have to date submitted to you a proposal as to how the existing walls can be insulated. This will be on the basis of full height panels installed between the principal truss posts. Clearly there will be a loss of the secondary timber framing (internally) but there has to be some level of compromise if this building is to be retained and beneficially utilised.

The applicant as you are aware is extremely keen to move matters forward, having invested substantially in the property, and needs to complete the works to make it habitable as soon as possible. We would therefore welcome your earliest response to the outstanding issues.

I am conscious that you have requested drawings showing the existing layout and I will provide this within the next few days. Would you please confirm if there is any other information that you require?

I look forward to hearing from you in the very near future.

Yours faithfully



C.Brench

c.c. Mr.A. Sibley (Applicant)

R. E. A. BARRETT
M.I.STRUCT. E.
19 ACACIA AVENUE
SUNNYMEADS
WRAYSBURY, STAINES
MIDDX. TW19 5HD
01784 482842

CLIENT Mr SIBLEY
CONTRACT/TENDER

Calculation No ONE.

Calculation Title Cutbush House
Cutbush Lane Shinfield, Reading.

Ref. Drawing No 21/01 & 02.

LOADINGS

Pitched Roof on plan area 1·90 Kn/m²

Existing Pths of 1st Floor = 1·10 Kn/m²

Loft area 0·50 Kn/m²

1st Floor S.L. = 1·50
Boards, Joists, Ceiling 0·75
2·25 Kn/m²

DINING AREA.
BM EBI.
4·300M Span.

Floor 4·3 × 2·10 × 2·25 = 20·30
say Roof 4·3 × 1·00 × 2·40 = 10·40
Pths 4·3 × 2·30 × 1·10 × 1·4/2·10 = 7·30
out = 3·00
41·00 Kn.

Min Z = $41 \times \frac{4·3}{8} \times \frac{10^6}{719}$ = 2,789,557 mm³

Ex Section 241 × 216 OAK.
(D) (B)
Z of = $\frac{216 \times 241^2}{6}$ = 2,090,916 mm³

Actual max working stress = 10·5 N/mm² in theroy

Note. NO DISTRESS IN EXISTING BEAM.

New Bm
MHA NBH.
2·900M Span.

Load $\frac{2·90 \times 41}{4·30}$ = 28 Kn Say

Min Z reqd = $\frac{28 \times 2·9}{8} \times \frac{10^6}{7·90}$ = 1,284,810 mm³

By inspection use 241 × 216 OAK Bm as EXISTING
or
180 × 300 mm deep for headroom.





R. E. A. BARRETT
M.I.STRUCT. E.
19 ACACIA AVENUE
SUNNYMEADS
WRAYSBURY, STAINES
MIDDX. TW19 5HD

CLIENT Mr. A. SIBLEY
CONTRACT/TENDER

Calculation No 2

Calculation Title CUTBUSH HOUSE
CUTBUSH LANE, SHINFIELD.

Ref. Drawing No. 21/01 & 02

BM MKB EB2, NB3, Also
2.20M Span.

Partn = 2.20 × 2.30 × 1.10 = 5.60
Poss. Roof = 2.20 × 1.10 × 2.40 = 5.80
out = 1.60
13.00 Kn

Min Z = 13 × 2.20/8 × 10^6/7.90 = 452,531 mm³

Ex Beam (b) 165 × (B) 115 mm Z = 115 × 165²/6 = 521,812 mm³ O.K.

New Timber Post

Overall loading

Floor 3.5 × 2.1 × 2.30 = 17.00
Poss. Roof 3.5 × 2.1 × 2.40 = 17.60
Ptn 3.5 × 2.3 × 1.10 × 1.4/2.1 = 6.00
out b/c = 2.10
Ptn 2.1 × 2.3 × 1.10 = 5.30
48.00 Kn Say 50 Kn

Try OAK Post.

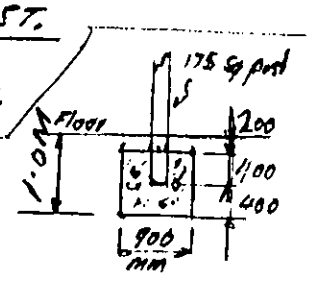
Total Load 50 + 2 × 10 (o/o/Balance loads) = 70 Kn

Try 175 Sq. L/b = 2500/175 = 14 E/σc∥ = 8200/(8.20 × 0.8) = 1250

σc all = 70 × 10³/175² = 2.29 N/mm² Kc = 0.73

use 175 × 175 OAK POST.

σc adm ∥ = 8.20 × 0.73 × 0.8 = 4.80 N/mm² > 2.29 OK



Conc Base Load 50 S.B.P. 100 Kn/m²
out base 10
60 Kn

Area reqd = 60/100 = 0.6 m²

use 0.9² × 800 thk min Conc. Base.

R. E. A. BARRETT
M.I.STRUCT. E.
19 ACACIA AVENUE
SUNNYMEADS
WRAYSBURY, STAINES
MIDDX. TW19 5HD

CLIENT Mr SIBLEY
CONTRACT/TENDER

Calculation No 3

Calculation Title CUTBUSH HOUSE CUTBUSH LANE. SHINFIELD.

Ref. Drawing No 21/01 - 02.

Barn Rafter

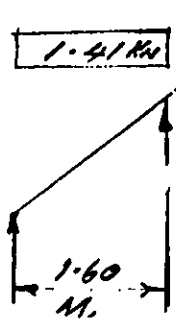
1.60 M span Max

Loading on plan area

S.L = 0.60 (on plan)

Tiles	0.75
0. Battens	0.15
Insulation	0.05
6mm Boarding.	0.10
Felt	0.05
	1.10 Kn/m² = 1.60 Kn/m² on plan

∴ Total = 2.20 Kn/m² on plan.



Load $1.6 \times 0.4 \times 2.20 = 1.41$ Kn

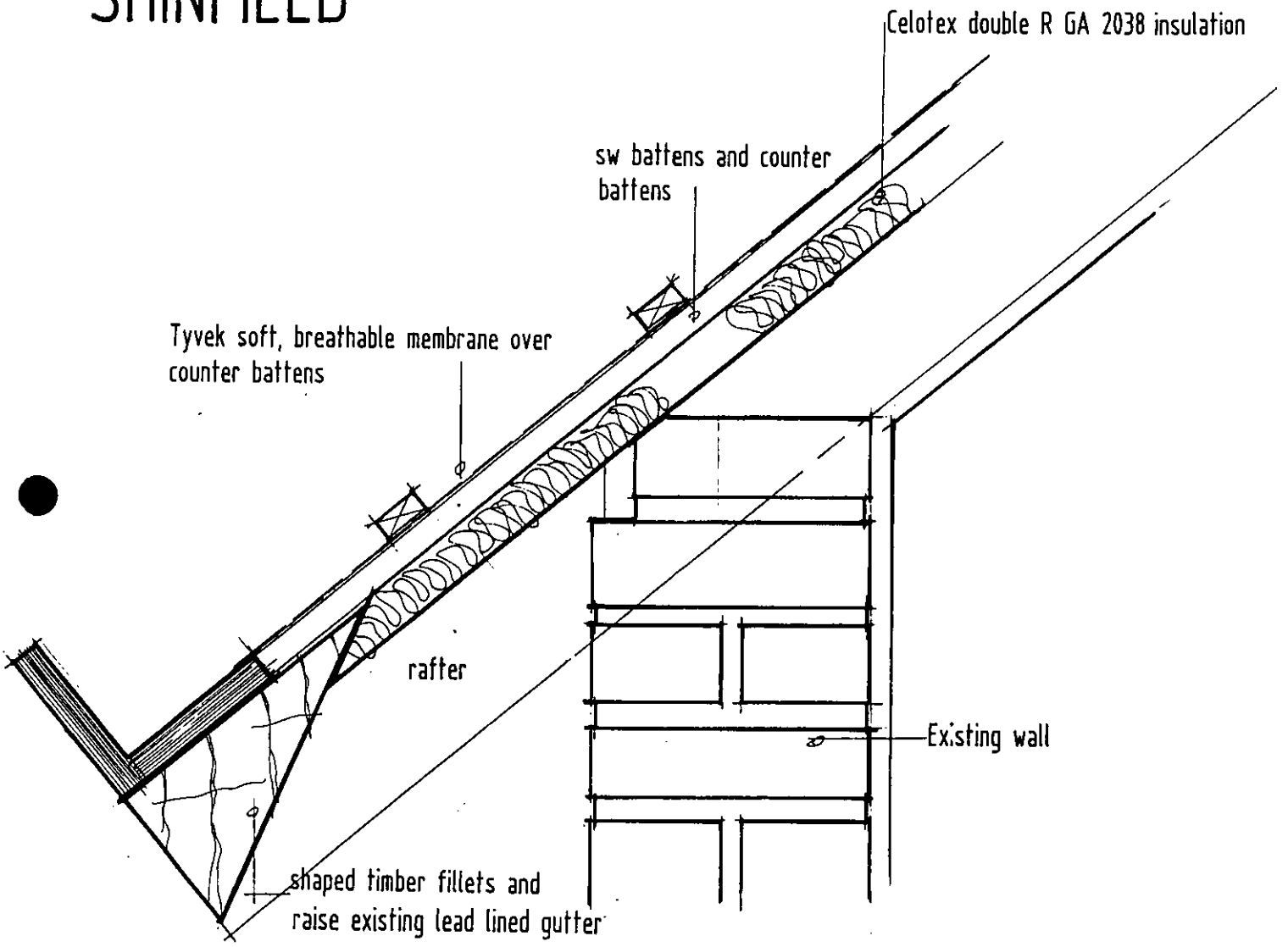
Max B.M $= 1.41 \times \frac{1.60}{8} = 0.280$ Kn M.

$$\text{Min } Z = \frac{0.28 \times 10^6}{5.3 \times 1.10} = 48,027 \text{ mm}^3$$

Z of 130 x 70 s.w.t $= \frac{70 \times 130^2}{6} = 197,167 \text{ mm}^3$ O.K

Ex Rafters O.K.

