SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3405

LOCATION:
26 Denmark Street, Wokingham.

APPLICANT:
Anna Du Puget

PROPOSAL:
Proposed change of use of Shop (A1) to Cafe (A3)

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/04/2001

CASE OFFICER: **Emy Circuit**

APPROVED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Anna Du Puget
26, Denmark Street
Wokingham
Berkshire
RG40 2BB

Application Number: F/2001/3405

Parish: **WOKINGHAM**

Location: **26, Denmark Street, Wokingham.**

Proposal: **Proposed change of use of Shop (A1) to Cafe (A3)**

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

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

Condition
2. No preparation, cooking or reheating of any hot food other than hot drinks and soup shall be permitted on the premises unless otherwise agreed in writing by the Local Planning Authority.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Without adequate ventilation these activities would cause odours and therefore be detrimental to the amenity of surrounding occupiers, and it has not been demonstrated how such ventilation could be provided without detrimentally affecting the character of this listed building.

Informative
1. If you wish to prepare, cook or reheat any hot food other than hot drinks and soup, you should first contact the Environmental Health Department and then apply by letter to the Local Planning Authority.

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 EN6.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE14, SBE16, SBE17, SBE19, SBE21 and SSH3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WBE1, WHE2, WHE5, WHE12, WHE13, WHE15, WHE16, WSH2, WSH3, WSH5, WSH7, WSH13, WSH30 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/07/2001

Notice checked by: CHurst

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 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 27 November 2002
My ref. EXC/F/2001/3405/2
Your ref.
File ref:

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) 977 8909
DX: 33506 – Wokingham

Michelle R Malham
11 Sunninghill Court
Ascot
Berkshire
SL5 7BY

Dear Ms Malham,

SUBMISSION OF DETAILS IN RELATION TO CONDITION 2 OF PLANNING PERMISSION F/2001/3405 – CHANGE OF USE OF SHOP TO CAFÉ, 26 DENMARK STREET, WOKINGHAM

I write in response to your letter of 11 November, regarding use of an oven (as detailed in your letter), for heating pizzas, baguettes, pastries and croissants, at the above property.

I have now received comments from the Environmental Health Officer and can inform you that, due to the size of the oven and the likely throughput of food, it is considered that the proposed use would be unlikely to cause an odour nuisance and is, therefore, acceptable. However, should odours from the oven cause a statutory nuisance to neighbouring properties, Environmental Health will be required to take action, under the Environmental Protection Act 1990, to abate the nuisance.

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

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Emy Circuit
Development Control

Your Ref: F/2002/3405

From: John Mullaney
Environmental Health

My Ref:

Date: 21/11/02

PROPOSED REQUEST TO ALLOW OVEN TO BE USED AT 26 DENMARK ST

I refer to your memo dated 13th November 2002 regarding the above premises. Condition 2 was put on to prevent complaints of odour nuisance from the offices on the first floor of 26 Denmark St, Wokingham.

Having considered this application I propose to allow the use of this oven due to its size and the likely throughput of food to be used on the premises.

I would however advise that should odours from the oven cause a statutory nuisance to neighbouring properties, this Department will be required to take action under the Environmental Protection Act 1990 to abate the nuisance.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6395.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Emy Circuit** **Development Control**	☎	**6479**
TO :	**John Mullaney** **Environmental Health**	**DATE :**	**13 November 2002**

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26 DENMARK STREET WOKINGHAM – PLANNING APPLICATION F/2001/3405

The above application, for use a shop in a listed building as a café, was granted conditional planning permission in July 2001, subject to conditions, including condition 2, which requires details of any food preparation, cooking or re-heating to be submitted for approval. A copy of the decision notice is attached, together with a letter enquiring whether use of an oven for pizzas, baguettes, pastries and croissants would be acceptable. Please can you let me know whether you consider that the proposed use would require ventilation and any other comments you may have?

If you would like to discuss this, I can be contacted on extension 6479.

Emy Circuit

Michelle malham Qualified Interior Designer

63061

11, Sunninghill Court, Ascot, Berkshire, SL5 7BY
Tel/Fax: 01344 291686
Mobile: 07930 873423
E-mail: malham@ascot87.fsnet.co.uk

BKC

11 NOV 2002

Attention: Emy Circuit
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

11th November 2002

Dear Ms Circuit,

Re: Application Ref. F/2001/3405 Condition 2

26 Denmark Street Wokingham.

Further to our recent meeting, as explained, I am proposing to purchase the lease on the property listed above. I would like to ask if the following item would be permitted for use at the premises: -

(CONVECTION OVEN EKA440 – 4 X 1/2 G.N. SIZE 2.5kW - 13amp connection). Please find more details enclosed.

It would be used for pizzas, baguettes, pastries and croissants.

I would be very grateful if I could have your response at your earliest convenience.

Yours sincerely,

Michelle R. Malham.

ekon interiors

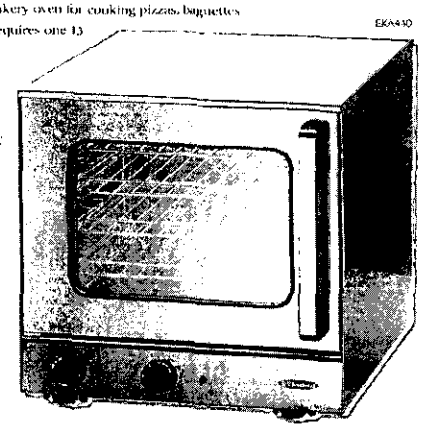
56 BRADMORE WAY
LOWER EARLEY
READING, BERKS
RG6 4DS
TEL: 0118 975 5121
FAX: 0118 954 1615
email: jas.dhalay@ntlworld.com
www.ekoninteriors.com

QUOTATION

DATE: 04/07/2002
NO: PRO FORMA
TO: MICHELE MALHAM
11 SUNNINGHILL COURT
ASCOT
BERKS
SL5 7BY

TEL: 01344 291686
FAX:
MOBILE:

11 NOV 2002

QTY	DESCRIPTION	UNIT	TOTAL
1	CONVECTION OVEN EKA440 4 X 1/2 G.N. SIZE 2.5kW **4 rack convection oven of stainless steel construction** This compact and attractive convection oven is ideal for cooking different dishes on the same shelves without cross flavouring. It is ideal for cooking fish or meat and doubles as a bakery oven for cooking pizzas, baguettes and croissants. The oven only requires one 13 amp socket. EKA440 	£ 439.00	£ 439.00

OUR TERMS OF BUSINESS OVERLEAF APPLY.

PLEASE NOTE THAT BIGGER OVENS ARE ALSO AVAILABLE.

DELIVERY	£	-
SUB TOTAL	£	439.00
VAT	£	76.83
SUM DUE	£	**515.83**

Applicationo	Name & Address
F/2001/3405	Mr Khan – Wokingham Tandoori C/O Waran & Co Solicitors 5a Clapham Common South Side LONDON SW4 7AA
Application approved	Letter sent 13/07/01

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3405

Applicant : Anna Du Puget .

Location : 26, Denmark Street, , Wokingham.
Proposal : Proposed change of use of Shop (A1) to Cafe (A3)

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....13/3/01.....t. green s/n.....

Date Registered : 22/02/2001

Earliest Date for Decision : 24/03/2001

Latest Consultation Date/Site Notice Expiry Date : 24/03/2001

This application will have expired on: 19/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

but see later memo of 29/6/01

Consultation Responses :

Highways - no objection
Environmental Health - recommend refusal / proximity to business premises & listed building - adequate ventilation?
Conservation - work to historic structure, such as extract systems, should be resisted.
Neighbours - would open similar business to take away at No 28.

