APPLICATION NO:

LB/2001/3412

LOCATION:

Linden Lodge Linden Hill Lane, Kiln Green Wargrave.

APPLICANT:

Mr Blois-Brooke C/O Peter H Watkins

PROPOSAL:

Proposed single storey side extension to listed building.

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

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Farah Humayun**

REFUSED

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Blois-Brooke
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: LB/2001/3412

Parish: **WARGRAVE**

Location: **Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.**

Proposal: **Proposed single storey side extension to listed building.**

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

Reason

1. The proposed development by reason of its size, form and structural implications would form a feature to the detriment of the character of the listed building. As such the proposal is contrary to policy LBE2 of the Loddon Area Local Plan and to policy WHE12 of the Wokingham District Local Plan.

Informative

1. 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LC3.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WLL2, WGB1 and WHE12.

John Mitchell
Development Control Manager
Date: 20/04/2001

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.

Babtie Environmental

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

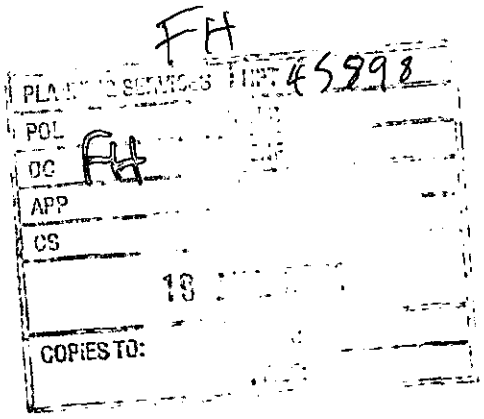
Babtie

A member of Babtie Group

Our ref Kgb002

Your ref As below

17th July 2001



Farah Humayun
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Farah

APPLICATION F/2001/3412
Linden Lodge, Linden Hill Lane, Kiln Green

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

Following a site visit to the above address I have concluded that an archaeological is not required to the above planning application.

This is due to the small scale of the development and the footprint of the existing building.

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

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
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Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
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Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
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Prague
Singapore

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

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Yr. Ref: FH/Woodley/Pre-app
Our Ref: 17/22936/sr

Dunster Morton

Chartered Surveyors &
Commercial Property Consultants

92 London Street
Reading
Berkshire RG1 4SJ

Tel: 0118 955 1700
Fax: 0118 955 1725
www.dunsterandmorton.co.uk
E-Mail: info@dunsterandmorton.co.uk

J Mitchell Esq
Development Control Manager
Wokingham District Council
Environmental Services Department – Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

18 July 2001

Dear Mr Mitchell

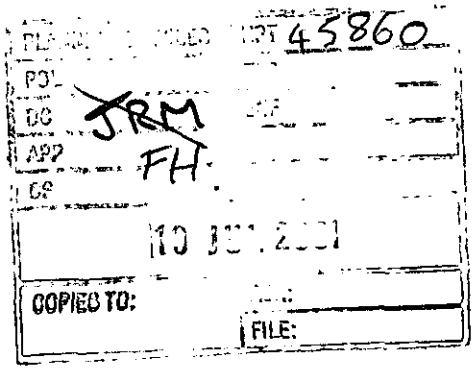
PROPOSED FIRST FLOOR EXTENSION – 6 TRIUMPH CLOSE, WOODLEY READING, BERKSHIRE RG5 4AQ

Thank you for your letter of 12th July in respect of the above.

Your response in this matter is appreciated and we duly note the comments you have been able to provide.

Yours sincerely

J S MORRIS, FRICS



Charles A Hubbard FRICS
F John Fry BSc FRICS
Damian G Comerford BSc FRICS FCI Arb
John S Morris FRICS (Building Surveyor)
Paul A Richardson ARICS

Consultants
H Colin Hatcher FRICS
Tony Silk MAVLP

WORK SHEET FOR : Farah Humayun

Application Number : LB/2001/3412

Applicant : Mr Blois-Brooke C/O Peter H Watkins.

Location : Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.

Proposal : Proposed single storey side extension to listed building.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 24/03/2001

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

This application <u>will have expired on</u>: <u>09/04/2001.</u> 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 :

WARGRAVE PARISH COUNCIL - NO objection.
THE GEORGIAN GROUP - Not relevant to time period
ENGLISH HERITAGE - In accordance with goverment guidance.
RAMBLERS ASSOC - NO comment
BARTLE - archaeological evaluation required
ENVIRONMENTAL DESIGN - Size, form + structural implications unacceptable.

Planning Issues :

+ IMPACT UPON LISTED BUILDING
+ IMPACT UPON THE GREEN BELT + ASLI

Application Number: LB/2001/3412

Appraisal :

Impact upon listed building
The application being considered is proposed single storey side extension to listed building. The proposed extension has a hipped roof design which stands at 2.4 metres to the eaves and 4.3 metres to the pitch. The eaves are in line with the existing rear lounge extension. However the proposed pitch of the extension is higher than existing.

The 'L' shaped extension is proposed to extend to the side and rear elevation of the property. There is one proposed side facing door. The proposed extension infills a gap between existing lounge area and existing kitchen. It is considered that the proposed extension would materially affect the south elevation of the property. There appeared to be an accepted design decision to isolate the recent extension to the living room from the kitchen.

Therefore it is considered due to the size, form and structural implications of the proposed extension is considered to have an unacceptable impact upon the listed building.

Impact upon the character of the Green Belt and Area of Special Landscape Importance

The property is located on the top of Linden Hill. Although located in close proximity to Linden Hill Lane this is the end of the highway which then reduces to a track. The property is well screened from the highway by high tree and dense landscaping. Therefore it is considered that the proposal will not have an adverse impact upon the character of the Green Belt or wider area.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)

Application Number LB/2001/3412
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		D	THE PROPOSED DEVELOPMENT BY REASON OF
			ITS SIZE, FORM AND STRUCTURAL
			IMPLICATIONS WOULD FORM A FEATURE
			TO THE DETRIMENT OF THE CHARACTER OF
			THE LISTED BUILDING. AS SUCH THE PROPOSAL
			IS CONTRARY TO POLICY ~~OBL~~ LBE2 OF THE
			LODDON AREA LOCAL PLAN AND WHE2 OF
			THE WOKINGHAM DISTRICT LOCAL PLANS.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LC3
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WLL2, WGB1, WHE12
GREEN BELT LOCAL PLAN POLICIES: POLICY 9
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