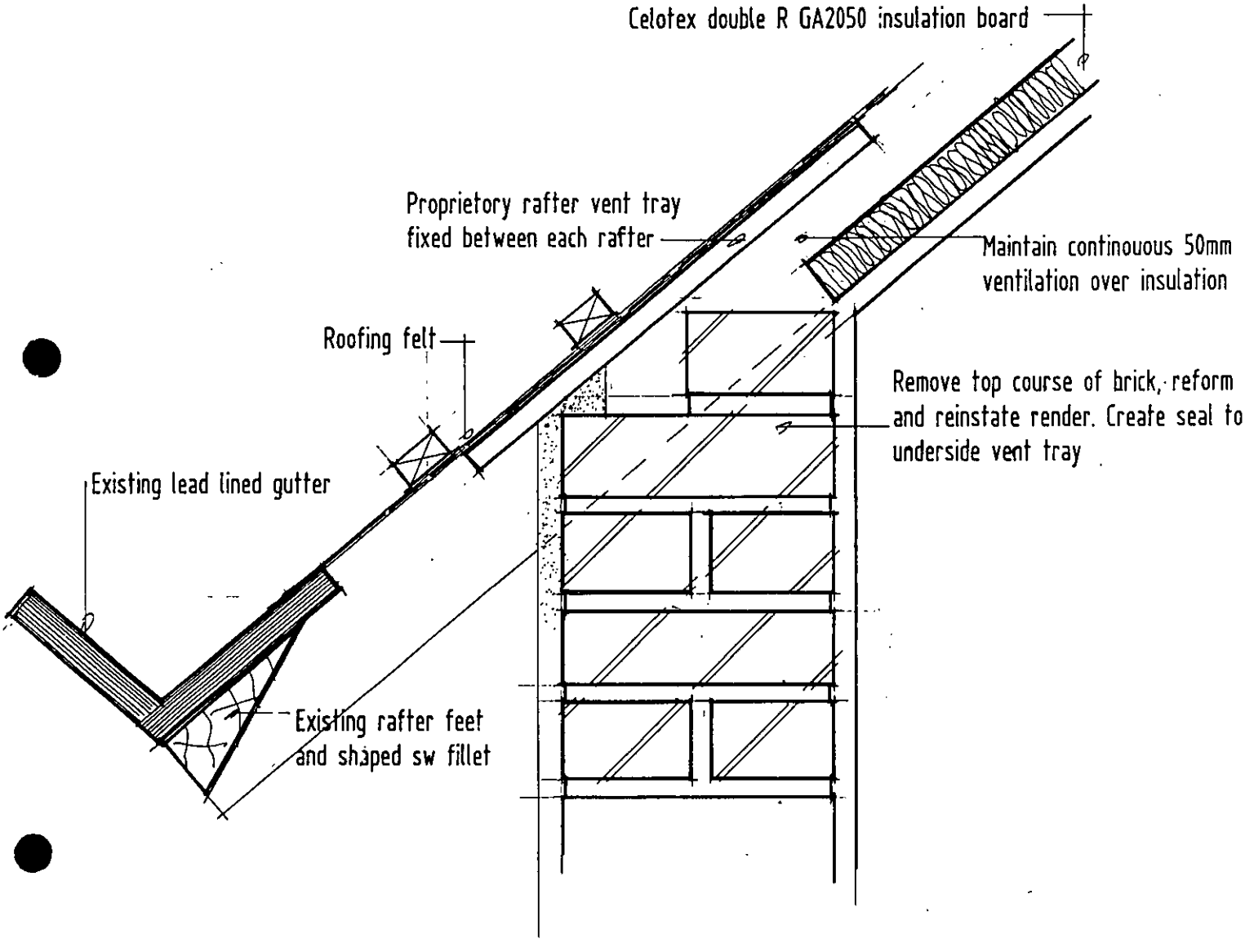
CUTBUSH HOUSE
SHINFIELD



Eaves Detail (amendment) To Reflect Where Insulation Occurs Over Top of Rafters

Detail Sheet no. 21/S2

CUTBUSH HOUSE
SHINFIELD.



Existing Eaves Detail Showing Roof Void Ventilation

Detail Sheet no. 21/S1

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

40293

[illegible]G SERVICES	HPT
[illegible]	TLS
DC EXC	CNF
APP	
CS	
23 FEB 2001	
COPIES TO:	ACK:
	FILE:

Date 21.2.01

Our ref. AM

Your ref. LB/2001/3272

Your letter of 6.2.01

Culbush, Shinfield

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

Recd 9.15AM 21.2.01

40166

REPLY REQUIRED 21/02

Attention Mr. Saunders.

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

Re: Cutbush.

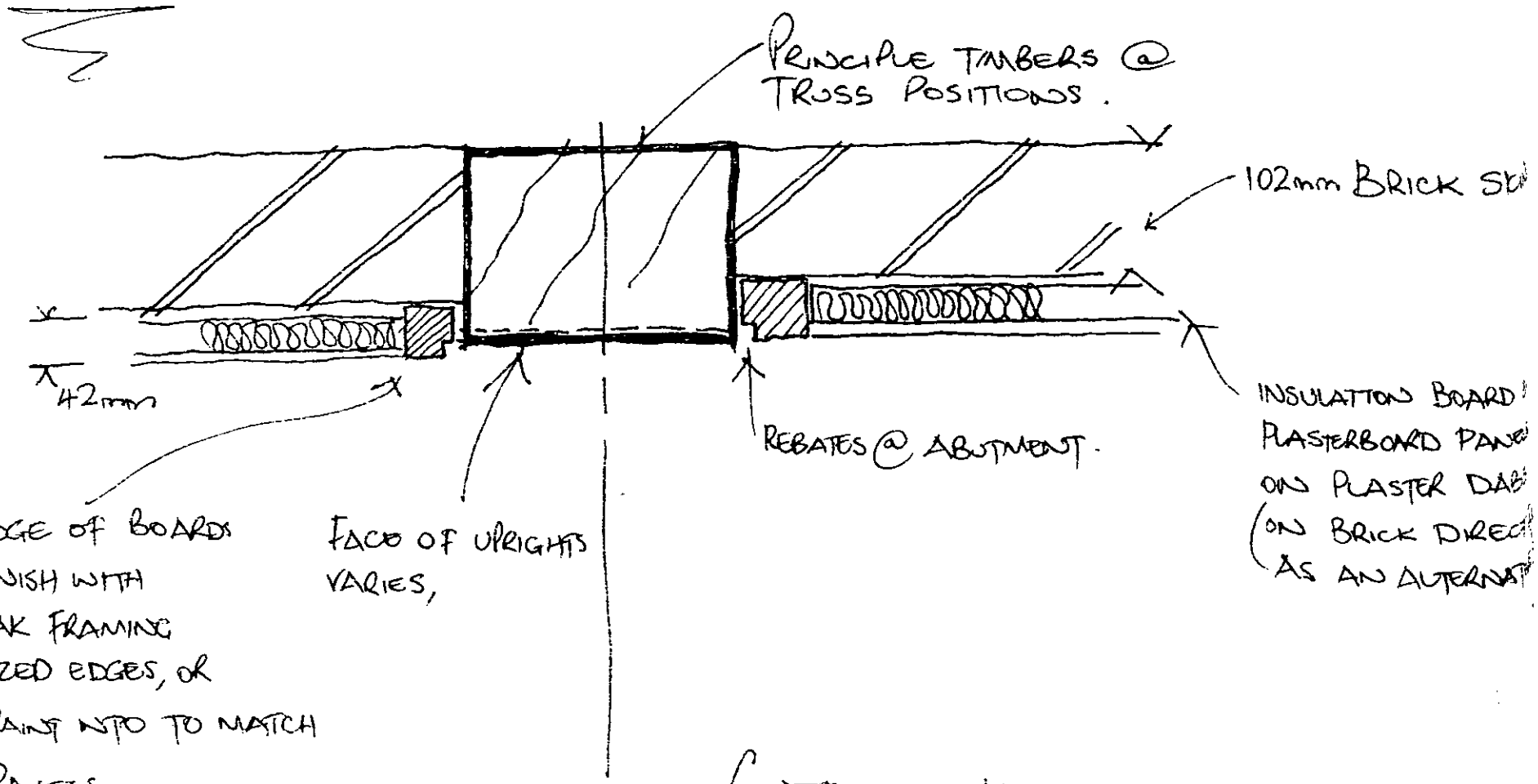
- Would appreciate your views on the attached.

C. Brands.

- * SEEK ADVICE FROM BUILDING CONTROL.

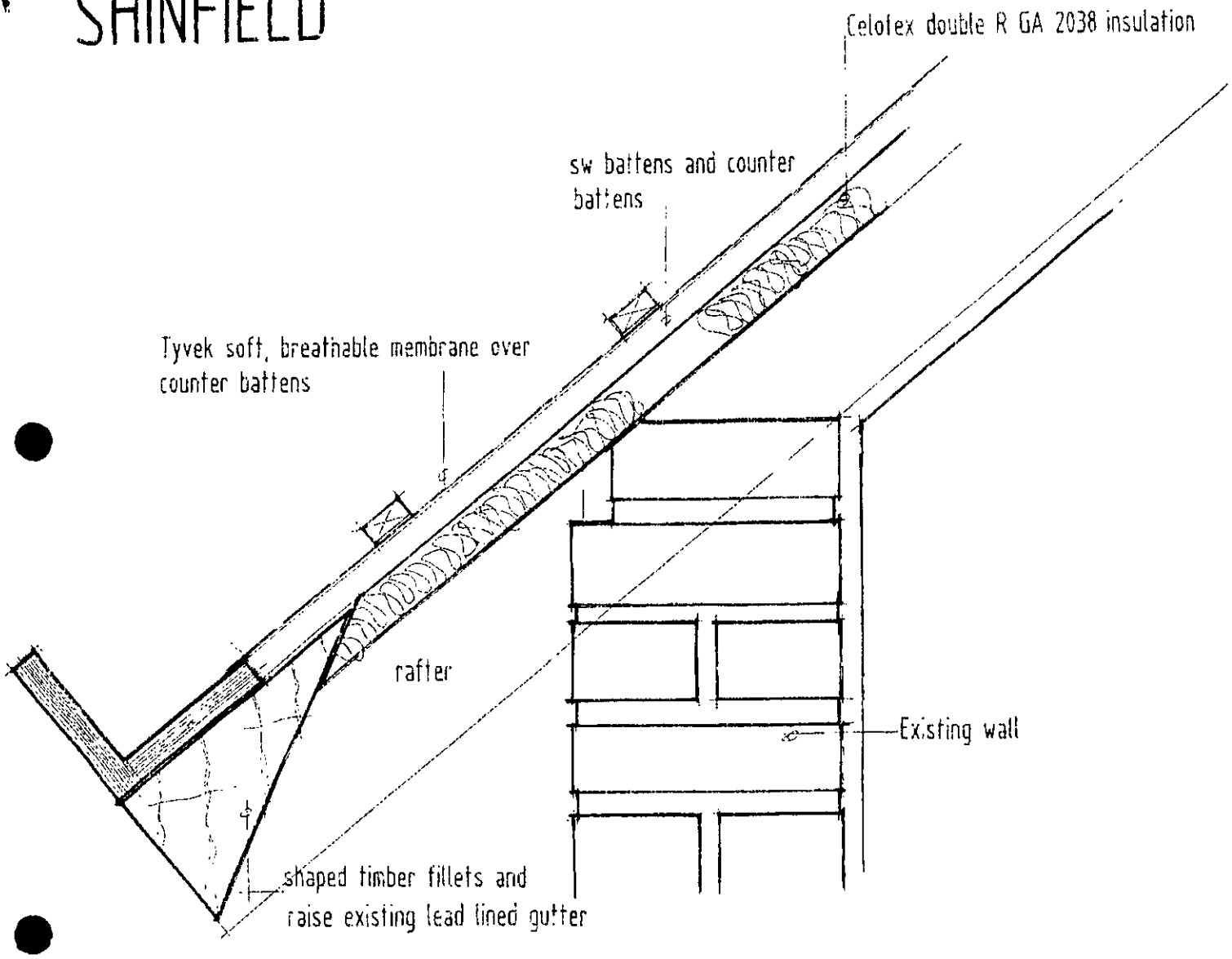
DIAGRAMMATIC ONLY.