Planning Issues :

Town/retail centre
conservation area / area of archaeological potential / listed building.
2° Shopping frontage 22-28 + 19-14 inc Alexandra court.
pedestrian priority area.

F/2001/3405
26 Denmark Street, Wokingham

History: 26 Denmark Street is a shop, currently operating a sandwich shop, providing a take-away service, with some seating (for about eight), and delivery/outside catering services. The proposal is for use as an A3 café.

The planning history of the adjoining property, 28 Denmark Street is also relevant. Both properties are Grade 2 listed. In 1992 planning permission was granted for Change of use of the A1 shop at 28 Denmark Street to an A3 tearoom (39256/F). It is apparent from the officer's report that their intention was to restrict the use of the premises, within class A3, to a teashop. However, the wording of the condition, as printed on the decision notice, was such that any use within class A3 was possible. Subsequently the premises have been occupied by a Tandoori take-away restaurant and there have been complaints to the Environmental Health Officer regarding odours. There have been a number of subsequent applications for extraction flues – one of these has been in the process of implementation during the course of this application.

Appraisal: 26 Denmark Street is a listed building, within the Wokingham town centre conservation area. It is also located in a secondary shopping frontage, in the town/retail centre. A3 food and drink uses are acceptable in principle in the town centre (WDLPDD policy WSH13 a)) subject, in this case, to the requirements of WSH5 and WSH7, which seek maintain the vitality, viability and essential retail character of the town centre and to various criteria, listed in the policy, which seek to protect the amenities of the surroundings. Hence, the main issues are whether the proposed use is acceptable in this location in terms of the impact on the retail character of the town centre, character and appearance of the listed building and conservation area and the amenities of the surroundings.

Effect on the retail character of the town centre – WDLPDD policies WSH5 & WSH7
Policy WSH5 identifies a number of factors that should be taken into account when considering changes of use of existing A1 retail units. The application site is located in a secondary shopping frontage, towards the edge of the retail centre. The secondary frontage comprises of fifteen units: 19-21 Denmark Street and Alexandra Court on north-west side of road and 22-28 on south east side. Of the four units on SE side, three, including No 26, are currently in A1 use and No 28 is a take away, open during the evenings only. The first property beyond the secondary shopping frontage is The Lord Raglan P H, also an A3 use. Of eleven units on the NW side, six are in A1 use, one in A2 use and one in A3 use. Three (Nos 37, 39, 41) appear to have been last used for office/commercial purposes but have consent for A3 use at ground-floor level (in conjunction with B1 redevelopment at first-floor and on the rear of the site) and are in fact long term vacancies.

The A1 units in this part of Denmark Street are occupied largely by specialist retailers and service providers (two hairdressers). At the time of the 1994 retail survey, 26 Denmark Street was occupied by a clothing retailer (Fame, dance clothes, now

located at 11 Denmark Street). The 1998, 1999 and 2000 retail surveys record the premises as vacant.

If the proposal were approved the overall mix would be eight (53%) A1, three (20%) A3, one A2 and three vacant, with A3 consent. Thus, if the current proposal were approved and all the A3 consents within the secondary shopping frontage were implemented, six (40%) of the units in the frontage would be in A3 use.

While this level of A3 use would clearly have an impact on the predominantly retail character of the shopping frontage, taking into consideration the vacancy level in this part of Denmark Street it is considered that this mix would be preferable to the current situation with long term vacancies and the proposal would not, therefore, cause undue harm the retail character and vitality of this part of the town centre.

Factor l), environmental disturbance, is considered below.

Effect on the amenities of the surroundings – criteria a & c– f (2nd set) of WDLPDD Policy WSH13
Criterion a) relates to the impact on neighbouring residential properties resulting from noise, fumes, smell, lighting, activity levels or hours of operation. There are no residential properties in close proximity but cooking odours from the neighbouring A3 unit, at 28 Denmark Street have resulted in detriment to the amenity of the surroundings (the neighbouring pub + beer garden and offices at first-floor level and to the rear of the site) and the fact that it is a listed building has made these problems difficult to resolve. The situation at No 26 is more complex - as there are offices at the rear of the building and at first-floor level it is probable that any ventilation would need to be installed either under the archway at the side of the property, at the front or in a very small area at the rear. The first two options are unlikely to be acceptable in terms of the impact on the character of the listed building and conservation area and the third could only be acceptable if the vent were very unobtrusive.

In view of the constraints of the site it is essential to ensure, at this stage, either that the use could be restricted to avoid the need for visually intrusive ventilation systems, or that adequate fume extraction systems can be provided and that these are acceptable in terms of the impact on visual amenity and the character of the listed building and conservation area. It should also be demonstrated that provision has been made for disposal of waste.

Under food hygiene legislation, a cafe would require adequate and sufficient ventilation and details of a cooker hood were submitted to the Environmental Health Officer but the equipment proposed was not considered appropriate for commercial use.

The applicant has indicated that, in addition to sandwiches (some of which are warmed), they would like to provide speciality coffees, jacket potatoes, soup and continental hot dogs. Following discussion with Environmental Health Officers it has been agreed that very restricted A3 use may be permissible without requiring ventilation, on the basis, that the use can be restricted by condition. (NB consideration has been given to whether the use could be considered as A1 but it was concluded

that this would not be the case). Details of waste disposal have also been submitted. (see letter dated 1 May 2001).

Highway Issues - criterion b of WDLPDD Policies WSH13 and WT7 – there are no highway objections.

Impact on the character and appearance of the listed building and conservation area

The existing use of the premises has not resulted in significant alterations to the appearance of the building – it is noted that the fascia sign has been changed, which may require listed building consent, but the overall impact is acceptable. However, the impact of any required ventilation on the character and appearance of the building would need to be considered.

Recommendation: conditional approval

Application Number F/2001/3405
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	~~[illegible]~~	R001
02			No ~~preparation~~ preparation cooking or reheating of any hot
			food other than hot drinks and soup
			shall be permitted on the premises
			unless otherwise agreed in writing by the
			LPA.
		reason	~~[illegible]~~ Without adequate ventilation
			these activities would, cause odours & therefore, be detrimental
			to the amenity of surrounding occupiers,
			and it has not been demonstration how such
			ventilation could be provided without
			detrimentally affecting the character of this
			listed building.
informative			If you wish to prepare cook or reheat any
			hot food, other than hot drinks and soup
			you should first contact the Environmental
			Health Department and then apply by letter
			to the LPA.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: /

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1/SBE1/SBE2/SBE14/SBE16/SBE17/SBE19/SBE21/SSH3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: NOS2/WOS3/WOS10/WBE1/WHE2/WHE5/WHE12/WHE13/WHE15

GREEN BELT LOCAL PLAN POLICIES: / WHE16/WSH2/WSH3/WSH5/WSH7/WSH13/WSH30/WT7

BERKSHIRE STRUCTURE PLAN POLICIES: EN1/EN5/EN6

MINERALS LOCAL PLAN POLICIES: /

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: 26 Denmark Street Wokingham.

APPLICATION NUMBER: F/2001/3405

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13/3/01

1 SITE/STATUTORY NOTICE DISPLAYED ? In shop window 6/3/01

2. DESCRIPTION OF SURROUNDINGS
Retail/commercial on edge of town centre

3. DESCRIPTION OF SITE/BUILDING
2 st, office? at 1st floor – 41, 39, 37 have A3 consent at g/f.
existing A3 uses { 2x tandoori TA at 28 5:30 - 11:00 pm 7 days.
sitdown/TA at 25 Taj 12:00 - 1400 & 18:00 - 2400 7 days
Lord Raglan 1200 - 1500 & 17:30 - 2300 Mon-Thurs, Fri & Sat 1200 - 2300
Sun 1200 - 2230

4. RELATIONSHIP TO ADJOINING PROPERTIES
Side access - offices at 1st floor + at rear → only option for ventilation appears to be under archway at side.