LISTING LETTERS SIGNED 29/03/01

RECORD OF SITE VISIT

SITE ADDRESS: Linden Lodge Linden Hill Lane Kiln Green Wargrave. APPLICATION NUMBER: LB/2001/3412	OFFICER: Farah Humayun DATE OF SITE VISIT: 21/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT GATE.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

DETACHED PROPERTY

4. RELATIONSHIP TO ADJOINING PROPERTIES

PROXIMITY TO BARN - TO REAR.
WELL SCREENED FROM ROAD BY HIGH TREES + HEDGING - EXISTING.
SMALL SHED TO SIDE - WITH HIGH HEDGING TO SIDE ELEVATION ALSO.
ALTHOUGH NOT BUCKLEN DESIGN MAY BE CONSIDERED OUT OF CHARACTER WITH WHAT IS EXISTING. EXISTING GATE TO SIDE. VISIBLE FROM TRACK ALSO. DETACHED STRUCTURE IN REAR GARDEN.

5. SITE CONSTRAINTS

TREES - MATURE IN LANDSCAPE

ACCESS/PARKING

LEVELS - REDUCE TO REAR OF GARDEN

BOUNDARY TREATMENT - SURROUNDED BY HEDGING

OTHERS

Tel: 0118 974 6482

Date: 29/03/01

My ref: LB/2001/3412

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: LB/2001/3412
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single storey side extension to listed building..

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 **Farah Humayun** on **0118 974 6482**. 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

Tel: 0118 974 6482

Date: 29/03/01

My ref: LB/2001/3412

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2001/3412
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single storey side extension to listed building.

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 **Farah Humayun** on **0118 974 6482**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **LB/2001/3412**
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single storey side extension to listed building.

Transfer: Yes ☐ No ☑
Reason for Transfer:

_____

_____

Signed: _____ Date: 11 – 4 – 2001

Councillor F Browne

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

Tel: 0118 974 6482

Date: 29/03/01

My ref: LB/2001/3412

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: LB/2001/3412
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single storey side extension to listed building.

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 **Farah Humayun** on **0118 974 6482**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **LB/2001/3412**
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.
Proposed single storey side extension to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor F Browne

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

WEOIOEBA

LO'B
CC

FROM: Farah Humayun

DELEGATED

DATE: 28 February 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2001/3412

Proposal: Proposed single storey side extension to listed building..

Site Address: Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.

Applicant: Mr Blois-Brooke C/O Peter H Watkins.

Your observations are required in respect of this application **by 24/03/2001** .

No objection.

SIGNED: _____ DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.

Received by Wokingham District Council

Application No: LB/2001/3412

Proposal:
Proposed single storey side extension to listed building.

Location:
Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.

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 Farah Humayun 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 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/2001/3412

Proposal:
Proposed single storey side extension to listed building.

Location:
Linden Lodge Linden Hill Lane Kiln Green Wargrave

This application is being advertised in the Henley Standard newspaper on the 16/03/2001 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **06/04/2001**. 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: 16/03/2001

THE GEORGIAN GROUP

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

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING SERVICES	HPT 41266
POL	TLS
DC FH	
APP	
CS	
16 MAR 2001	
COPIES TO:	ACK:
	FILE:

Date 14.3.01

Our ref. AM

Your ref. LB/2001/3412

Your letter of 28.2.01

Linden Lodge, Kiln Green, Wargrave

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 CLATHORNE, M.A. [illegible] RETARY: NEIL BURNS [illegible]
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY [illegible]

The Ramblers' Association
Working for walkers

The Ramblers

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

13 March 2001

Your ref: Farah Humayun
LB/2001/3412

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

41220
PH
FLS
CS
15 MAR 2001
COPIES TO:
ACK:
FILE:

Dear Sir

Application No. LB/2001/3412

Site: Linden Lodge, Linden Hill Lane, Kiln Green, Wargrave.

In response to your letter of 28th February, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
D. W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02 Your ref As below

12th March 2001

Farah Humayun
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Farah

APPLICATION F/2001/3412
Linden Lodge, Linden Hill Lane, Kiln Green

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advice you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be by means of an archaeological evaluation to be completed once its results are submitted to yourselves *before* determination of this application.

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

Please find enclosed a copy of a brief for the evaluation work required.

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

Yours sincerely,

Elizabeth Rowe
Archaeologist

PLANNING SERVICES	HPT 4-1049
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CS	
13 MAR 2001	
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Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor



LINDEN LODGE, LINDEN HILL LANE, KILN GREEN

BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

LINDEN LODGE, LINDEN HILL LANE, KILN GREEN
BRIEF FOR ARCHAEOLOGICAL EVALUATION

1 INTRODUCTION

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

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Linden Lodge, Linden Hill Lane, Kiln Green, at grid reference SU8122 7893.

3 PLANNING BACKGROUND

3.1 Planning application number LB/2001/3412, submitted to Wokingham District Council, proposes a single storey side extension to listed building.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The Site is a listed building and lies close to a moated site. The construction works may disturb archaeological deposits relating to this period.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

(vii) To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

7 STAGES OF WORK AND TECHNIQUES

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Evaluation trenching

A 6% sample of the site area will be excavated. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations.*

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work.*

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

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

8 METHODS

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

9 TIMETABLE AND MONITORING ARRANGEMENTS

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

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

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

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

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation

before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

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

11.2 The report will address the aims and objectives of the evaluation.

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

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

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

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

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the*

Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

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

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

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 14/03/01

Location:

Lindon lodge Lindon Hill Lane Kiln Green Wargrave

Proposal:

Single storey side extension to dwelling

Application Number: LB / 2000/ 3412

1 Drawings should be provided to show the listed building as existing as well as proposed

2 The proposals now submitted suggest a greater degree of demolition of the historic structure than previously discussed on site.

3 The building has already been extended and this resulted in a material change to the south elevation. There appeared to be an accepted design decision then to isolate this recent extension to the living room from the small boilerhouse.

4 I consider the size, form and structural implications of the submitted proposal to be unacceptable .

5 I consider the infilling of the area between the living room extension and the boiler house may still be possible with a ballanced flue incorporated into the scheme to remove the present exposed aluminium chimney

Harold Sanders

CONSERVATION+DESIGN

FARAN

ENGLISH HERITAGE

SOUTH EAST REGION

PLANNING SERVICES	HPT 40871
TOL	TLS
DC	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	FILE:

Matthew Bailey

5/3/2001

With Compliments

EASTGATE COURT, 195-205 HIGH STREET,
GUILDFORD GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001

ENGLISH HERITAGE

SOUTH EAST REGION

Mr H Sanders
Conservation Officer
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham RG40 1WR

Direct dial: 01483 252 029
Your ref: LB/2001/3412

6 March 2001

Dear Mr Sanders

Linden Lodge, Kiln Green, Wargrave

Thank you for notifying English Heritage of the application for listed building consent for the above site.