SUGGESTED INSULATION DETAIL TO BARN.



CUTBUSH HOUSE.

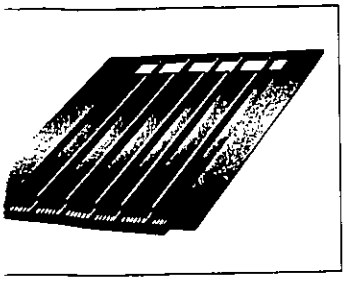
CUTBUSH HOUSE
SHINFIELD



Eaves Detail (amendment) To Reflect Where Insulation Occurs Over Top of Rafters
Detail Sheet no. 21/S2

✓ ACCEPTABLE to H/S
26.02.01

Rafter Trays



cription

nbined insulation interrupter and roof ator with integral insect screen.

erial

Impact Styrene.

our

kaging

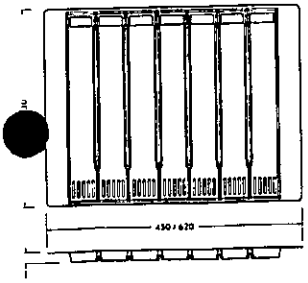
cks of ten trays sufficient for 6 metres)mm rafter centres, 4.5 metres at m rafter centres.
acks per carton.

duct Codes - Cartons

(for 600mm rafter centres) - 100 trays.
(for 400-450mm rafter centres) - 100 trays.

ensions

m long x 430mm wide x 18mm deep nm).
m long x 430mm wide x 18mm deep nm).



ALL DIMENSIONS IN MM

ated Products

osed rafter situations this product ld be used in conjunction with Dovetail s ventilation products; for example, ia Vents, Soffit Vents or Easy-Fit Soffit s.

Features

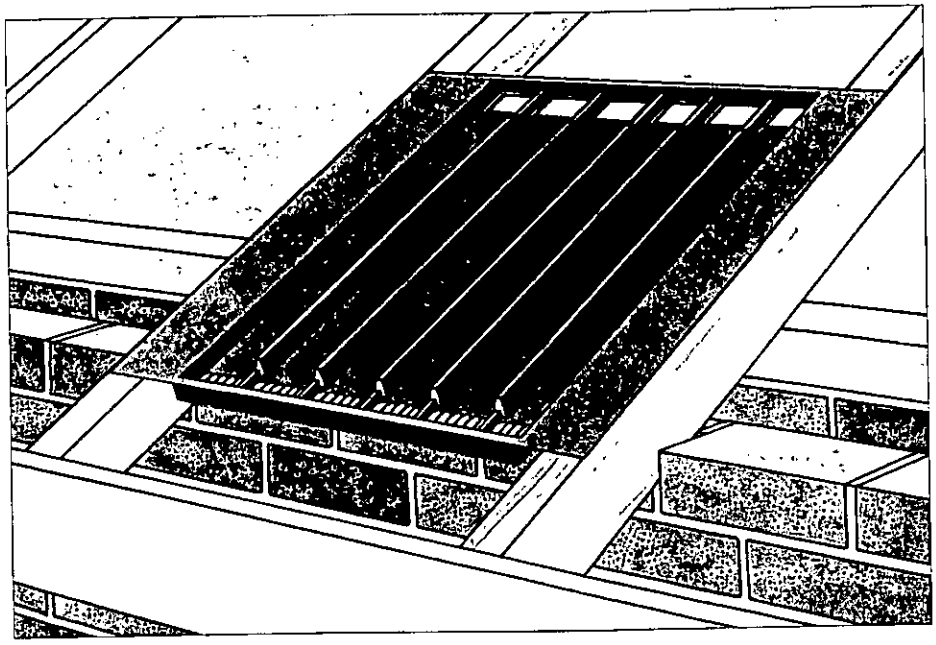
- Quick and easy to fit.
- Suitable for both closed and open rafters.
- Available in two sizes to suit 600mm and 400-450mm rafter centres.
- For new build or re-roofing situations, 15° pitch and above.
- Lightweight and durable.
- Prevents entry of birds and large insects.

Performance

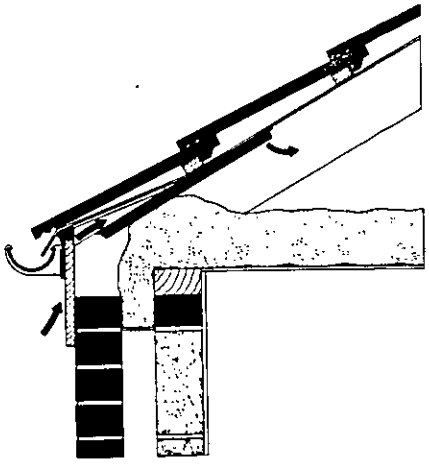
Ensures a clear ventilation channel above insulation and provides the equivalent of a continuous 10mm opening when installed along whole length of eaves (10,000mm² per metre run).

Installation

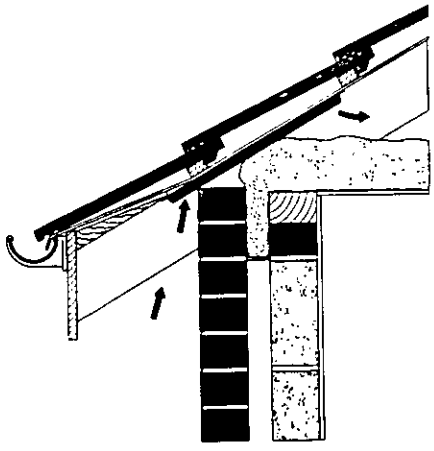
Trays are nailed or stapled to rafters, ensuring correct positioning to provide a ventilation channel above insulation. Direction arrow on tray should be pointing down towards the eaves. In open rafter situations, trays should be fitted 30-35mm clear of the front of the brickwork to ensure adequate ventilation. Felt is brought over tilting fillet and Fascia Vent and run into the gutter as normal. Full instructions provided with each pack.



Fascia Only



Open Rafter



Roll Out Rafter Trays

Features

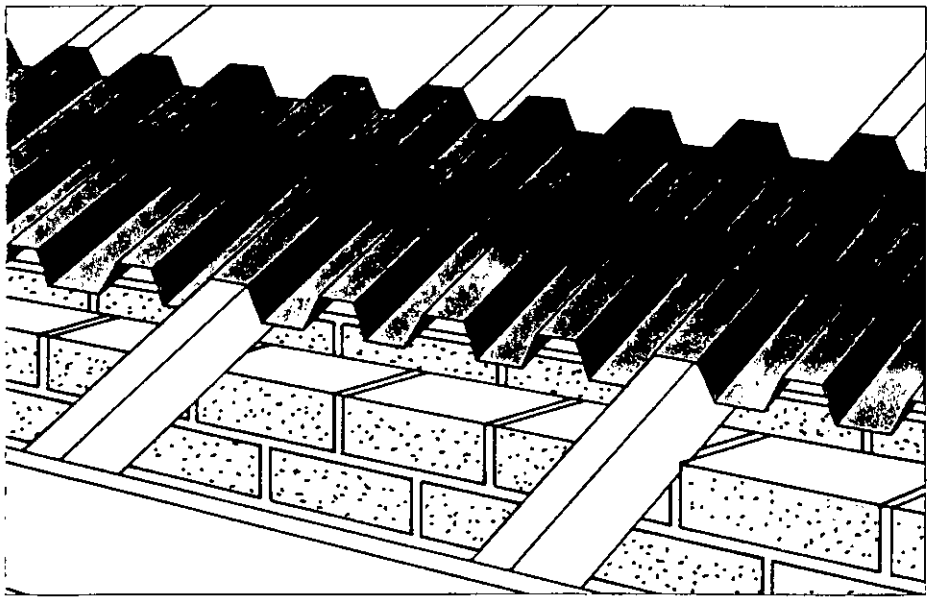
- Quick and easy installation.
- Lightweight and durable.
- Each roll sufficient for 6 metres of eaves.
- Suits 450mm and 600mm rafter centres.
- Roll can be closed up to suit 400mm rafter centres.
- For new build or re-roofing situations 12.5° pitch and above.
- Corrugations wide enough to fit over two thicknesses of timber (for 10mm ventilation).

Performance

Ensures a clear ventilation channel above insulation and provides the equivalent of a continuous 10mm or 25mm opening when installed along whole length of eaves (10,000mm² and 25,000mm² per metre respectively).

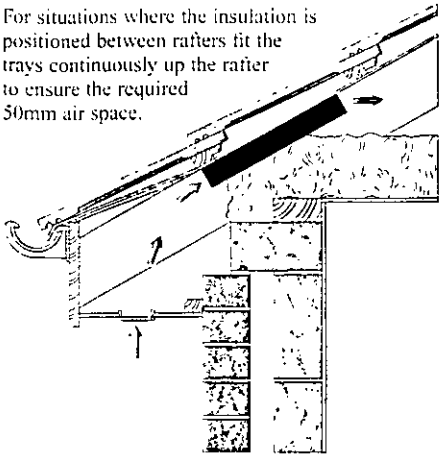
Installation

Roll-out Trays are nailed or stapled to rafters, ensuring correct positioning to provide a ventilation channel above insulation. For low pitch roofs and/or where depth of insulation is greater than 150mm, two trays may be joined together. In over fascia vent systems the Roll-out Rafter Tray may be positioned hard against the back of the fascia board. If used with soffit vent systems the tray should be kept a minimum of 25mm from the back of the fascia board. An underlay support board or tilting fillet should be positioned at the fascia to prevent ponding. Full fixing instructions are provided with each roll.

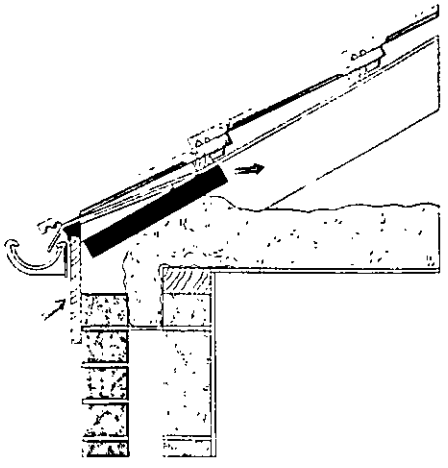


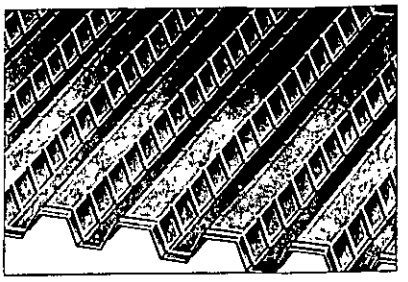
Boxed Soffit

For situations where the insulation is positioned between rafters fit the trays continuously up the rafter to ensure the required 50mm air space.