5. SITE CONSTRAINTS

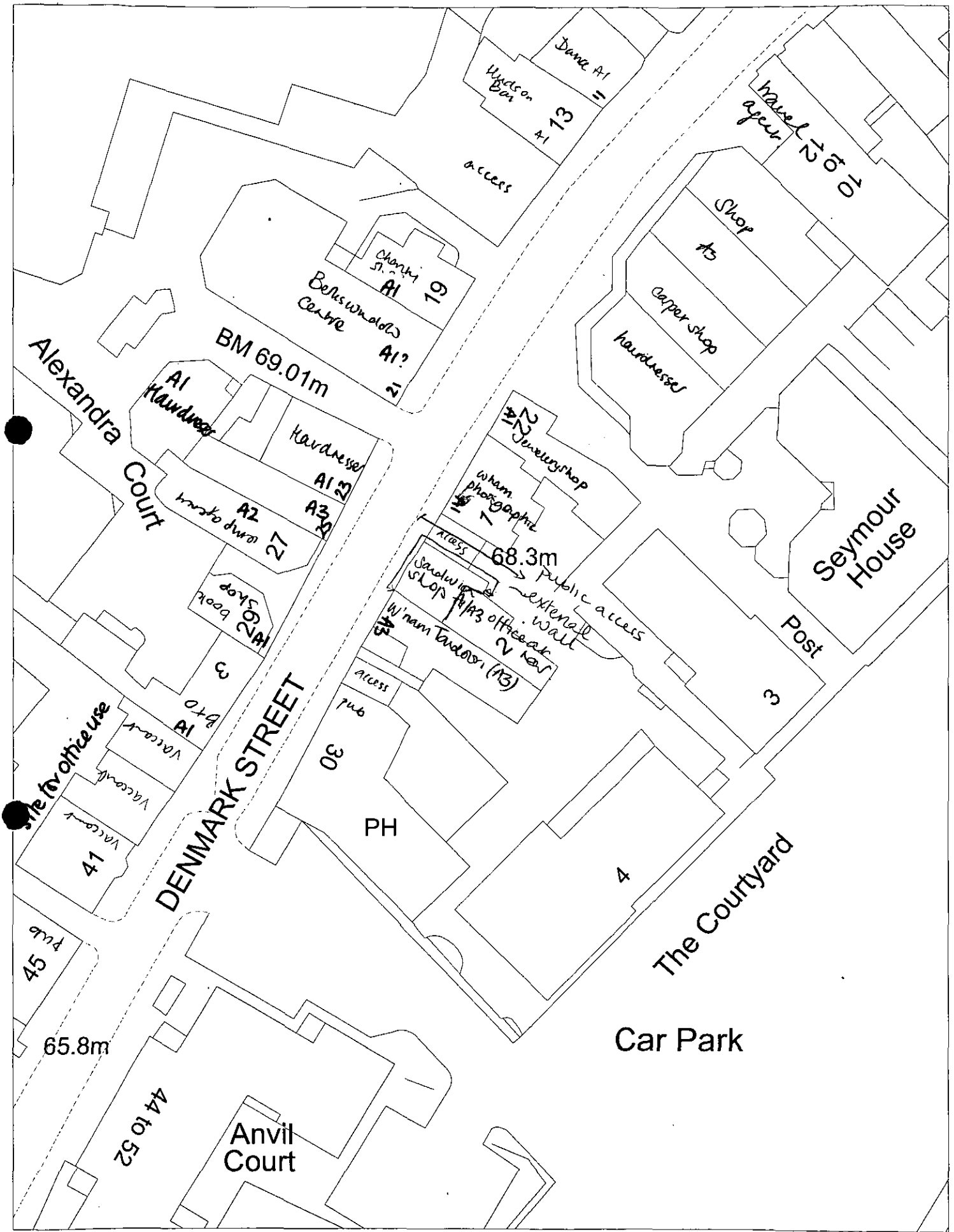
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001

Scale: 1 : 500

N W E S

1933

(3)

ADDRESS 28 DENMARK STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
HS213 LBC	MR. S.E.	EXTRACTION FLUE/INT. ALTS.	15.12.95	REF
95/61305/LA				
HS214	"	"	18.12.95	REF
95/61306/F				
FP95/3903	MR. S.E.	INT. ALTS.	26.10.95	APP
96/63503/LBC	"	EXT. FLUE OUTLET & INT ALTS.	27.6.96	CIA
96/63509/F	"	"	28.6.96	CIA
99/70793/LA				
F/2000/0636				
F/2000/0638				

MINISTRY DECISION

SPECIAL ORDERS PI Enq - Bingham - Duct - 18/2/00

ADDRESS 28 DENMARK STREET PARISH WOKINGHAM

PLOT No. 'PIECE OF CAKE' ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
OS734	VANDREY DEVS. LTD.	RE-ERECT BARN - ERECT CEILING SLABS	20.1.77	N/A REF.
OS739	"	LISTED BUILDING CONSENT	20.1.77	N/A REF
06096	ADLER INVESTMENTS LTD.	OFFICE DEV. AT REAR	17.3.77	N/A C/A
06102	"	SHOP FRONT	14.4.77	N/A C/A
06103	"	" " LISTED BUILDING CONSENT	14.4.77	N/A C/A
01143	VANDREY DEVS LTD.	TEMPORARY CAR PARKING	27.10.77	N/A 3.10.79 TP
39256	P. REEVES	SHOP (A1) TO TEAROOM (A3)	23.7.92	CIA
39437 LBC			11.6.92	PD
39651				
39695 LBC	"	FASCIA SIGN / INT. WORKS	30.7.92	CIA
41234	"	NON ILL SIGN	19.7.93	CIA
41235 LBC	"		26.8.93	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 28 DENMARK STREET PARISH WOK

PLOT No. HALL - FUNERAL ~~DIRECTORS~~ SHOP ORD. SHEET No. 75B

BUILDER Lisa Building

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 813	Langdon	Shop for Fire officers		
TP 916	do	Fire shop Shop 813	6/5/55	[illegible]
R/27/59	Langdon	Use on office	27/8/59	[illegible]
R/51/59	Hall & Son	Chapel of Rest	10/12/59	REF
~~O/37/63~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~
R/135/71	Langdon	Gd floor Chapel of Rest [illegible]	21/10/71	28/8/71 REF
R/208/71	do	Chapel of Rest	27/4/73	REF
O1632	Vandry Developments	Rec shop & office	28/11/74	N/A C/A
BR 1831	do	Repairs & [illegible]	30/10/74	App N/A
O2146	do	Workshop & office [illegible]	17/4/75	N/A C/A
O5014	"	Demolition of Sand Erection of office block	26.8.76	WITHDRAWN

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ABR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE: 8/9/98 NAME: Sam Archer

PLANNING PERMISSION RF

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: P REEVES
1 CHANTRY ROAD
BAGSHOT
SURREY
GU19 5IB

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

Application No.39256 (F)

Proposal:
CHANGE OF USE OF RETAIL SHOP (CLASS USE A1) TO TEA ROOM (CLASS USE A3)
28 DENMARK STREET WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order) the premises shall be used for no other purpose than A3, including those uses permitted under the terms of Part III of Schedule 2 of that Order.