We have considered the application and, on the basis of the submitted documentation, we can confirm that we consider this to be a case which can be determined in accordance with Government guidance, development plan policies, and with the benefit of conservation advice locally.

Drawing No: PW.21001

Yours sincerely

Matthew Bodley

Matthew Bodley
Casework Officer
South East Region

cc Farah Humayun

40764

ENGLISH HERITAGE

SOUTH EAST REGION

Mr H Sanders
Conservation Officer
Planning Services
Wokingham District Council
P O Box 157
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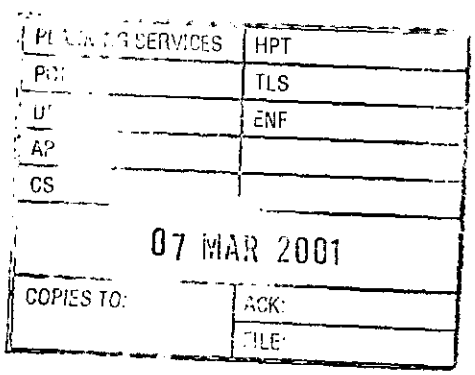
Matthew Bodley

Matthew Bodley
Casework Officer
South East Region



cc Farah Humayun

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: Valid 12 FEB 2001	Map No. 22 Site 016
Officer: FH | Application No. LB | 2001 | 3412	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LB) PROPOSED SINGLE STOREY SIDE EXTENSION TO LISTED BUILDING

Location: LINDEN LODGE LINDEN HALL LANE, BATH RD

Parish: WARGRAVE Ward: Wargrave

28-2-01 B.

Applicant: MR BLOIS - BROOKE

£60. Joint cheque with B/control.

Fee Received 95-00 Required ..... Additional ..... Refund 95-00

fee not required with LB. May be needed for full appl.

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	Scale? 1:2500	6/2	✓ 12/2
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Existing elevations required for L.B.	6/2	✓ 12/2
6	Floor plans	Label rooms.	6/2	✓ 12/2
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is full application also required? Does the require Pl. P?	6/2	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ....Listed Building.....

Date Site Notice Sent : 28.2.01 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

The Georgian Group .....
The Victorian Society
Ancient Monuments Society .....
Soc for Prot of Anc. Bdgs.
Council for British Arch. .....
RCHME .....

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

OTHERS: (Green Belt)
No pre-apps.
.....
- English Heritage
- Ramblers Assoc. (pls send map as marked.)

NEIGHBOURS:

SLN + see map.

21.FEB.2001 3412

Tel. 0118 9746429 (Direct Line)

Date 6-2-00

02 FEB 2001

Your ref.

My ref.

Mr Watkins
48 Broomfield Road
Tilehurst
Reading
RG30 6AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined ~~in red. The plan must include~~ the junction of two named roads and a north point. Scale of location plan? 1:2500	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

Cont. Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. So please return. Fee not required for listed Building application ☑

11) The following floor plans are required: ☑

label rooms on floor plan LOUNGE, DINING ROOM & KITCHEN DOES IT REALLY MATTER ?

12) The following elevational plans are required: ☑

Require existing elevations for a listed building application to see alterations. ALREADY SHOWN

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

A full application is also required for this application & a fee of £95-00 - the fee can be carried over rather than re-funded. ENCLOSED

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. I am *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated 21.FEB.2001 * 3412

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of Mr Brois-Brooke

Date 29-1-2001

* Delete where inappropriate

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

CERTIFICATE A

I hereby certify that:-

(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.

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of ~~any part of the building~~ to which the application relates.

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

ADDRESS LINDEN LODGE KILN GREEN (ALAMEIN LODGE). PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 8178 22 NW

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T 1/51	Mr. J. E. Crowther	Ext. to dwelling new garage	13. 3. 51	APP N/A
O/230/63	Mr. B. S. Norden	Dwelling on land adj of det underground dld garage	9. 10. 63	N/A. REF
R/318/64	Mr. J. Hempel	Ext. to house & construction	4. 12. 64	APP APP
PD 327/64	" "	Addition	11. 6. 64	APP. N/A
PD 366/65	Mr. & Mrs. G. F. Dunn	Extension	2. 9. 65	APP N/A
07694	J. P. Piquer	Dem. garage & erect. - S/storey extension	16. 2. 78	N/A REF O
BR 7779	" "	" "	21. 2. 78	REF N
35373			25. 7. 90	G
ARA 8595	MR. R. FROSH	GARAGE	21. 2. 90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 210/81

DRAINAGE

091074

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990 21 FEB 2001 3412

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: MR. BLOIS-BROOKE
   ADDRESS: LINDEN LODGE, LINDEN HALL LANE, KILNGREEN
   POST CODE:
   PHONE: 940162

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: PETER H. WATKINS
   ADDRESS: 48 BROOMFIELD ROAD, TILEHURST
   POST CODE: RG30 6AL
   PHONE: 423686

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: LINDEN LODGE

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

   (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: 2

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   PW-21001

---

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.
   SINGLE STOREY SIDE EXTN

---

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

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

Listed Building Consent ☑

Relaxation of Condition ☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

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

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

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

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

(a) What is the cubic content of the building as originally listed?

(b) What is the cubic content of the part to be removed?

(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

No.