Fascia





Description

A combined insulation interrupter and roof space ventilator in a single roll. Each roll is suitable for 450 and 600mm rafter centres and for both 10mm and 25mm roof void ventilation.

Material

High Impact Styrene - 300mm

Colour

Black - 300mm

Packaging

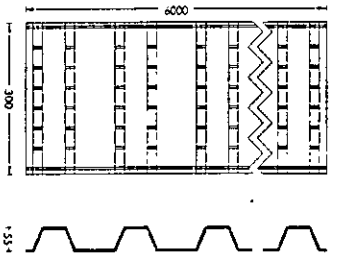
In cartons of 10 rolls of 6 metres in 300mm width.

Product Codes - Cartons

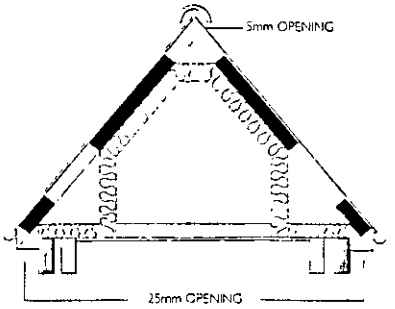
9715 (300mm width) - 10 rolls.

Dimensions

6 metres long x 300mm wide x 55mm deep



ALL DIMENSIONS IN MM



For situations where the insulation is positioned between rafters fit the trays continuously up the rafter to ensure the required 50mm air space.

Related Products

In closed rafter situations this product should be used in conjunction with Dovetail ventilation products; for example , Fascia Vents, Soffit Ventilating Vents, Easy-Fit Soffit Strips.

Roll Out Rafter Trays



Features

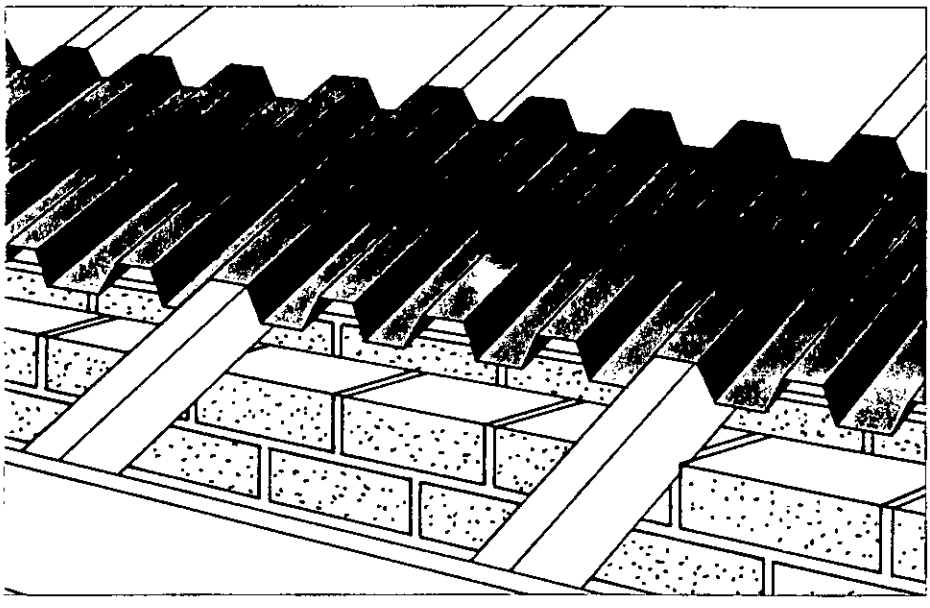
- Quick and easy installation.
- Lightweight and durable.
- Each roll sufficient for 6 metres of eaves.
- Suits 450mm and 600mm rafter centres.
- Roll can be closed up to suit 400mm rafter centres.
- For new build or re-roofing situations 12.5° pitch and above.
- Corrugations wide enough to fit over two thicknesses of timber (for 10mm ventilation).

Performance

Ensures a clear ventilation channel above insulation and provides the equivalent of a continuous 10mm or 25mm opening when installed along whole length of eaves (10,000mm² and 25,000mm² per metre respectively).

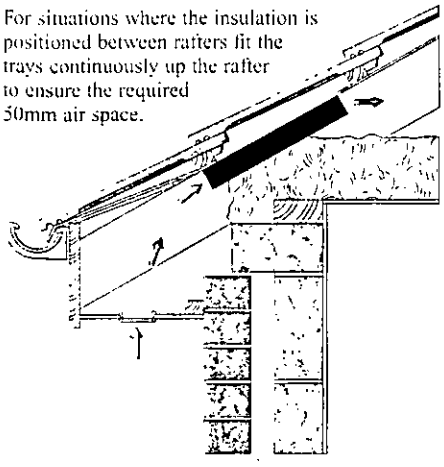
Installation

Roll-out Trays are nailed or stapled to rafters, ensuring correct positioning to provide a ventilation channel above insulation. For low pitch roofs and/or where depth of insulation is greater than 150mm, two trays may be joined together. In over fascia vent systems the Roll-out Rafter Tray may be positioned hard against the back of the fascia board. If used with soffit vent systems the tray should be kept a minimum of 25mm from the back of the fascia board. An underlay support board or tilting fillet should be positioned at the fascia to prevent ponding. Full fixing instructions are provided with each roll.

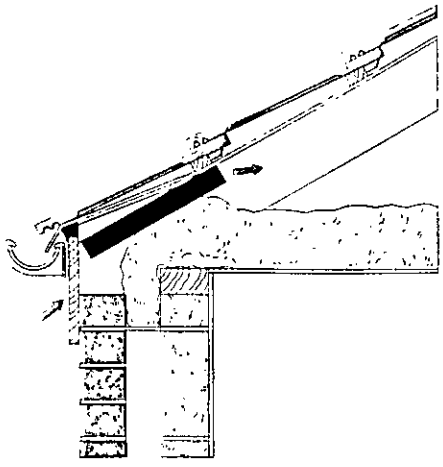


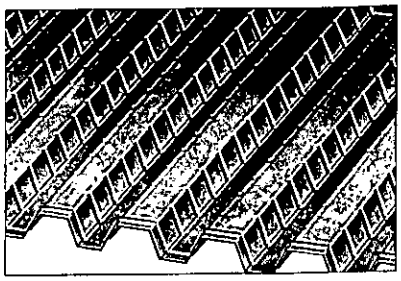
Boxed Soffit

For situations where the insulation is positioned between rafters fit the trays continuously up the rafter to ensure the required 50mm air space.



Fascia





Description

A combined insulation interrupter and roof space ventilator in a single roll. Each roll is suitable for 450 and 600mm rafter centres and for both 10mm and 25mm roof void ventilation.

Material

High Impact Styrene - 300mm

Colour

Black - 300mm

Packaging

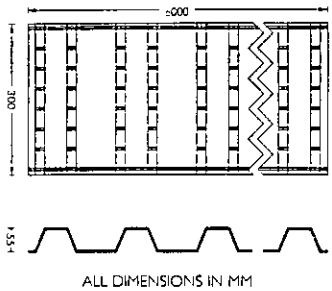
In cartons of 10 rolls of 6 metres in 300mm width.

Product Codes - Cartons

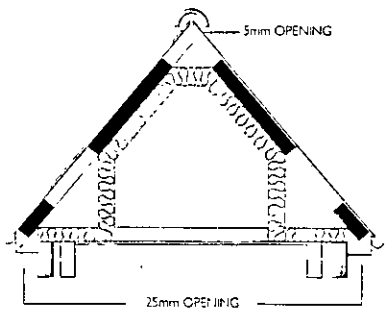
9715 (300mm width) - 10 rolls.

Dimensions

6 metres long x 300mm wide x 55mm deep



ALL DIMENSIONS IN MM

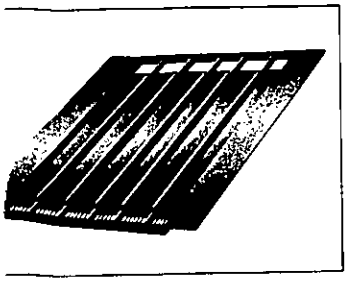


For situations where the insulation is positioned between rafters fit the trays continuously up the rafter to ensure the required 50mm air space.

Related Products

In closed rafter situations this product should be used in conjunction with Dovetail ventilation products; for example , Fascia Vents, Soffit Ventilating Vents, Easy-Fit Soffit Strips.

Rafter Trays



Features

- Quick and easy to fit.
- Suitable for both closed and open rafters.
- Available in two sizes to suit 600mm and 400-450mm rafter centres.
- For new build or re-roofing situations, 15° pitch and above.
- Lightweight and durable.
- Prevents entry of birds and large insects.

Performance

Ensures a clear ventilation channel above insulation and provides the equivalent of a continuous 10mm opening when installed along whole length of eaves (10,000mm² per metre run).

Installation

Trays are nailed or stapled to rafters, ensuring correct positioning to provide a ventilation channel above insulation. Direction arrow on tray should be pointing down towards the eaves. In open rafter situations, trays should be fitted 30-35mm clear of the front of the brickwork to ensure adequate ventilation. Felt is brought over tilting fillet and Fascia Vent and run into the gutter as normal. Full instructions provided with each pack.

cription

nbined insulation interrupter and roof ator with integral insect screen.

erial

Impact Styrene.

our

kaging

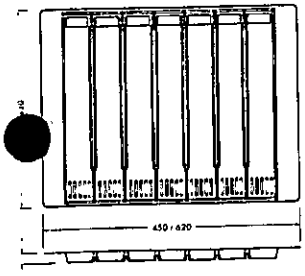
cks of ten trays sufficient for 6 metres mm rafter centres, 4.5 metres at m rafter centres.
acks per carton.

duct Codes - Cartons

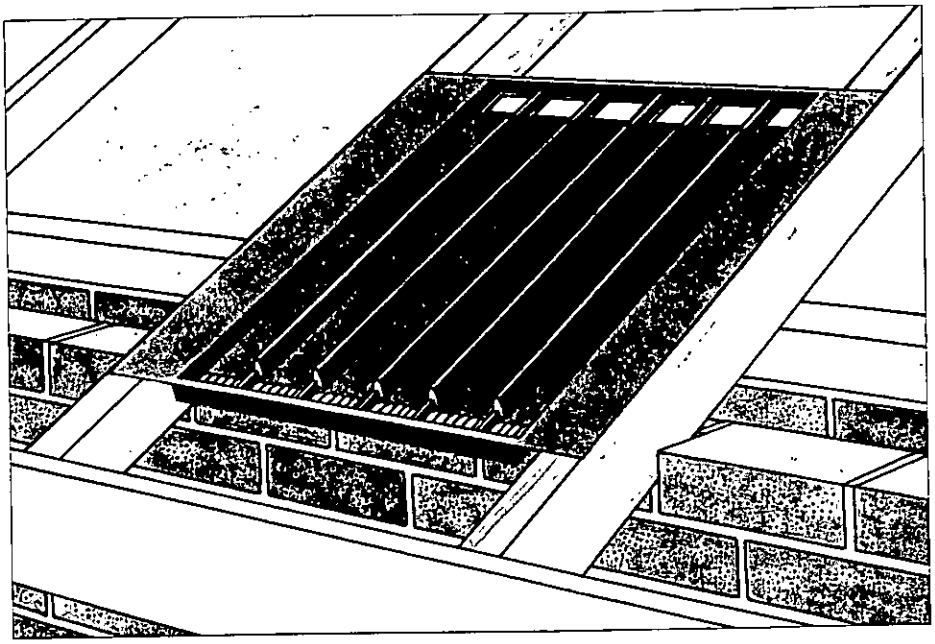
(for 600mm rafter centres) - 100 trays.
(for 400-450mm rafter centres) - 100 trays.

ensions

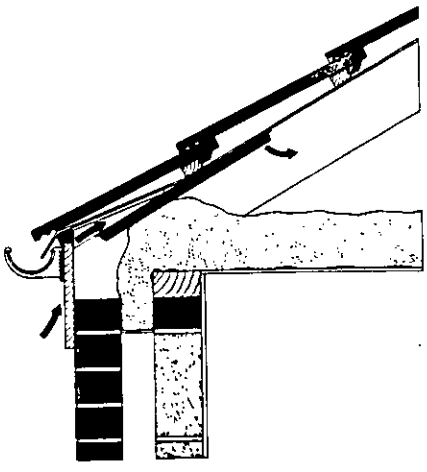
m long x 430mm wide x 18mm deep nm).
m long x 430mm wide x 18mm deep nm).