02 REASON For the sake of clarity and to ensure an appropriate development for this site.(273R)

continued/-

ABR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: Wokingham D.C. IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE: 8/9/92 NAME: Sam Archer

Application 39256 continued

Date 23 JUL 1992

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a buil[illegible] hen the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

ABM SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE: 9/9/97 NAME: Sam Archer

1769a

(3)

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY
23 MAR 1992
3975
30 APR 1992
DELEGATED

1. APPLICANT'S NAME: P. REEVES, & S. THOMPSON
ADDRESS: C/O 18, LATIMER BIRCH HILL
BRACKNELL BERKS
POST CODE: PHONE 0344-52344

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

AGENT'S NAME:
ADDRESS: 1 CHANTRY ROAD
BAGSHOT
SURREY
POST CODE GU19 5AB PHONE

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.

SITE LOCATION: 28, DENMARK STREET
WOKINGHAM BERKS.

4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used:

CHANGE OF USE SHOP A1 – A3
UPMARKET TEA ROOM, Serving at TABLES
Quality Beverages, Cakes, SANDWICHES, ETC.

5. Give the area in hectares or part of a hectare

AREA OF SITE:

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee

OWNERSHIP: PROSPECTIVE LESSEE

7. List all the plans and drawings submitted with the application

PLANS/DRAWINGS: Six SETS OF A, SITE C, Floor Plan
B, Block

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the box(es)

CHANGE OF USE [✓] REDEVELOPMENT [ ]
ERECTION OF NEW BUILDING [ ] ALTERATION or EXTENSION [ ]

9. WHAT TYPE OF APPLICATION IS THIS? Tick one box only

OUTLINE PERMISSION [ ] See question 10
FULL PERMISSION [✓]
APPROVAL OF DETAILS/RESERVED MATTERS [ ] State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION [ ] State period required
RELAXATION OF CONDITIONS [ ] State relevant application number. Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application?

SITING [ ]
EXTERNAL APPEARANCE [ ] DESIGN [ ]
MEANS OF ACCESS [ ] LANDSCAPING [ ]

1760c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS		35·4878		
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	35·4878			
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	35·4878	35·4878		

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	Main Courtyard Car Park	
Proposed	—	—

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON. Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — Food PREPERATION (NO cooking involved) Food Storage, Serving Customers At Tables PLANT: Dishwasher - Coffee machine Freezer, Refrigerator.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — NEW VENTURE
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
—	—	3	3

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? If so, state this material, the quantity and method of storage. — NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS"

ADR SYSTEMS
I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY WOKINGHAM D C IN THE ORDINARY COURSE OF THE BUSINESS

TODAYS DATE 8/9/92 NAME Sam Archer

APPLICATION WORK/REPORT SHEET

Application No. 39256 Date received: 30.04.92

App-Type: F
CHANGE OF USE OF RETAIL SHOP (CLASS USE A1) TO UPMARKET
TEA ROOM (CLASS USE A3)
28 DENMARK STREET WOKINGHAM

DELEGATED

P REEVES & S THOMPSON
1 CHANTRY ROAD
BAGSHOT
SURREY
GU19 5IB

Designation: CLPS

Local Plan:
South-East Area Local Plan

T.P.O.	Conservation Area/Listed Building	Departure/Agricultural
	Wokingham / Grade II	None

Min.Bearing Land/SSSI/Nat.Trust	Flood Plain/Overhead Line/Gas Pipe/Oil Pipe
X	X

Advertisements: None

EXPIRY DATE FOR COMMENTS ON SITE NOTICE 25.05.92

OFFICER'S COMMENTS:-

Site Visit 21/5/92. Site Notices displayed. (Listed Bldg. Application 39437.)
Discussed Team Mtg.
Vacant property in town centre. Formerly ants supplies shop. Ground floor only - 1st flr is separately-let offices. Propose 9 tables / 36 seats (maximum) - no take-away - cold food / micro-waved ready-prepared food. Internal alterations - none proposed for exterior of building, which is listed Grade II. Rear access exists for emergency/deliveries only

OBSERVATIONS RECEIVED:- Highways - does not wish to restrict grant of permission. Suggests commuted payment in respect of parking shortfall.
Engineer - no obs.
Env. Dep. - no objection to stud partition - what for plan will more detail/different layout - applicant agreed to submit.* Also agreed to paint shop front white, & will submit appn. for white painted fascia (existing) and sign-writing. One letter of objection from restaurant business in Denmark Street - adequate facilities in existence & will lead to further traffic congestion.
(* Submitted)

RECOMMENDATION:-

CONDITIONS/REASONS/INFORMATIVES OVERLEAF:-

CONDITIONAL APPROVAL

ABR SYSTEMS

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE: 8/7/98 NAME: Sam Archer

1. M5
2. M 291 INSERT "A TEASHOP" & "A3"
3. M300

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3405**

26, Denmark Street, , Wokingham.

Proposed change of use of Shop (A1) to Cafe (A3)

Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: _____ Date: 9/7/01

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.

COPIES TO:

EMY CIRCUIT

Planning Dept.

Tel: (0118) 974 6479

Date: 9 July 2001

My ref: F/2001/3405

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/3405
26, Denmark Street, , Wokingham.
Proposed change of use of Shop (A1) to Cafe (A3)

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 19 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/3405**
26, Denmark Street, , Wokingham.
Proposed change of use of Shop (A1) to Cafe (A3)

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.

Tel: (0118) 974 6479

Date: 9 July 2001

My ref: F/2001/3405

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: F/2001/3405
26, Denmark Street, , Wokingham.
Proposed change of use of Shop (A1) to Cafe (A3).

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

John Mitchell
Development Control Manager

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM

To: Mike Thorpe
Development Control

Your Ref: F/2001/3405

Date: 29 June 2001

PROPOSAL: Change of use of shop (A1) to café (A3)

ADDRESS: 26 DENMARK STREET, WOKINGHAM

Following our recent discussion regarding these proposals I confirm that the Environmental Health teams maintain their view that they cannot support full A3 use (the sale of hot food) for this premises.

Should the application be granted planning consent for restricted A3 use only (the consumption of food and/or drink on the premises) then I strongly recommend that the following condition be imposed:

1. No preparation, cooking or reheating of any food other than hot drinks and soup shall be permitted on the premises unless otherwise agreed in writing by the Local Planning Authority.

Please ensure that both the Environmental Health Enviromental Protection and Housing and Commercial teams are consulted in advance of any changes to this permission.

SEMcLaughlin.

Emy Circuit
From: Tony Sheath
Sent: 01 June 2001 09:02
To: Emy Circuit
Subject: RE: 26 Denmark Street

Hello, following on from our conversation last night I can confirm that it is a legal requirement for food businesses to have "suitable and sufficient mechanical and natural ventilation". Having discussed this proposal with the Environmental Health Manager (Commercial) I am of the view that a domestic recirculating cooker hood (as proposed verbally by applicant) would be inadequate in this case. I am afraid that without a suitable professional ventilation system, venting to outside air, I cannot support this application.

I hope this assists you with your decision.