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

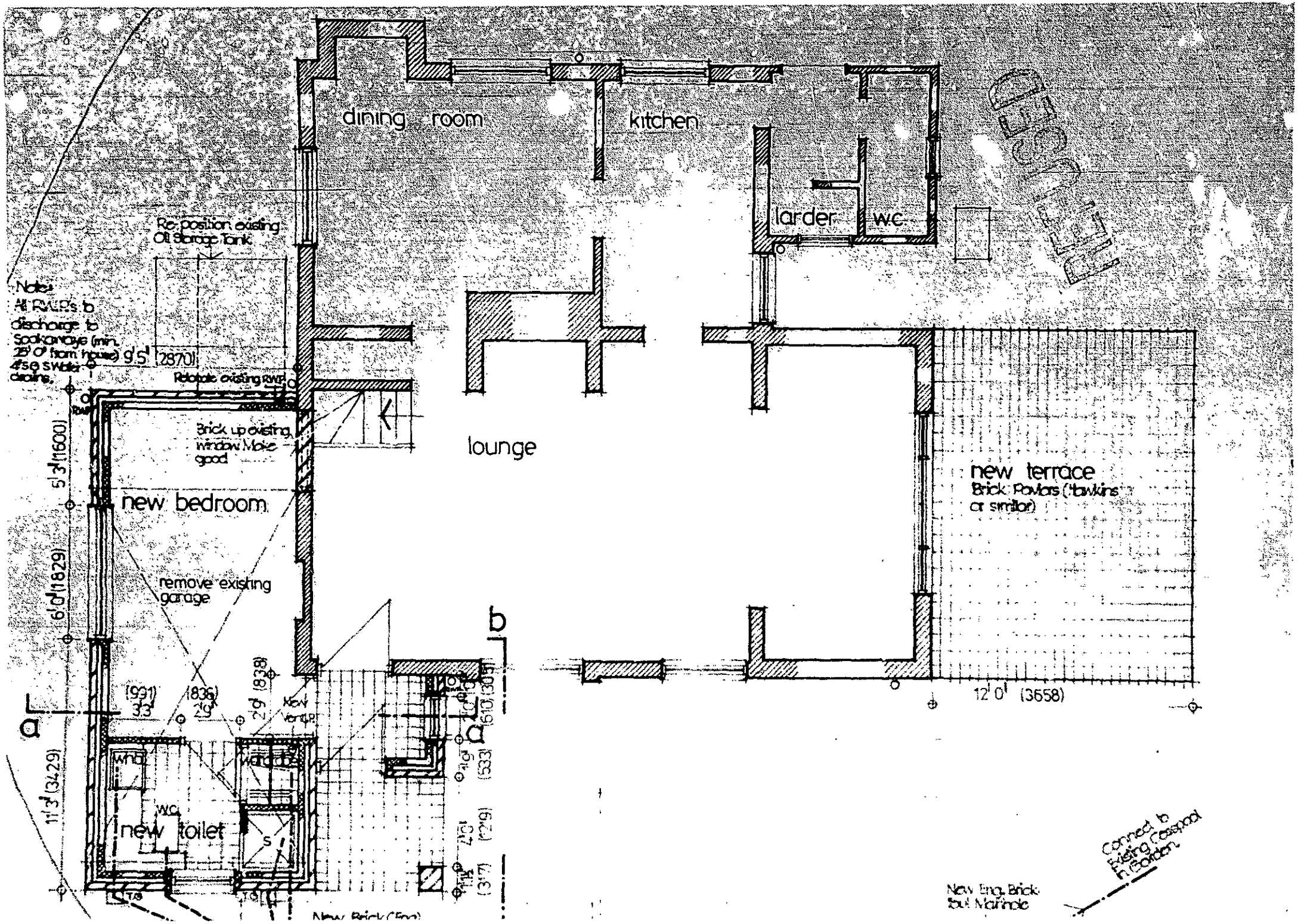
Signed ..... on behalf of Mr. Bucs-Brooke

Date 29-1-2001

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.'



dining room
kitchen
larder
w.c.
lounge
new terrace
Brick Pavlors (Hawkins or similar)
Re-position existing Oil Storage Tank
Note: All R.W.P.'s to discharge to Soakaways (min. 25' 0" from house) 4"S.G. S.Water drains.
9' 5" (2870)
Relocate existing R.W.P.
Brick up existing window Make good
new bedroom
remove existing garage
5' 3" (1600)
6' 0" (1829)
11' 3" (3429)
12' 0" (3658)
(991) 3' 3"
(836) 2' 9"
2' 9" (838)
New Vent.P.
whb
wardrobe
w.c.
new toilet
S
a
b
New Brick (Eng)
New Eng. Brick Foul Manhole
Connect to Existing Cesspool in Garden.

Farah.

A couple more for the file.