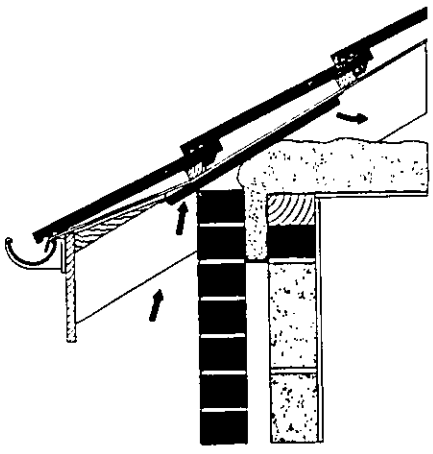
ALL DIMENSIONS IN MM



Fascia Only



Open Rafter



ated Products

osed rafter situations this product ld be used in conjunction with Dovetail s ventilation products; for example, ia Vents, Soffit Vents or Easy-Fit Soffit s.

21 Naseby Rise
Newbury
Berks. RG14 2SF

11th February 2001
Wokingham District Council
Shute End
Wokingham

Attention Mr. H. Saunders

Re Cutbush House Cutbush Lane Shinfield.

Dear Sirs

I enclose duplicate copies of drawing numbered 21/W6 illustrating the alterations to the Dining Room, which is provided in support of our current Listed Building application.

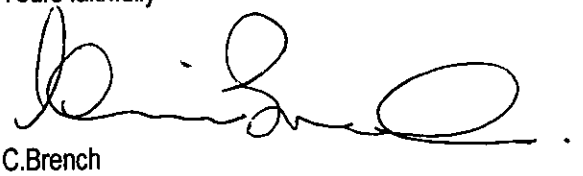
I also enclose a detail sheet showing the existing eaves construction. It is the applicant's intention to adapt this to allow provision of continuous ventilation to the whole perimeter of the roof, where insulation is to be laid between existing ceiling joists. I have discussed the issue of ridge ventilation with Mr. Clouston in Building Control who felt in this situation and the conflict in suitable materials, that additional ventilation may not be required in this instance. I trust you will find this proposal acceptable.

You will recall the intention to convert the Barn into habitable use. I have considered the construction of the external walls and I can see no alternative to achieving suitable U values, than to erect an independent stud internal wall with an insulating layer. The proposal is therefore to erect a stud wall as follows;

> 100 x 50mm sw studs at 400mm centres, securely braced, 50mm clear gap between outer skin and new wall. The outer face of the studwork will be sheathed with 9mm WBP ply and covered with Tyvek Housewrap breather membrane, inner face covered with Tyvek VCL SD2 vapour control layer and 12mm plasterboard. Insulation between studs will be Crown Frametherm 100mm thick

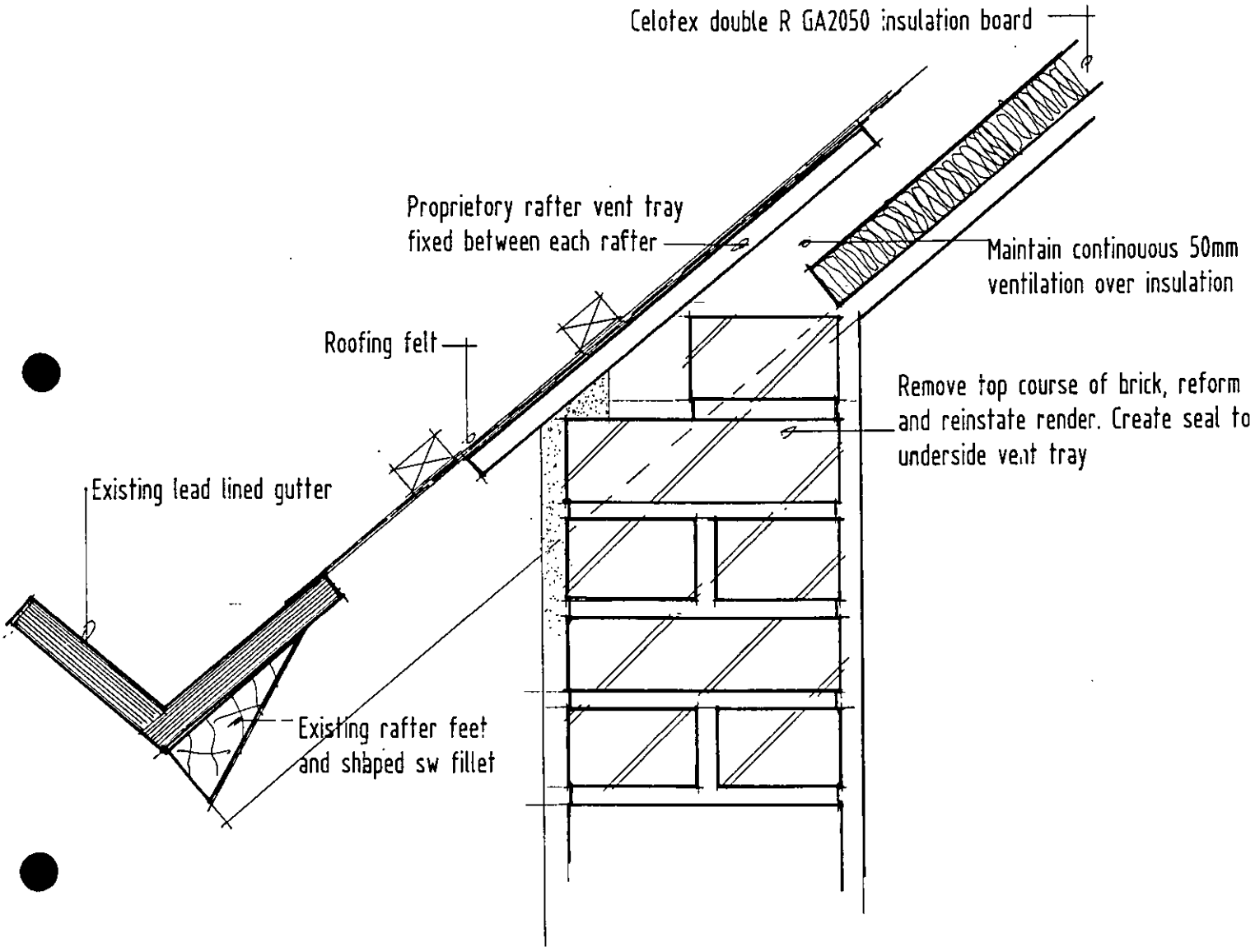
I hope this further information will allow you to consider our application favourably.

Yours faithfully



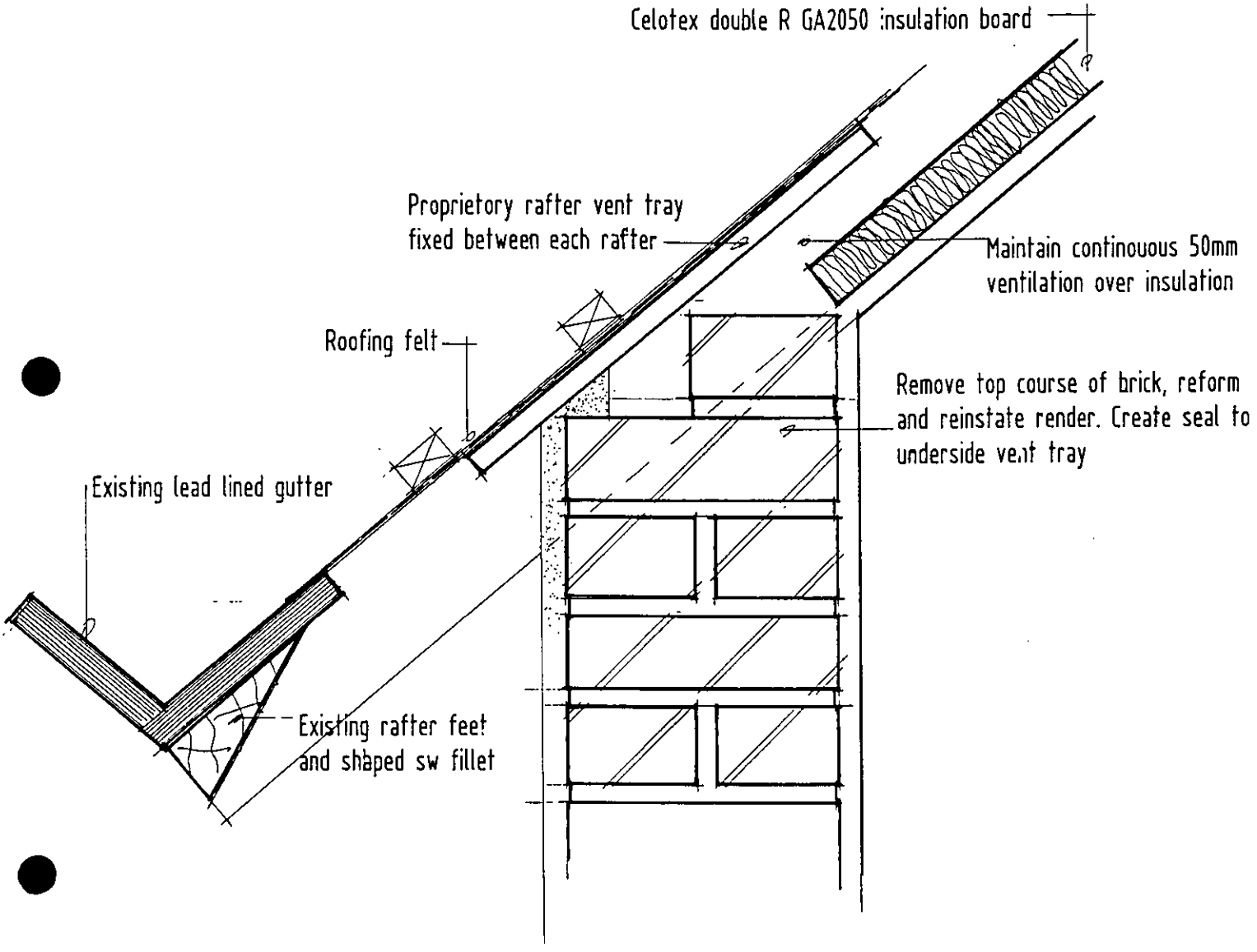
C.Brench

CUTBUSH HOUSE
SHINFIELD:.