Tony Sheath
Principal Environmental Health Officer (Food Safety)
Tel 0118 974 6352
Fax 0118 974 6401

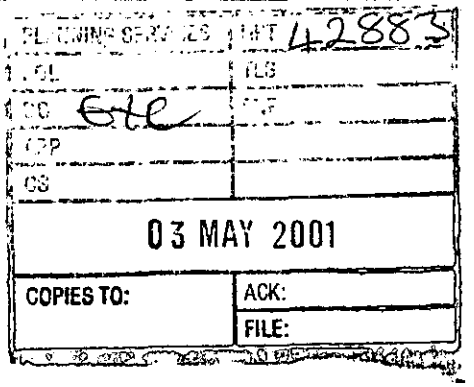
-----Original Message-----
From: Emy Circuit
Sent: 31 May 2001 15:57
To: Tony Sheath
Subject: 26 Denmark Street

I understand that you have been talking to Anna Du Puget about suitable ventilation for this property. I have an application for change of use to A3, which is need for what she is doing - John Mullaney is recommending refusal due to the problems next door at No 28 (these are both listed buildings so listed building consent is needed for any ventilation system and what would be acceptable is much more restricted than usual) but there is a possibility of allowing the application, with restricted use within class A3, if ventilation would not be necessary. As well as the toasted sandwiches she wants to do a wider range of hot drinks, soup, jacket potatoes and continental hot dogs. Would ventilation be need for this? I would appreciate any thoughts you have about this.

Emy

Anushkas Catering Services

22 Fulmead Rd Reading, Berks.RG30 IJX
Tel No 01189 581013 Fax No 01189 617275
E mail info@anushkascateringservices.co.uk
Visit our web page on www.anushkascateringservices.co.uk



Ms Emy Circuit
Wokingham District Council
Shute End Rd
Wokingham

1.5.01

Re; Anushkas Le Pain & Patisserie, 26 Denmark St Wokingham,Berks.
Ref No F/2001/3405
Dear Emy
Thank you kindly for the assistance you have been giving me with regard to planning permission at the above premises.
In order to clarify the situation, we would be considering expanding very definitely more into Speciality Coffees to take away & to consume on the premises.
At some stage there is the possibility that we may introduce jacket potatoe's with either cold or hot fillings, also soups and even continental hot dogs.
I have sent in some information to John Mellany as to the electric extraction fan /cooker hood. I have still not received a reply as to whether this would be considered adequate ventilation or not.
As to the question of waste disposal, this is disposed of at the end of each day into the Grundem garbage disposal situated to the rear of the building, outside of the premises.
There is a drawing of the position attached to the back of this letter.
I look forward to receiving your views and your suggestions shortly.
Yours Sincerely

Anna du Puget

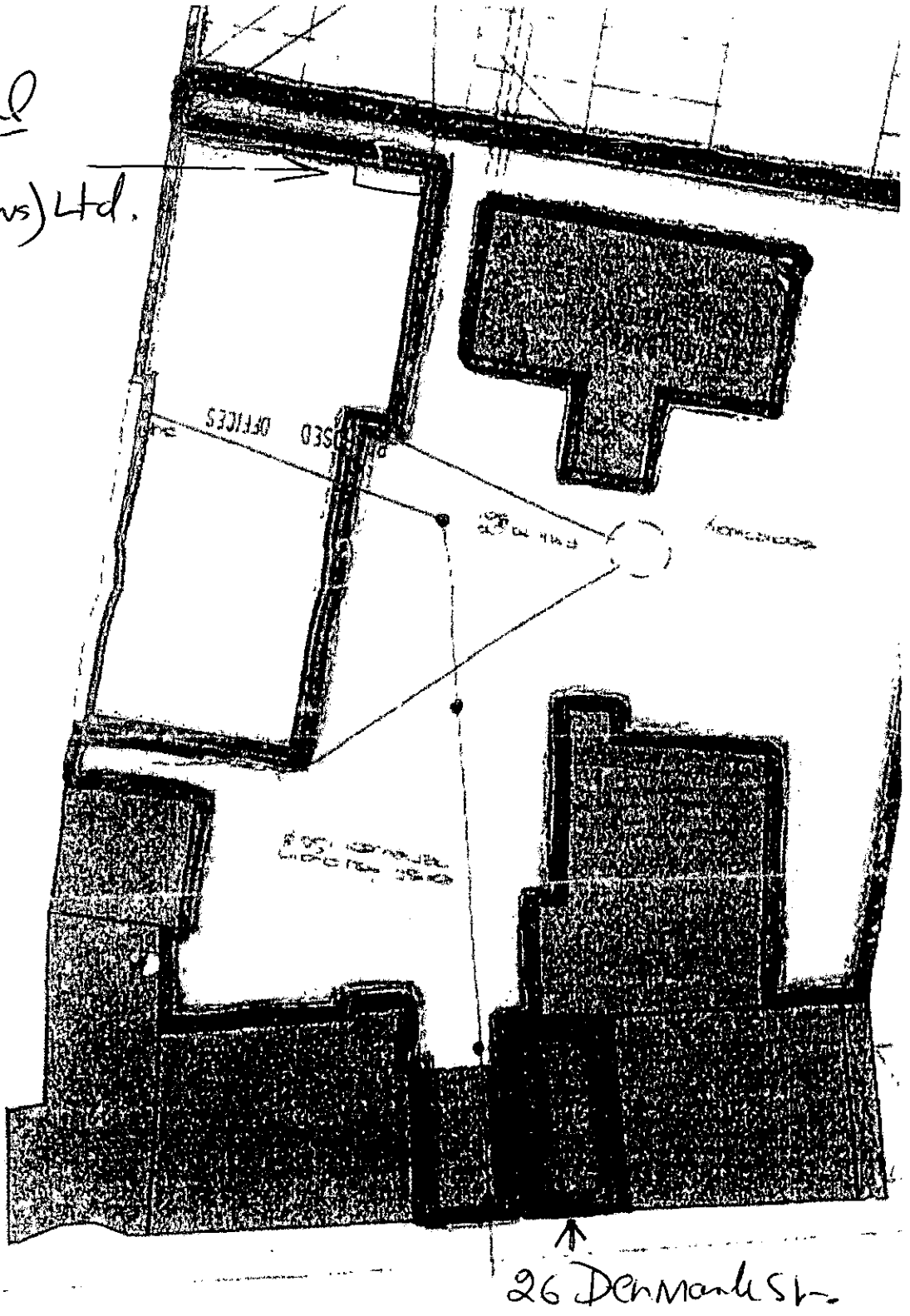
710% earn

CAR PARK

Garbage Disposal

S. Grundon (Sews) Ltd.
PO Box 132
Goulds Grave.
Ewelme.
Wallingford.
Ox10 6SY.

Account No.
8 ANUS001

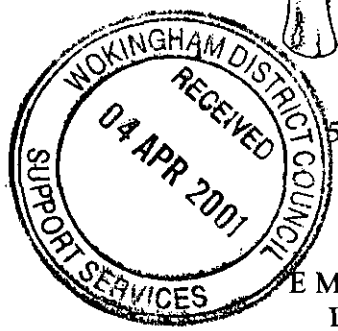


Planning & Trans.

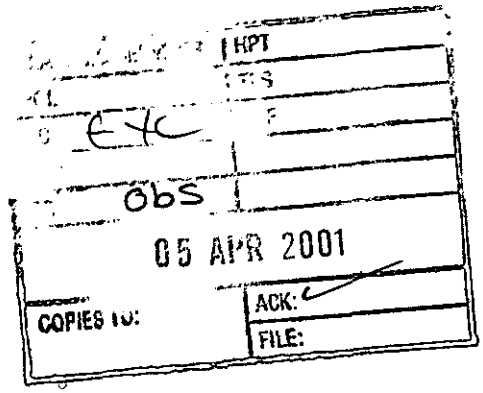
Waran & Co.

SOLICITORS

5a Clapham Common South Side
London SW4 7AA
Tel: 020-7498 3328
Fax: 020-7498 2305
E Mail: waransolicitors@btconnect.com
DX 53254 CLAPHAM COMMON



Wokingham District Council,
DX 33506,
Wokingham .
0118-974-6484



02/04/01

Your Ref: Emy Circuit
F\2001\3405
Our Ref: Rv\ Khan\3418

Dear Sirs,

Re: 26 Denmark Street, Wokingham.