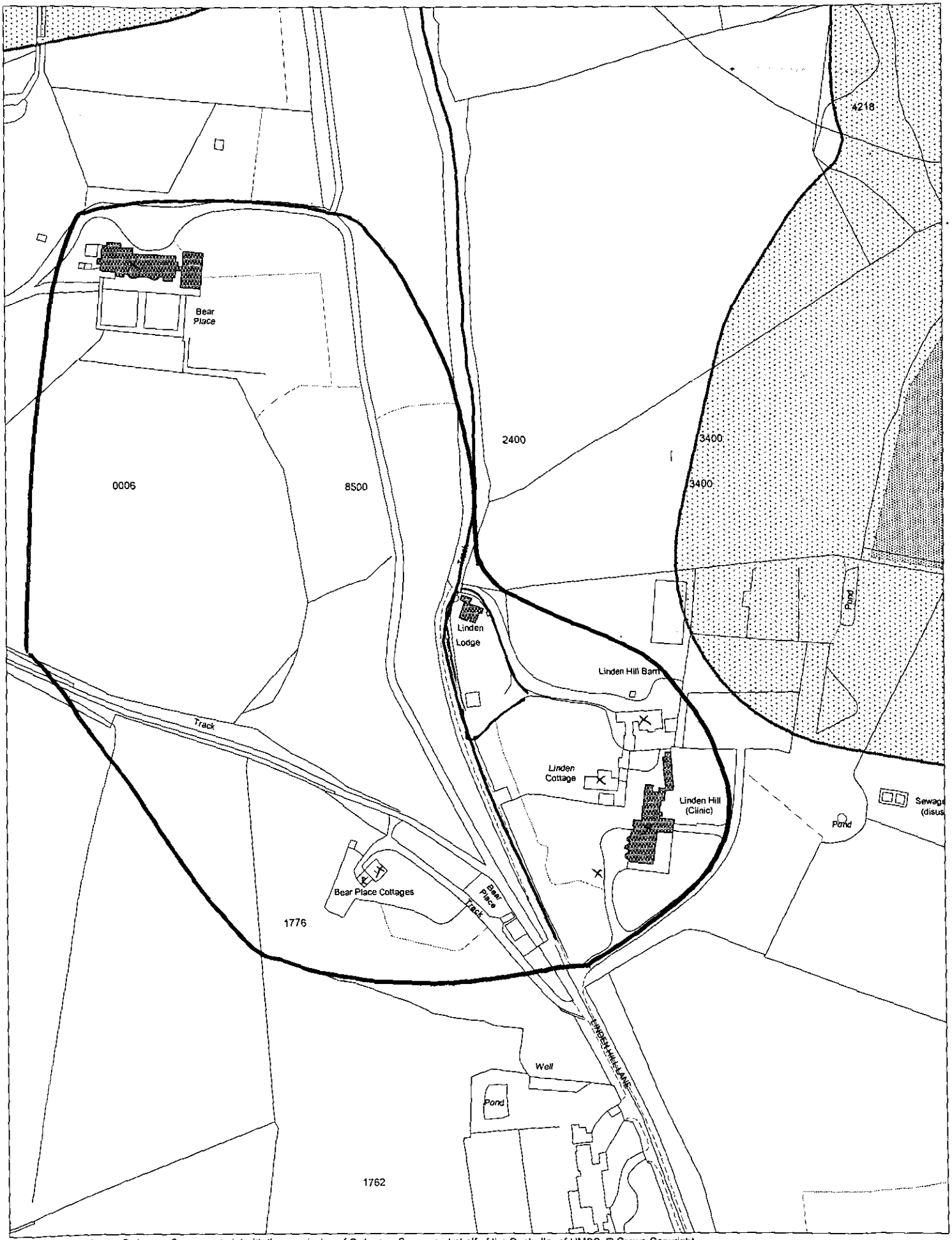
H

AS BUILT.



front elevation

21 FEB 2001 3412



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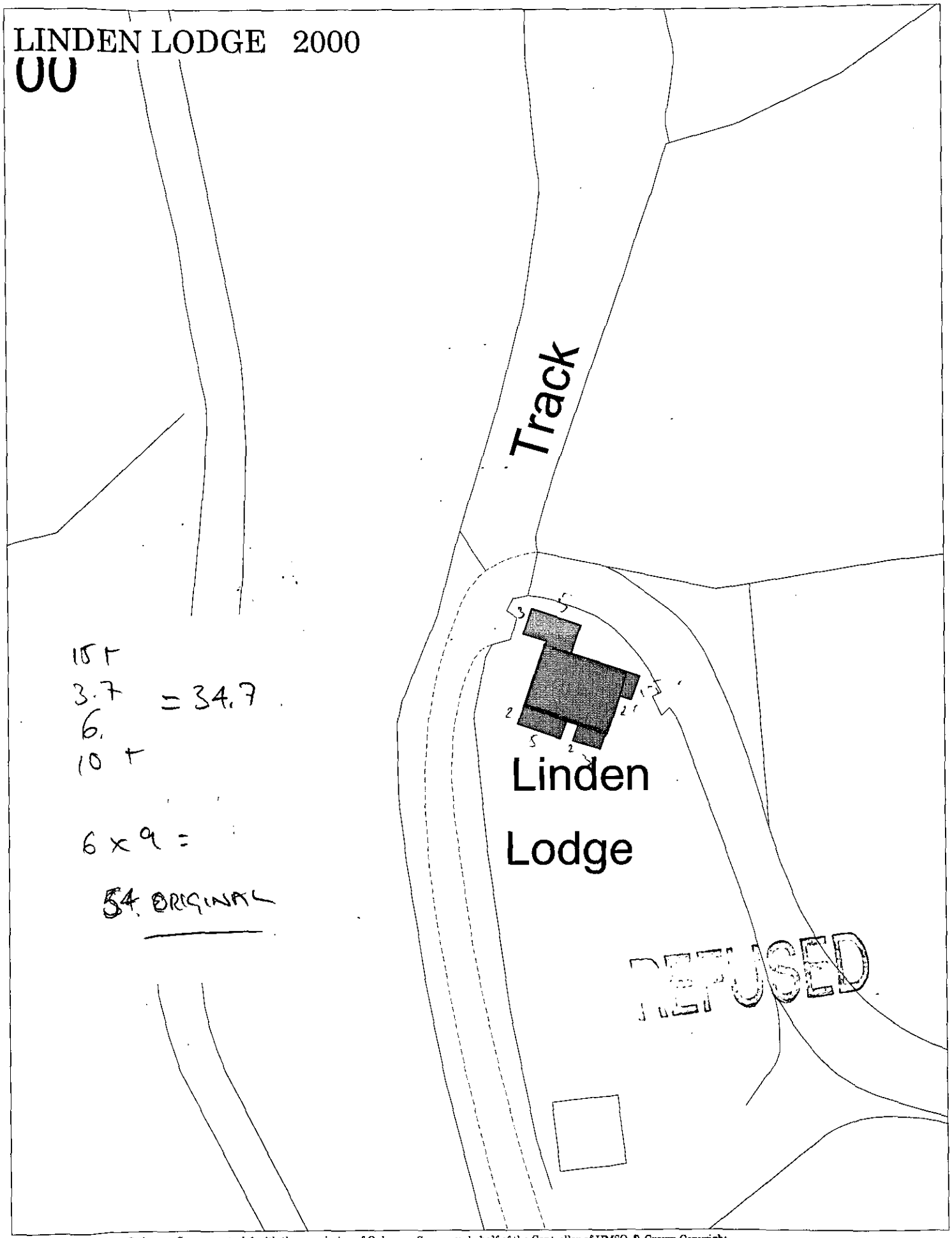
Development Control Section, Environmental Services, Wokingham District Council.
2 February 2001 Scale: 1 : 2500

N W E S

LINDEN LODGE 2000

00



15 +
3.7 = 34.7
6.
10 +

6 x 9 =

54 ORIGINAL

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Urban Design Section, Environmental Services, Wokingham District Council.
16 May 2001