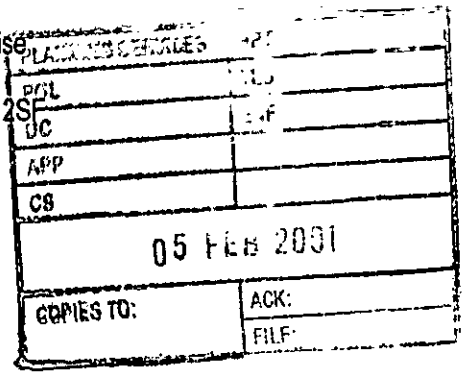
Existing Eaves Detail Showing Roof Void Ventilation

CUTBUSH HOUSE
SHINFIELD:.



Existing Eaves Detail Showing Roof Void Ventilation

21 Naseby Rise
Newbury
Berks. RG14 2SF



4th February 2001

Wokingham District Council
Shute End
Wokingham
Berks.

Attention Mr. H. Saunders

Re Cutbush House Cutbush Lane Shinfield

Dear Sirs

Further to our recent Listed Building application I now enclose an album containing a photographic record of the building. I trust these will be of some benefit and look forward to hearing from you soon.

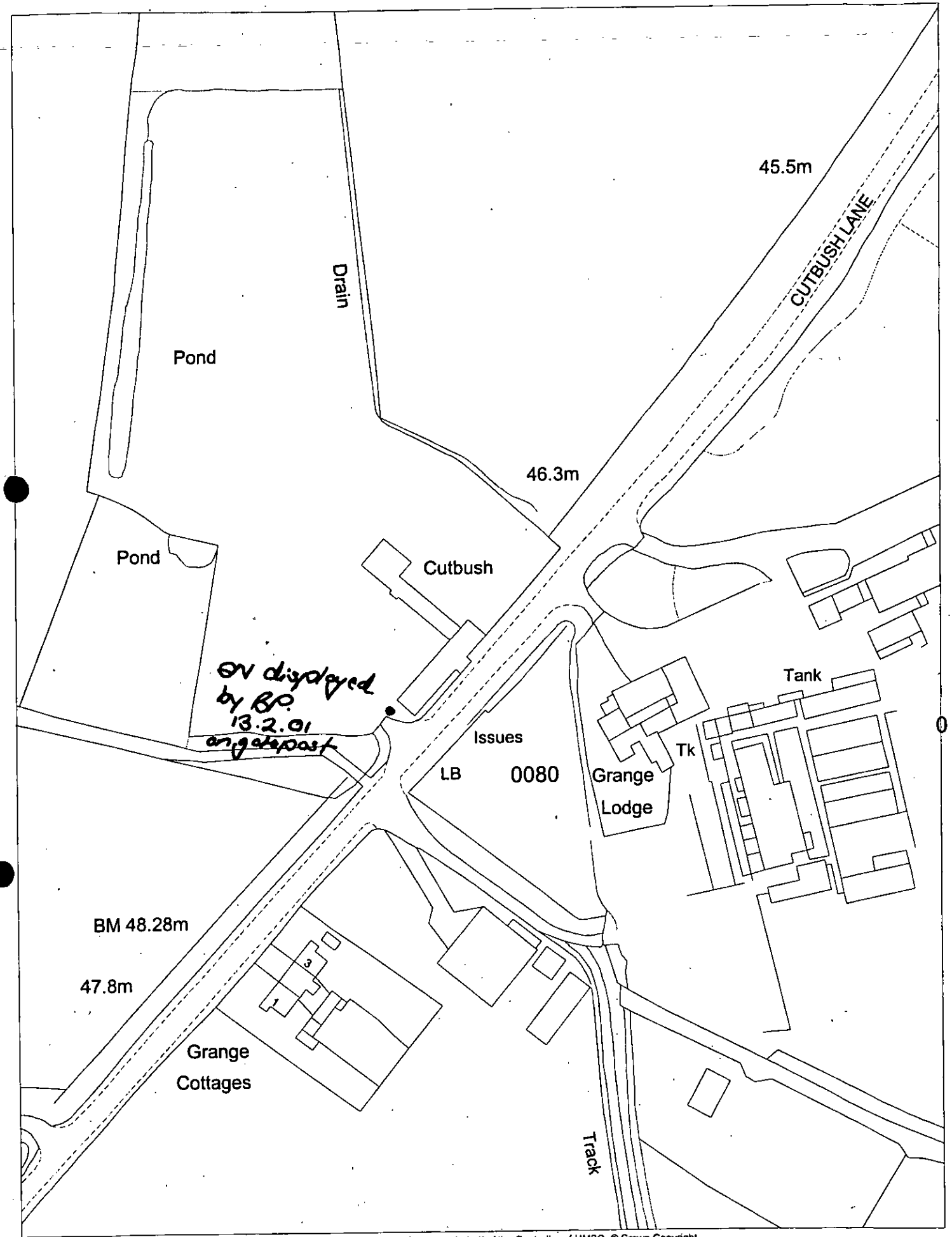
Yours faithfully

C.Brench

Cutbush House Shinfield Reading

Schedule of Photographs

No.	Description
1/2/3	Front Elevation, showing replacement window W8
4	Front Elev. replacement French casement doors.
5/6/7/8	General Front elevation, courtyard
9/10/11	Barn Elevation from courtyard
12/13/14/15	Barn Elevations from Cutbush Lane
16	Rear Elevation, position for new doors to kitchen
17/18/19	
20/21	Rear Elevations
22	End Elevation
23	External door to Music Room
24	Proposed screen to ensuite Bedroom 4
25/26	RW downpipe to Barn, showing decay
27/28	Oak frame, front elev. r/h corner
29	Front Elev. l/h end showing render damage
30	Internal view, wall removal to Dining Area
31	Internal view to ceiling Bed.5
32/33/34	Internal views to Barn frame
35	Internal view, Bedroom 3 to ensuite
36	Typical door detail, Entrance Lobby



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.
9 February 2001

Scale: 1 : 1250

Received by Wokingham District Council

Application No: LB/2001/3272

Proposal:
Proposed replacement windows, internal alterations refurbishment and conversion of barn to habitable space.

Location:
Cutbush, Cutbush Lane, Shinfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 February 2001

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/2001/3272

Proposal:
Proposed replacement windows, internal alterations refurbishment and conversion of barn to habitable space.

Location:
Cutbush Cutbush Lane Shinfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 16/02/2001 for the following reason(s);

SITE IS A LISTED BUILDING

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 **09/03/2001**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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: 16/02/2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) 2x pre-apps attached (*)

Valid

Start date: ~~22 JAN 2001~~ 31 JAN 2001	
Officer: EXC	Application No. LB 2001 3272

Map No. 66 Site 164

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(LB) PROPOSED REPLACEMENT WINDOWS, INTERNAL ALTERATIONS REFURBISHMENT AND CONVERSION OF BARN TO HABITABLE SPACE

Location: CUTBUSH HOUSE CUTBUSH LANE

Parish: SHINFIELD Ward: Shinfield 6.2.01 D.

Applicant: MR A SIBLEY

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	No red line	✓ 2S/1	✓ 31 JAN 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	highlight position of works on a plan	✓ 1	✓
3	Forms unsigned			
4	Correct S 66 certificate	None (No S66)	✓ 1	✓ 31 JAN 2001
5	Elevation plans	elevations - internal & external of work	✓ 1	✓ 31 JAN 2001
6	Floor plans	Floor plan for Gallery 2 required	✓ 1	✓ 31 JAN 2001
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is app. required for alt to barn → residential? NO - PD letter		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required Listed Building not in Cons. Area.

Date Site Notice Sent : 6.2.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

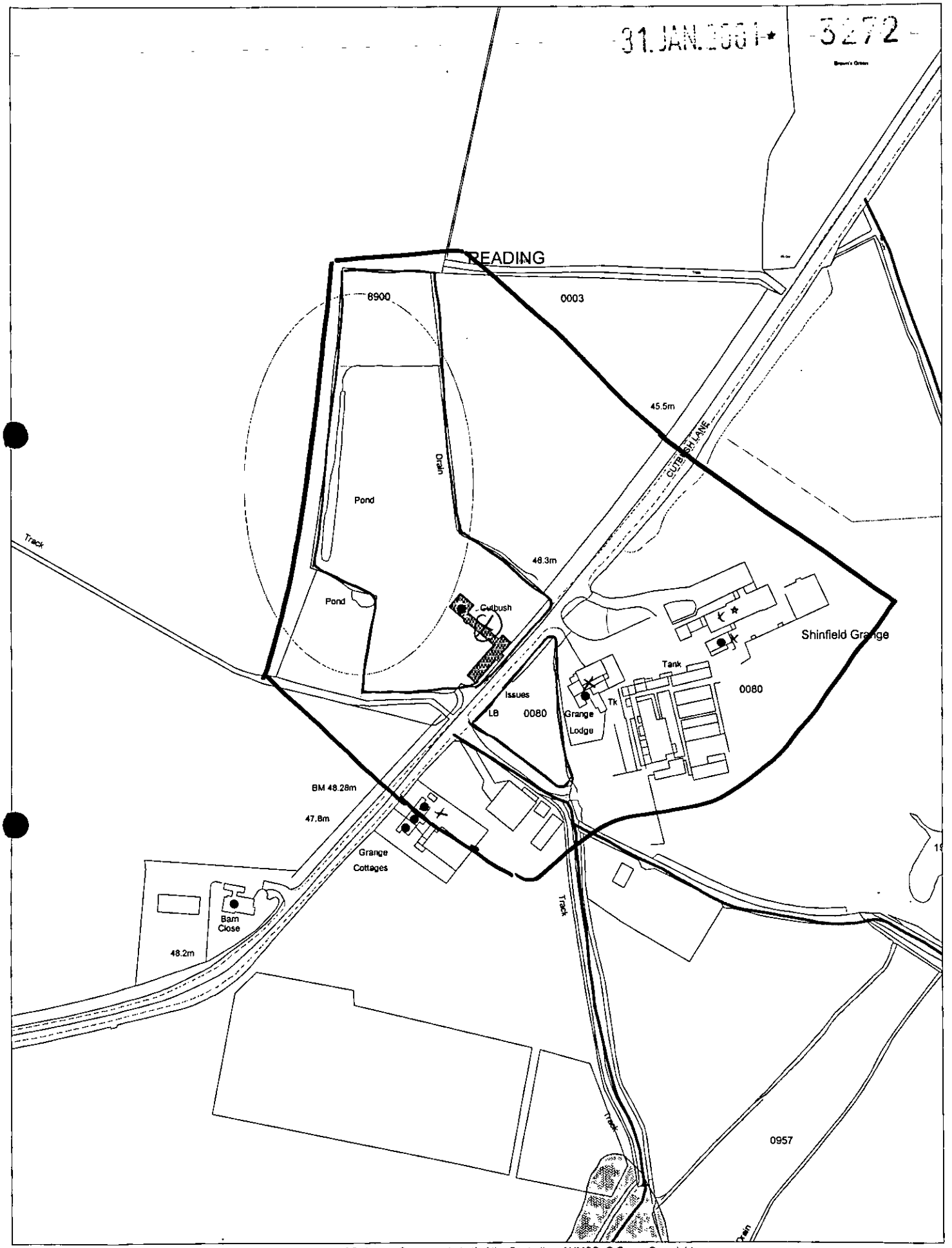
The Georgian Group, The Victorian Society, Ancient Monuments Society, Soc. for Prot. of Anc. Bdgs., Council for British Arch., RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Rural Area)

.....
.....
2 x pre-apps attached

NEIGHBOURS:

S/N t See map
t Cutbush, Cutbush Lane (within red line)



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.