We act on behalf of Wokingham Tandoori who have passed on your letter concerning granting of planning permission for change of use of Shop A1 to Café A3.

Our client runs a Indian Take away at 28 Denmark Steet. He strongly objects to a change of use as this will affect his business. If planning permission is granted this would give owner of No 26 to even open a similar business nextdoor. Our client has recently started his business and has numerous difficulties trying to establish himself and it would cause his extreme financial difficulties if a similar business would start up next door. We are also informed that the landlord of 26 Denmark street is unaware of this application and strongly objects to the same.

We trust you would take the above objections into consideration before making your decision.

Yours faithfully,

WARAN & CO

A. Vigneswaran
P. Hesse-Lamptey

Associates: B. Makinde S. Welbeck

To:
Harold Sanders
Urban Design And Conservation Officer

DELEGATED

From: Emy Circuit

Date: 28 February 2001 02 MAR 2001

Application Number: F/2001/3405

Proposal: Proposed change of use of Shop (A1) to Cafe (A3).

	LS
DC	ENF
AA	
CS	
02 MAR 2001	
COPIES TO:	ACK:
	FILE:

Site Address:
26, Denmark Street, , Wokingham.

Applicant:
Anna Du Puget .

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

NO 26 IS A LISTED BUILDING ALTHOUGH THE CHANGE OF USE MAY NOT HAVE AN IMPACT ON THE HISTORIC STRUCTURE ANY CHANGE WHICH ENTAILS MAJOR STRUCTURAL WORKS OR ADDITION OF EXTRACT OUTLETS AND SYSTEMS SHOULD BE RESISTED

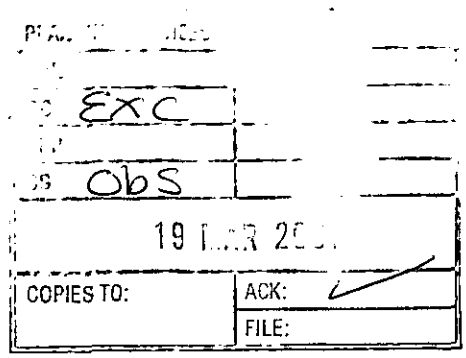
Harold Sanders
CONSERVATION + DESIGN

13.03.01.

AED

07.03.01

Emy Circuit
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR



Dear Ms Circuit

Application Number F/2201/3405
Site Address 26 Denmark Street, Wokingham

I write to very strongly object to the proposal to change the use of 26 Denmark Street to A3 use. We are tenants occupying the offices above the take-away adjacent to 26, and currently suffer severely from the smells and fumes nuisance from the Wokingham Tandoori which percolate through the floors and walls of this timber framed listed building and render the offices unfit for their purpose. We have also had to call out the Fire Brigade when a minor kitchen fire spread smoke into our offices. Clearly the buildings are not suitable for any use involving preparation or cooking of food. No effective measures have been implemented or enforced by Environmental Health to protect the amenity of the office users to date for No 2 The Courtyard despite our complaints, and we have no confidence that effective measures would be implemented for No. 26.

It is also worth noting that it is our understanding that the owner of the premises, Power Investments (both No.2 The Courtyard, and No 26 Denmark Street) is against this proposal which does not and will not have their consent.

I would also point out there is no service access to the premises, (the only access is the door off Denmark Street), and insufficient space for suitable storage, preparation, wash-up areas. Neither is a suitable route for cooking extract available.

Having made a serious error by allowing a Change of Use from A1 for the premises adjacent No. 26, it would be extremely unfortunate were the Council to allow further deterioration of these premises by making a similar mistake on No 26.

Yours sincerely

Derek Hampshire

Director

c.c. Councillor Bob Wyatt
Councillor John Green

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire. RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk

Registered Number 3738957 Registered Office 73a High Street Egham Surrey TW20 9HE

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

Your Ref: F/2001/3405

CC: Harold Saunders
Listed Building Officer

Date: 9/03/01

PROPOSAL: CHANGE OF USE OF SHOP A1 TO CAFÉ A3.

ADDRESS: 26 DENMARK STREET, WOKINGHAM

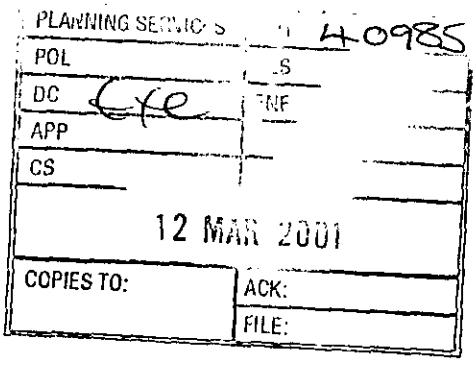
These proposals have been evaluated and I have the following comments:

I strongly recommend refusal for this application for the following reasons :

(i) Due to the close proximity to business premises the building is not in a suitable location for A3 use.

(ii) as the property is a listed building there is great restrictions on any work that will be required to provide adequate ventilation.

This Department has had and continues to receive many complaints regarding odour nuisance caused by an adjacent restaurant.



JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

[redacted]

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Emy Circuit **Date:** 28 February 2001

Application Number: F/2001/3405

Proposal: Proposed change of use of Shop (A1) to Cafe (A3)

Parish: WOKINGHAM TOWN

Site Address:
26, Denmark Street, , Wokingham.

Applicant:
Anna Du Puget .

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

✓ below as applicable;

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

Signed: _____ **Print name:** Adam Coggins 12/03/01

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2001/3405

Proposal:
Proposed change of use of Shop (A1) to Cafe (A3)

Location:
26 Denmark Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 14/03/2001 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 **04/04/2001**. 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: 14/03/2001

Received by Wokingham District Council

Application No: F/2001/3405

Proposal:
Proposed change of use of Shop (A1) to Cafe (A3)

Location:
26, Denmark Street, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2001. 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

28 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(A) PRE-APP ATTACHED (B)

Start date: ~~13 FEB 2001~~ Valid 22 FEB 2001	Map No. 7SB Site 0.01
Officer: EXC / Application No. F/2001/3405	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CHANGE OF USE OF SHOP (A1) TO CAFE (A3)

Location: 26 DENMARK STREET

Parish: WOKINGHAM Ward: Wescott 28-2-01 JS.

Applicant: ANNA DU ~~PUGET~~ PUGET

Fee Received 190-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	NO S66. Who was notice served on?	20/2	
5	Elevation plans	Any changes to elevations?	20/2	
6	Floor plans	existing layout?,	20/2	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Wokingham

Listed Building: 1 (2) 2*

Advertisement Required: Listed building in Conservation area.

Date Site Notice Sent : 28-2-01 D

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	.....
Adjacent Parish	.....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	.....
Environment Agency	.....
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

The Georgian Group	.....
Ancient Monuments Society	.....
Council for British Arch.	.....
RCHME	.....
Telecommunications (NRPB)	.....
Sport England	.....