Scale: 1 : 500

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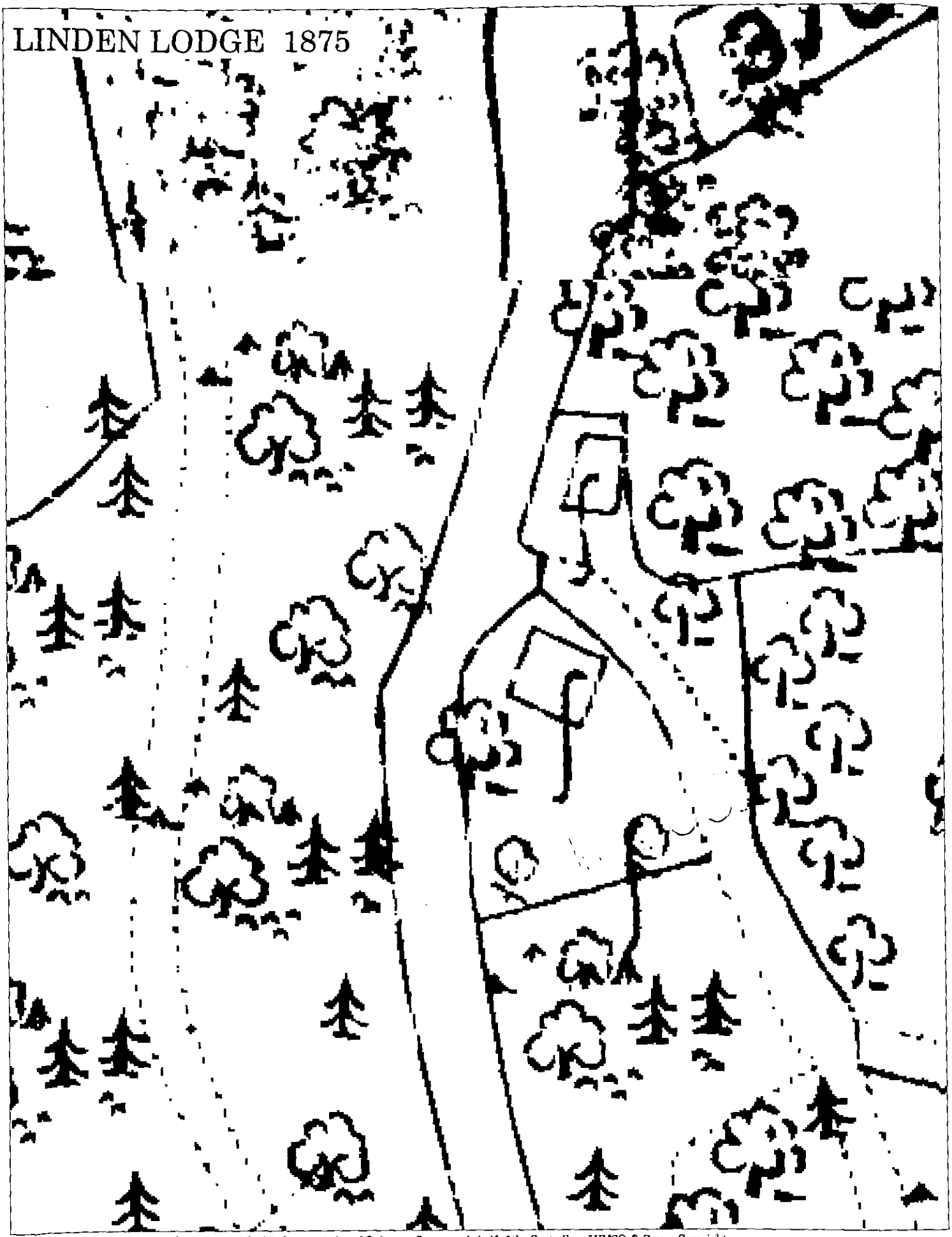

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Urban Design Section, Environmental Services, Wokingham District Council.

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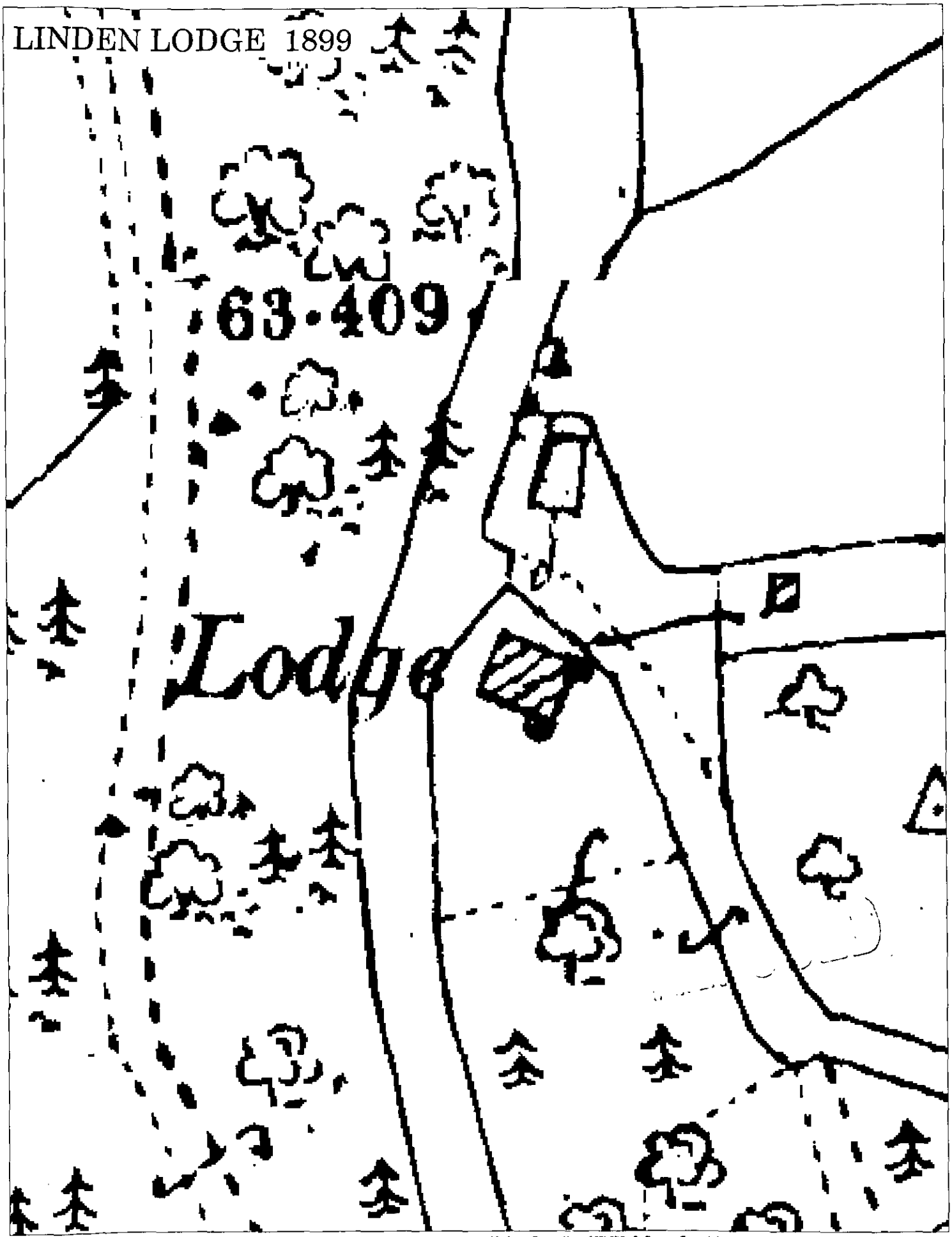