25 January 2001

Scale: 1 : 2500

N
W E
S

31.JAN.2001 * 3272

21 Naseby Rise
Newbury
Berks. RG14 2SF

31st January 2001

Wokingham District Council
Shute End
Wokingham
Berks.

31 JAN 2001

Attention of Mrs. C. Hurst Planning Dept.

Re Cutbush House Shinfield

Dear Mrs. Hurst

In response to your letter of 25 January I now return as requested the following additional information;

5no. sets Elevation drawings numbered 21/03 and 04

5no. sets External Photographs

4no. Block Plans, to a scale of 1.1250 (the site is quite extensive and particularly as there are no external works a larger scale block plan seems unnecessary at this stage.)

1no. Completed Certificate

5no. copies of the ground floor plan amended to show Gallery 2

I have met and discussed this application with Mr. Saunders from your Authority, and particularly as some works have been carried out it would be most helpful, if the application could be registered as soon as possible.

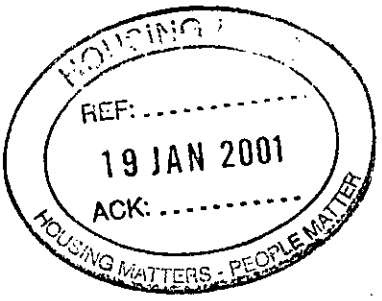
Please do not hesitate to me on 01635 523865 if I can provide further information at this stage, I do accept that additional drawings may be required in due course.

Yours faithfully

C.Brench

31.JAN.2001 * 3272

21 Naseby Rise
Newbury
Berks. RG14 2SF



Mr. H. Saunders
Wokingham District Council
Shute End
Wokingham
Berks

Re Cutbush House Cutbush Lane Shinfield

Dear Sirs

Further to our recent meeting on site I now enclose our Listed Building application. I am conscious that it may lack sufficient detail and I intend to supply further information in terms of photographs and elevation drawings in the near future.

I have to say having advised the owner that he should not carry out any works whatsoever without consent, I was amazed to find on a subsequent visit that significant works had been undertaken. I have made it very clear to both the builder and the owner of their liabilities in this regard. I am now instructed to act on behalf of the owner and I trust that working together we shall be able to resolve not only the statutory position, but to move the project forward in a manner that meets the objectives of all parties. I know my client is mindful to the very unique character of the house.

I should be grateful for your advice on the external rendering repairs, particularly as it is of such a specialist nature.

I understand from the Planning dept. that they are agreeable to bringing the Barn into habitable use, without the need for a Change of Use application. Clearly we shall need to agree how we are to improve the thermal values of the external walls. I struggle to see how we can achieve this without a continuous independent skin of studwork, incorporating an insulation layer. This regrettably will cover the exposed oak timber frame, which is visible internally. I should appreciate your views on this item.

Perhaps when you have considered the application we can meet on site to discuss matters in more detail.

Yours faithfully

C.Brench

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION NUMBER

01 JAN 2001 * 3472

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

2. *I have / The applicant has given the requisite notice to the following persons other than *myself / the applicant 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. *I have / The applicant has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of the other owners† of the building and *have / has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† 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)

Signed .....

*On behalf of MR. A .SIBLEY

Date 26/01/01

* Delete where inappropriate

1933 CUTBUSH - card lost

ADDRESS CUTBUSH LANE **PARISH** SHINFIELD

LISTED

PLOT No. **ORD.SHEET No.** SU 736B

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
R/52/67		Dr. J.S.B Bray	Restaurant	10.4.67		REF
R/53/67		"	Antique Shop			REF
LB/2000/1048			Diversion of prop. into 2 dwell.	5.7.00		C/
F/2000/1081			"	"		C/
	FP/2000/0757		Alt. to create 2 dwell from a RES. property	6.7.00	APP	

MINISTRY DECISION:

SPECIAL ORDERS:

1933 CUTBUSH - card lost

ADDRESS CUTBUSH LANE PARISH SHINFIELD

LISTED

PLOT No. ORD.SHEET No. SU 736B

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
R/52/67		Dr. J.S.B Bray	Restaurant	10.4.67		RE
R/53/67		"	Antique Shop			RE
LB/2000/1048			Diversion of prop. into 2 dwell.	5.7.00		C/
F/2000/1081			"	"		C/
	FP/2000/0757		Alt. to create 2 dwell from a RES. property	6.7.00	APP	

MINISTRY DECISION:

SPECIAL ORDERS:

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990 31 JAN 1991 * 3272

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 / ADDRESS: MR. A. SIBLEY
   WOODPECKERS
   HIGH VIEW RD
   POST CODE / PHONE: LIGHTWATER SURREY.

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME / ADDRESS: MR. C. BRENCH
   21 NASEBY RISE
   NEWBURY BERKS. RG14 2SF
   POST CODE / PHONE: 01635 523865

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: CUTBUSH HOUSE
   CUTBUSH LANE
   SHINFIELD

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

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

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

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   5NO. COPIES EACH OF 21/01& 02

---

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.
   REPLACE WINDOWS TO EXTERNAL ELEVATIONS.
   INTERNAL ALTERATIONS, REFURB.
   CONVERT BARN TO HABITABLE SPACE

---

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

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

Listed Building Consent	X
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)		X
(b)	Demolition of a building in the curtilage of the principal building		X
(c)	Demolition of a part of the principal building		X
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	X	
(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).	X	

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?	NOT APPLICABLE
(b)	What is the cubic content of the part to be removed?	
(c)	What was the date (approx.) of the erection of the section to be removed?	

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. NO

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

Signed ..... on behalf of MR. A. SIBLEY

Date 18 JAN. 2001

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.'

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **LB/2001/3272**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

31.JAN.2001 3272

CUTBUSH HOUSE
CUTBUSH LANE SHINFIELD
READING

Photographs as existing
External elevations

Schedule of Photographs

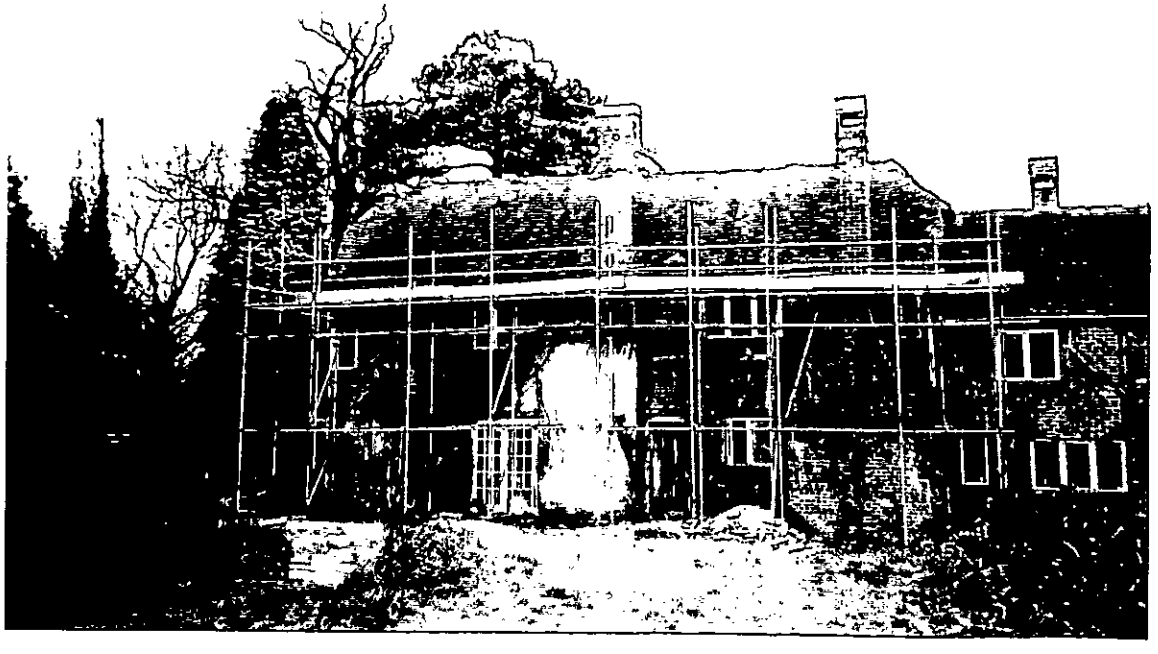
Number	Description
1 to 3	South Elevation view from Courtyard
4	Elevation to Barn from Courtyard
5 and 6	Barn Elevation from Cutbush Lane
7 to 9	Elevation from rear garden
10	Front Elevation, render decay.
11	Existing door to Music Room



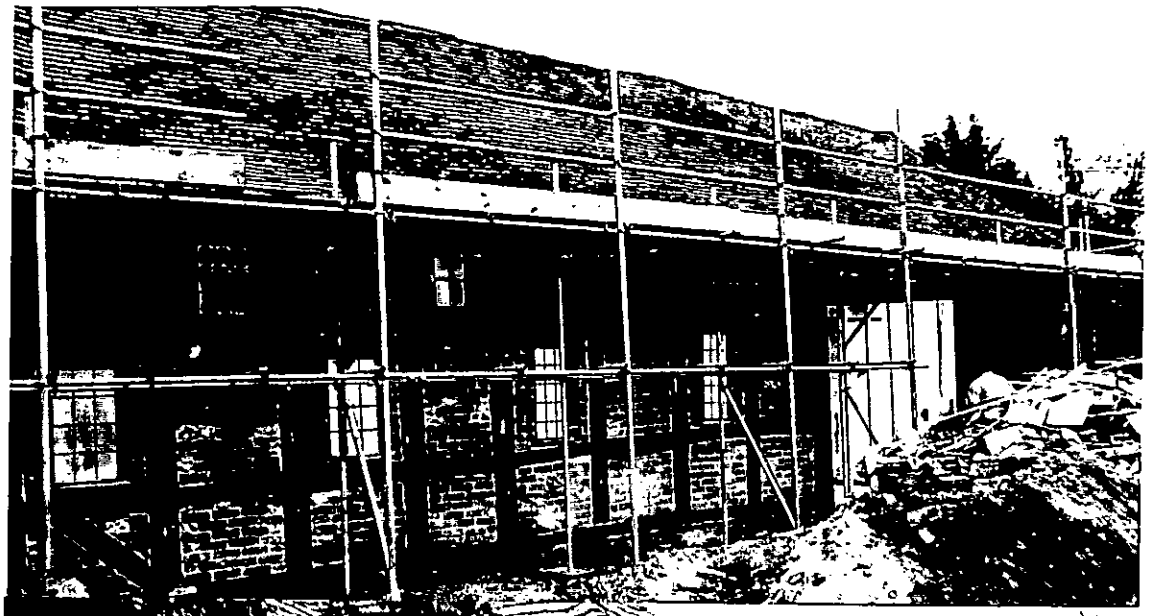
1.