OTHERS:

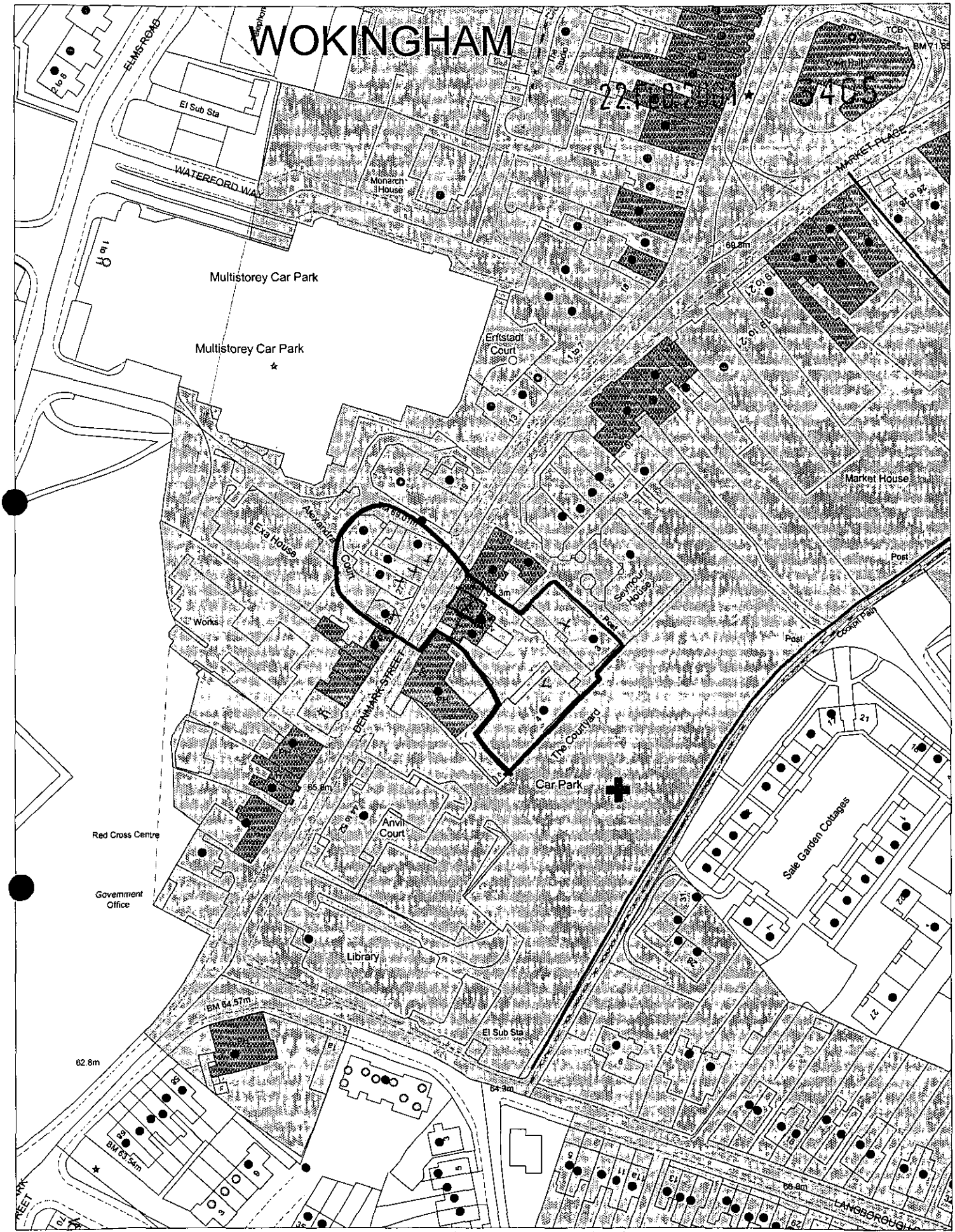
.....

.....

Pre-app attached.

NEIGHBOURS:

S/N + see map (pls ✓ ensure all occupiers of 2 The Courtyard to rear of site - are notified



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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

N W E S

22.FEB.2001 * 3405

Wokingham Distl Council
Planning Dept.
Po Box No 157.
Council offices
Shute End.
Wokingham.

12.2.2001

To whom it may concern, this is to request permission for Change of Use on No 26 Denmark St Wokingham.
It is at present A1 usage, and is an existing Baguette & Patisserie Takeaway, and I am applying for an A3 usage, with some hot food facilities ie, jacket potatoes, hot dogs, soup. With additional request for tables & chairs for seating facilities.
I thank you for your kind consideration

Yours Sincerely

Anna du Puget

ANNA du PUGET.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA 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 by the Council on 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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
22 FEB 2001 * 3405

1.	APPLICANT'S NAME	Anna du Rusk
	ADDRESS	26 Denmark St. Wokingham.
	POST CODE	RG40 2BB. PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	N/A.
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE	SITE LOCATION	~~the~~ ✓ 26 Denmark St.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Change of use from A1 Retail to A3 cafe.
5. Give the area in hectares or part of a hectare	AREA OF SITE	Sq metres 28.79m²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	lessee.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	– 23

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	✓	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION		

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

N/A.

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Retail (BAGUETTE + PATISSERIE)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

as existing

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~ If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

as existing

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

N/A.

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED A. du Pont ON BEHALF OF DATE 12/12/2001 Adv

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS		28·79 sq metres.		
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				28·79 m² metres Sq.
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A.

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	communal	
Proposed	communal	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

A3 cafe use.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

Amadeus Pastry.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
			2½

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

No.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

22.FEB.2001 * 3405

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
Power Investments	White Ladies Prince Albert Drive Ascot.	12/2/2001

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- *None of the land to which the application relates is, or is part of, an agricultural holding.*

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . [signature] . . . . . .

On behalf of . . . . . .

Date . . . . 12/2/2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

COPY

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

PART 1

22 FEB 2001 * 3405

Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* 26 Denmark St Wokingham

I give notice that *(b)* ANNA du PUGET.

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL. Council

for planning permission to *(d)* change of use.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* WOKINGHAM DISTRICT COUNCIL PO BOX 157 Shute End Wokingham.

by *(f)* 21 days

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed A. du Puget.

† On behalf of .....

Date 22/2/2001

Ade P.

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

ADDRESS 26 DENMARK STREET REAR OF 24 PARISH WOK

PLOT No. SHOP TEAKLE / STONE, MARBLE ORD. SHEET No. 75B

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 916	Langdon & Teakle	Showroom & Offices	10/5/55	Unc
~~0/37/63~~	~~Sinclair Hops~~	~~Redevelopment~~	~~28/4/63~~	~~C/A~~
01632	Vawdry Dev	Rem for shops & offices	28/11/74	N/A C
BR 1831	do	Repairs & alts	30/12/74	App N
02146	do	Workshop & offices	17/4/75	N/A C
05014	"	DEMOLITION OF BARN — ERECTION OF OFFICES	26.8.76	WITHDRAWN
05734	"	RE-ERECT BARN	20.1.77	N/A L
05739	"	LISTED BUILDING CONSENT	20.1.77	N/A RE
05996	POWER INVESTMENTS LTD	OFFICE DEV. AT REAR	17.3.77	N/A C
06475	"	shop front (No 3)	7.7.77	N/A C
06476	"	LBC " (No 3)	7.7.77	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng mr S mais use 18/5/00

DRAINAGE

091074

(2)

ADDRESS 26 DENMARK STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07143	VAWDRAY DEVS.	TEMPORARY CAR PARKING	27.10.77	N/A 31.10 TP
40000	L. DOWLING	SHOP SIGN	8-10-92	Cl
40001 LBC	"	"	8-10-92	Cl