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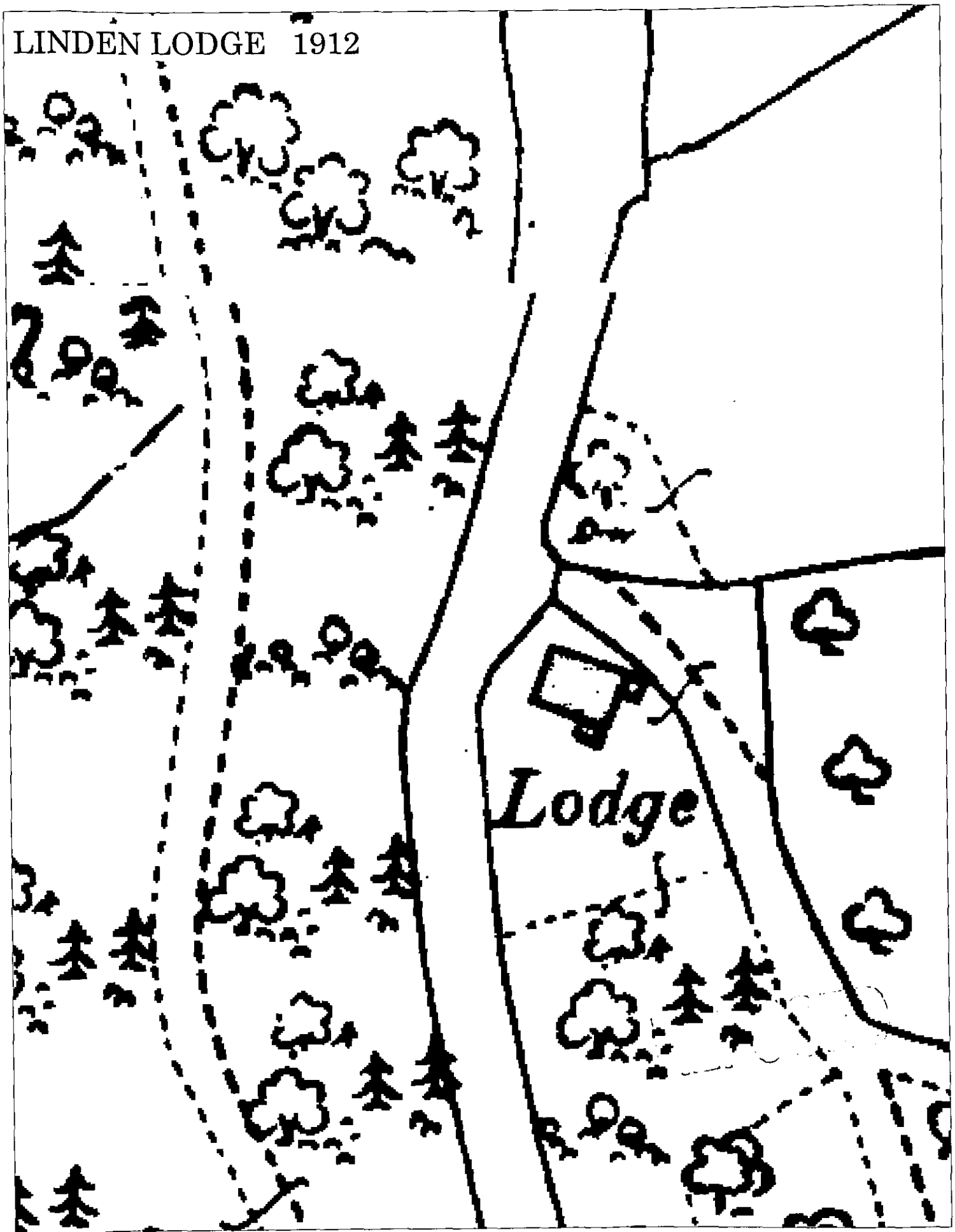
Urban Design Section, Environmental Services, Wokingham District Council.

16 May 2001

Scale: 1 : 500

N
W E
S

LINDEN LODGE 1912



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Urban Design Section, Environmental Services, Wokingham District Council.
16 May 2001