2.



3.



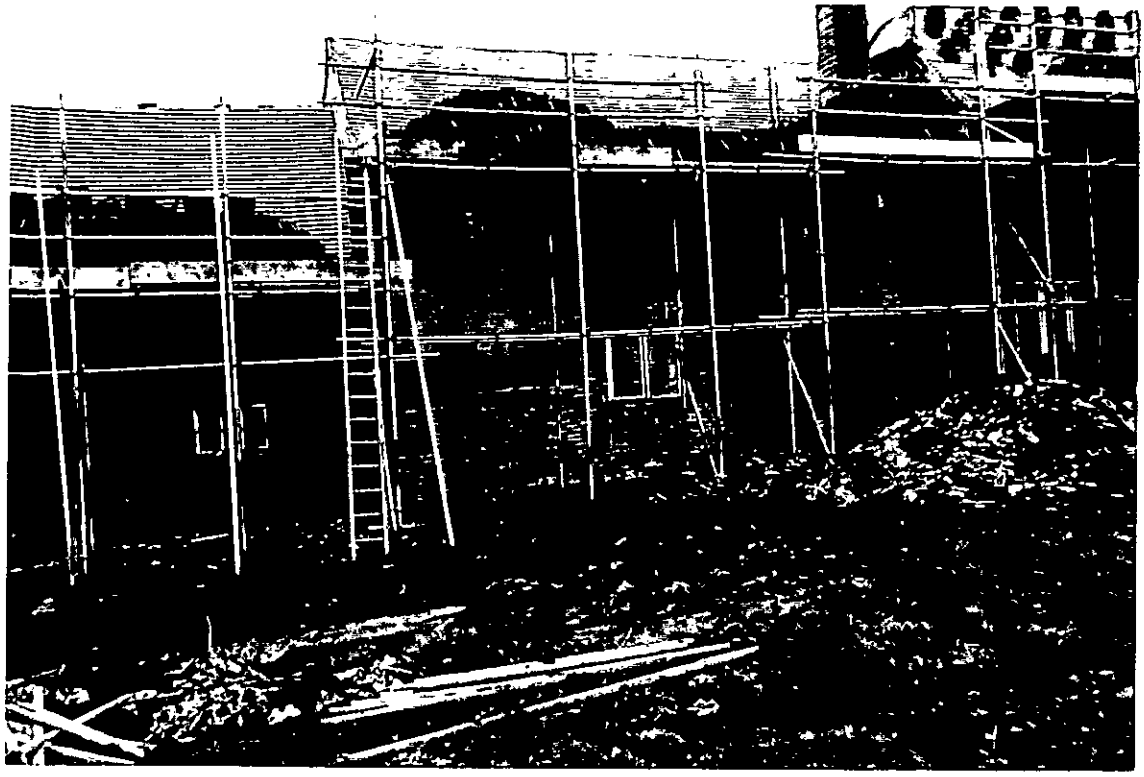
4.



5.



6.



7.



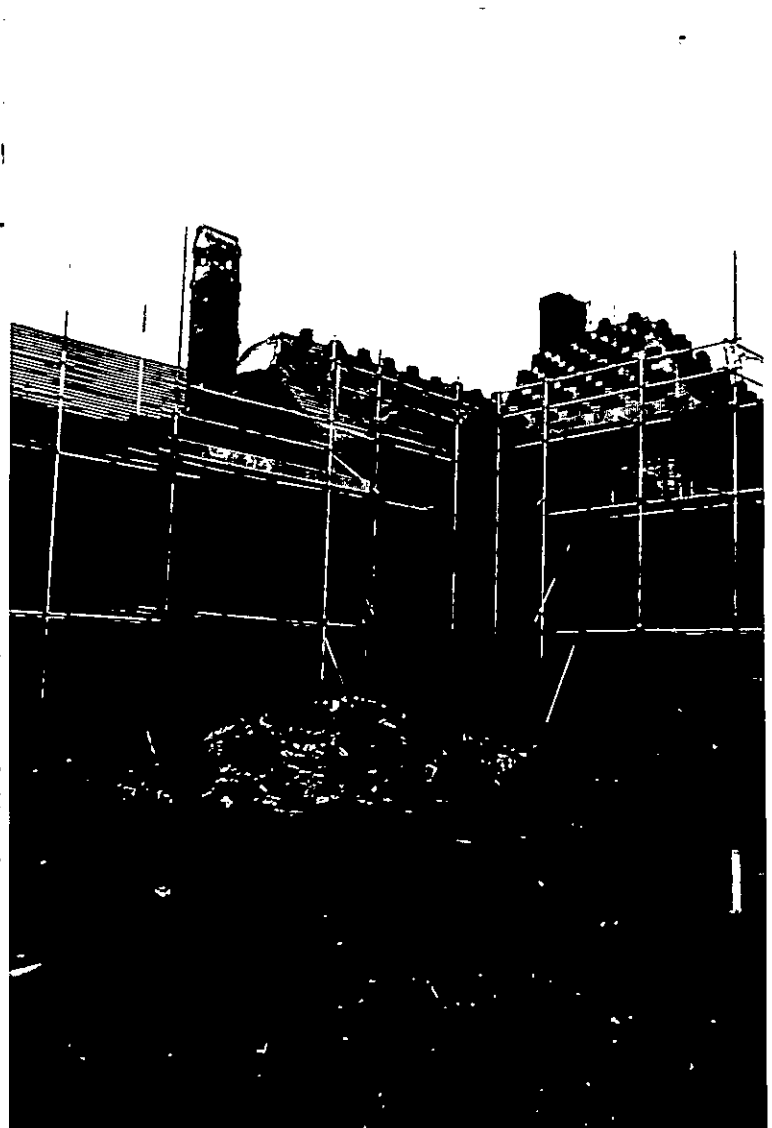
8.



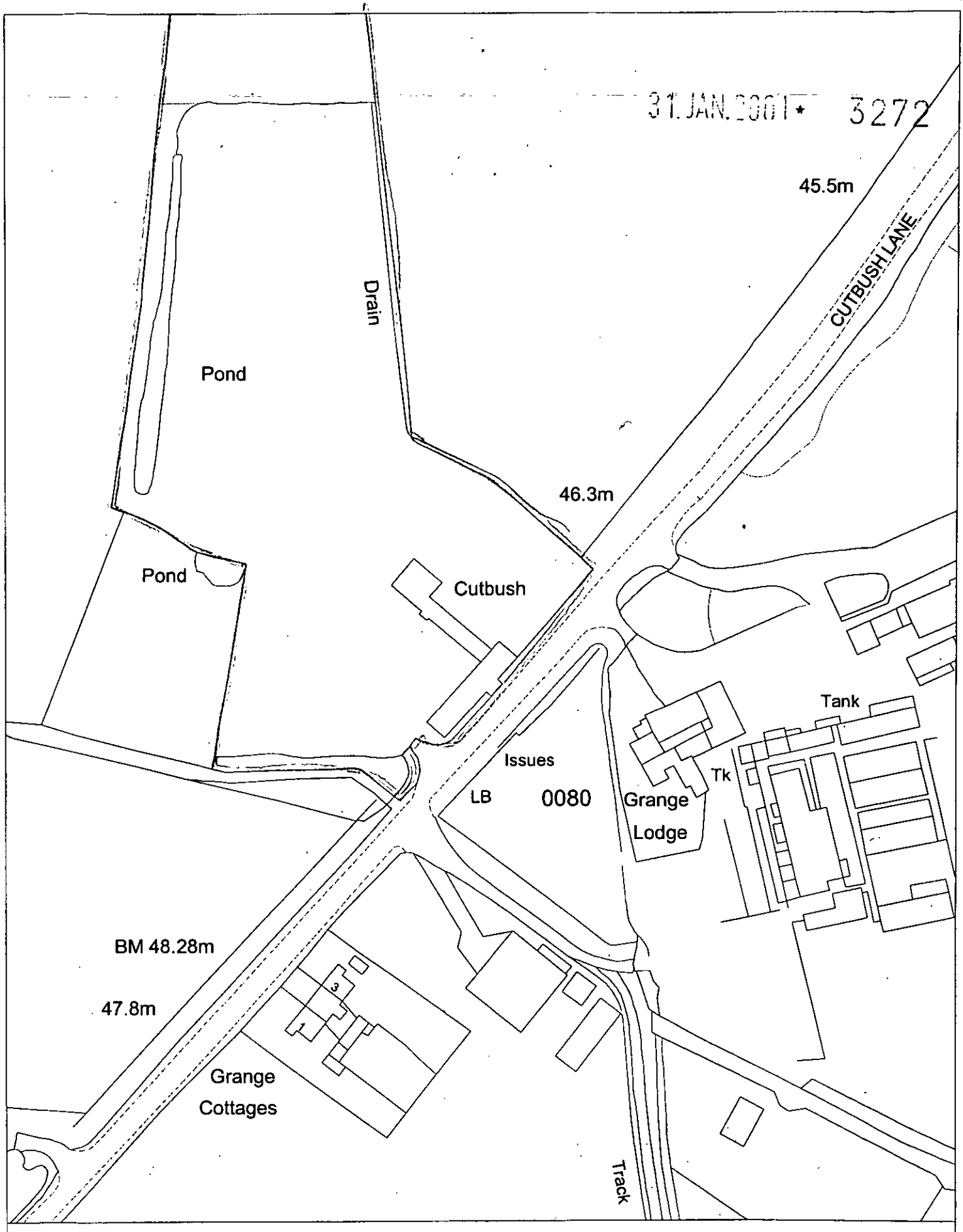
10.



11.



9.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 15 December 2000

N
W E
S