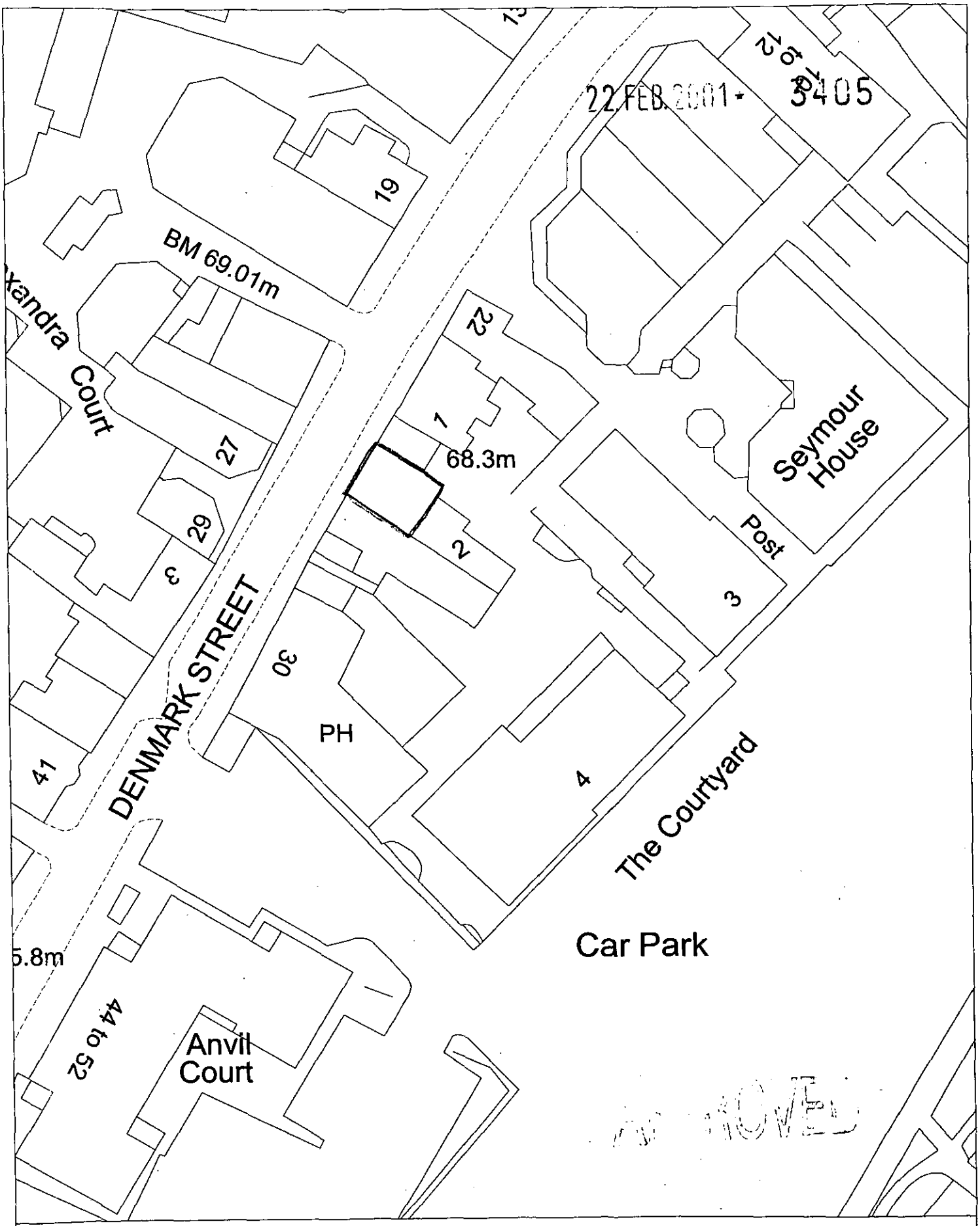
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Frontage of Bldg - Robinsons Solic. - 12/10/00

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 26 January 2001

N W E S



22 FEB 2001 - 340

Site Plan, Scale: 1 to 2500

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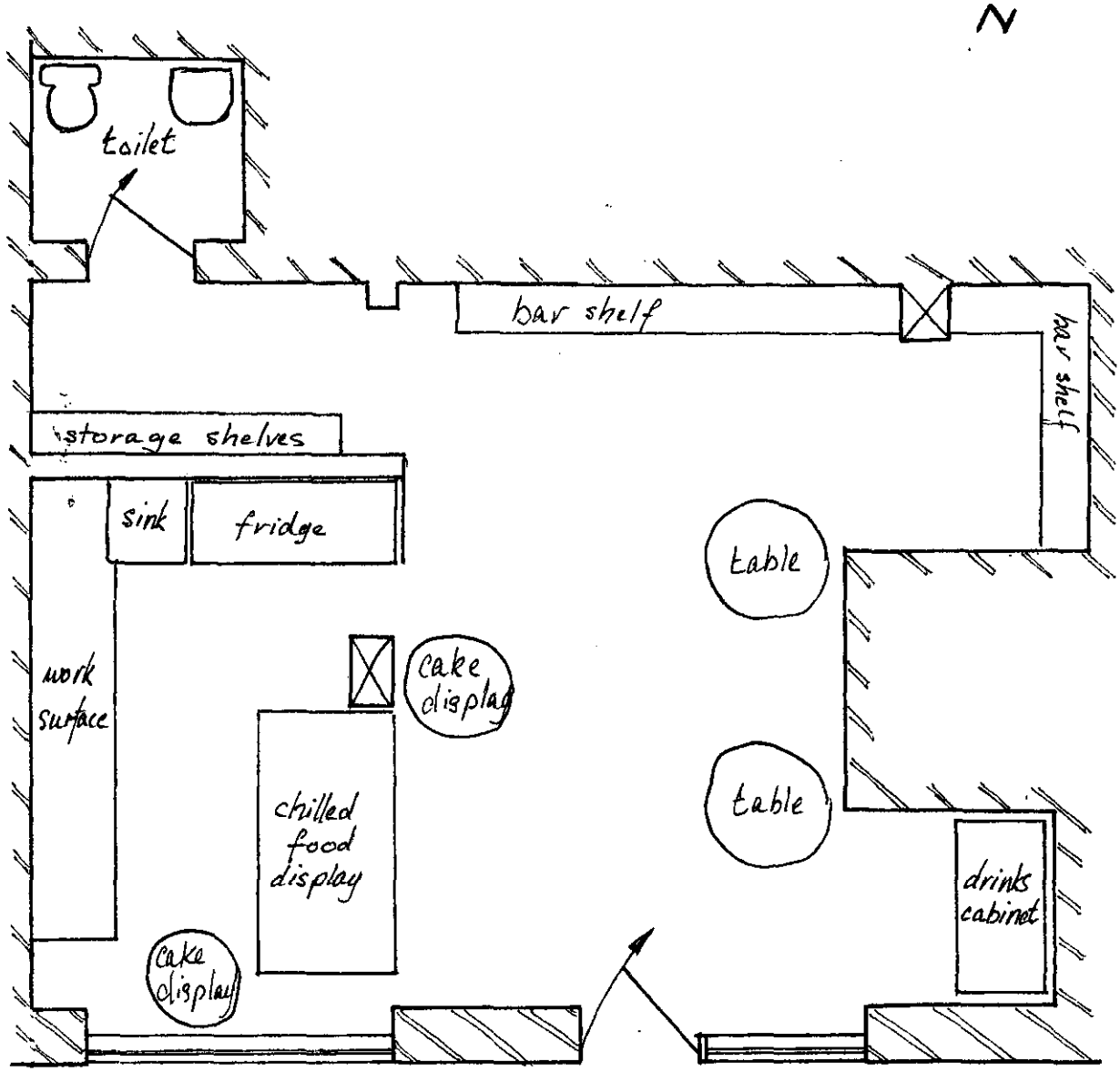
Date: 26 January 2001

W-e

22.FEB.2001 * 3405



EXISTING + PROPOSED LAY

DENMARK STREET

Site address

26, Denmark St
Wokingham,
RG40 2B

Scale 1:50
Feb 2001

APPROVED