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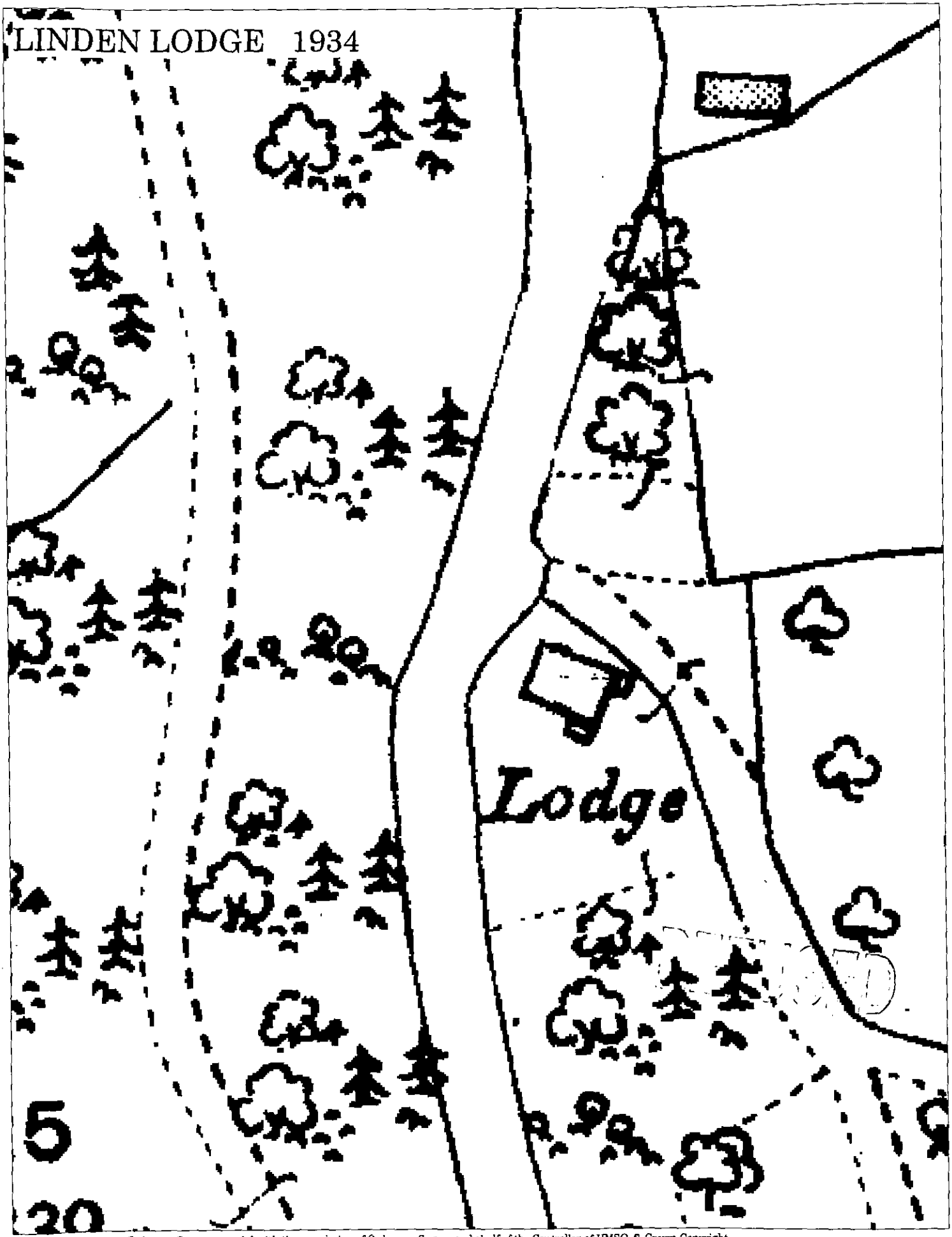

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Urban Design Section, Environmental Services, Wokingham District Council.
16 May 2001

Scale: 1 : 500

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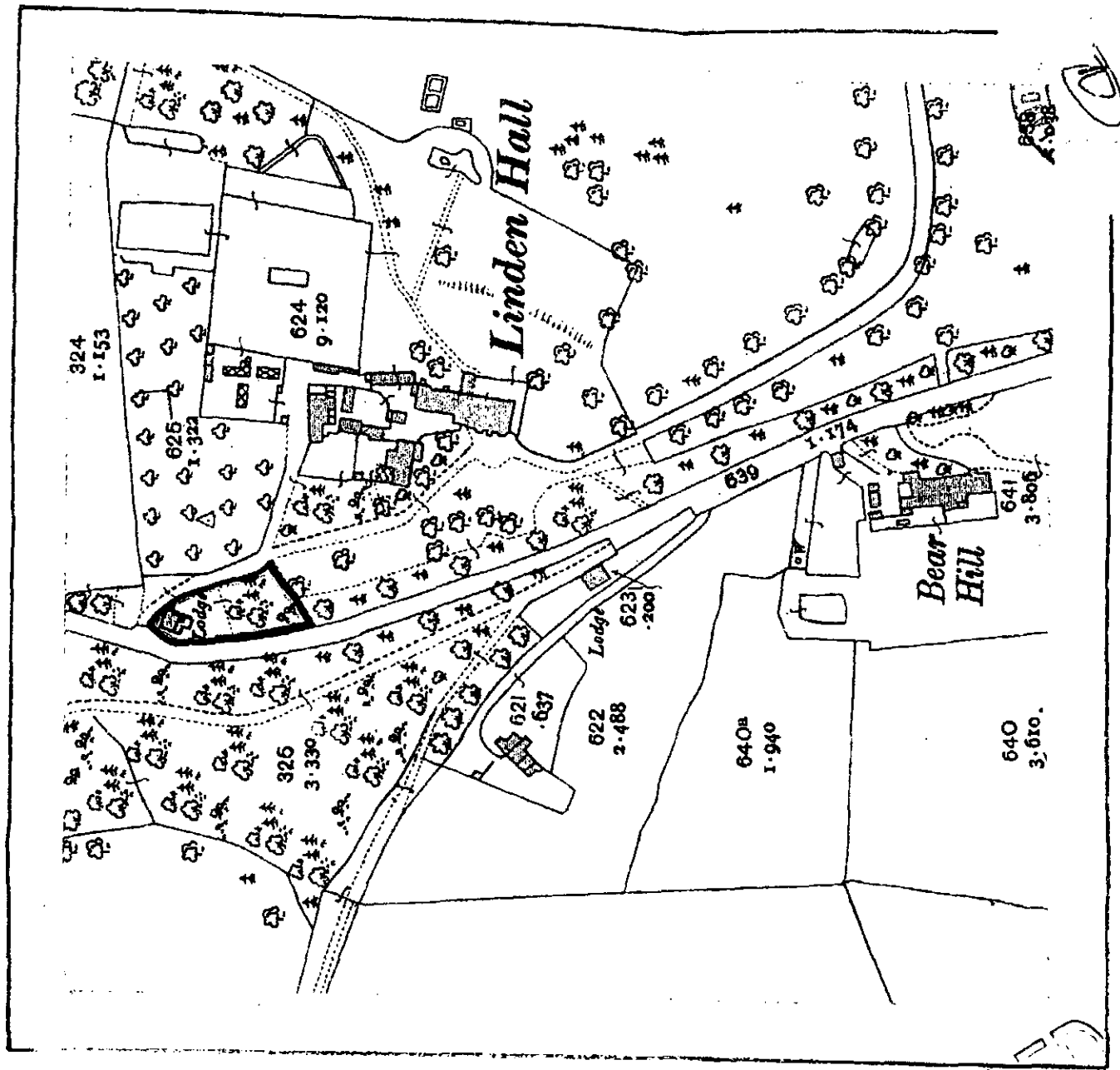
21.FEB.2001 3412

RK 36012



SCALE 1:2500

of the Ordnance

person in such matters so that, where necessary, the assistance of a solicitor or other person or body such as the Citizens' Advice Bureau should be sought.

[redacted]