SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
LB/2000/0461

LOCATION:
70 Rose Street, Wokingham.

APPLICANT:
Mr & Mrs D Charlton C/O Canford Cliffs Architects

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **28/02/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Charlton
C/O Canford Cliffs Architects
28 Haven Road
Canford Cliffs
POOLE
Dorset
BH13 7LP

Application Number: LB/2000/0461

Parish: **WOKINGHAM**

Location: **70 Rose Street, Wokingham**

Proposal: **Proposed first floor rear extension and alterations to existing rear extension.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Detailed drawings, at scale 1:20, and/or samples of materials, as appropriate, in respect of the new joinery, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. This permission relates to the application as amended with revised drawing number 21793/B submitted to the Local Planing Authority on 30th November 2000 showing work to the chimney omitted from the proposals and does not approve the proposals as originally submitted.

Informative
3. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
4. 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:

South East Area Local Plan Policies STV1, SBE1, SBE2, SBE12, SBE14, SBE19
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WHE2, WHE5, WHE13, WHE16B

John Mitchell
Development Control Manager
Date: 02/01/2001

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.

0461

Tel. (0118) 974 6465(Direct Line)
E-Mail Harold.Sanders@wokingham.gov.uk
Date. 27 October, 2000
My ref. HS/PP/LB/2000/0461

Hazel Guile
50 Rose Street
Wokingham
RG40 1XU

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

Dear Hazel

**70 ROSE STREET – FIREPLACE REMOVAL –
GROUND FLOOR APPLICATION NO. LB/2000/0461**

Thank you for your letter dated 18 October which I have forwarded to the Case Officer to add to the Application file.

I have responded to the letter dated 24 March to which you refer and enclose a copy of my letter to the Architect dated 20 April 2000. Also enclosed is a copy of my comments to the Case Officer.

I think we can agree that the existing brick structure at ground level has no historic value. However, I have still to be convinced about how the upper structure is to be supported at ground floor level and provide an acceptable visual solution.

We await the comments from English Heritage and note that the Town Council has no objection to the proposals. (dated 15 February and again on 5 April).

I know that most structural engineers are capable of designing a structure to support the upper floor of this cottage. The checking of the calculations will be a Building Control problem. The introduction of a rigid steel framework and its foundations into a C16 timber building is another thing!

The existing C20 brick structure does not enhance the listed building. I have yet to be convinced on a more appropriate alternative.

Yours sincerely,

HAROLD SANDERS
CONSERVATION ARCHITECT

35514

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 OCT 2000	
COPIES TO:	ACK:
	FILE:

Hazel Guile
50 Rose Street
Wokingham
Berkshire RG40 1XU

Mr Harold Sanders
Conservation Architect
Wokingham District Council
Shute End
Wokingham

18 October 2000

Dear Harold

Re: LB/2000/0461 – 70 Rose Street – Chimney alterations

As requested I tracked down the plans (past & present) for the above planning application and comment as follows: Looking back at all the plans, there have been 3 attempts at planning variations of this chimney stack area!

The letter with the 'additional' plan 0461 from Canford Cliff Arch. 30 June 2000 (2nd para) mentions Conservation Officers concern over structural integrity etc – this is not consistent with a previous letter of 24 March 2000 (point 3) Ground Floor stack was indicated acceptable by the Conservation Officer??

This is not a sympathetic alteration and may cause considerable disruption to the fabric of the old internal original section of the house. I would have great concern over the proposed underpinning which will disturb the foundations (if any exist), also the local drainage system is somewhat ancient and fragile. The fireplace is in the front original area of the house.

The steel posts (ugh!) will have a rigidity beyond that of the upper timber structure, timber frames need to move and breathe, joining steel and timber is not ideal as it is not a 'like for like' material alteration and will restrict the natural movement of the timber frame. Additionally underpinning will disturb the sub-soil in introducing concrete footings.

This proposal seems an excessive amount of disruption for a chimneystack. Could a simpler solution be suggested using traditional materials – what are the owners trying to achieve and are they getting advice from someone with experience of listed buildings and traditional materials?

I leave you with these thoughts maybe it's a case of 'back to the drawing board'

Kind regards

Hazel.

Hazel Guile

P.S. I am not qualified to comment on the 11 pages of diagrams & calculations!

Harold.

You might like to suggest a company that operates near Reading.

Peter McCurdy & Co
Timber Restoration Engrs.
Manor Farm
Stanford Dingley
Berkshire

Ps.

The plans for this property seem to be getting out of proportion to the original structure. I appreciate that owners wish to improve and add modern comforts to their home – but – I sometimes wonder why they don't buy "A desirable executive home" which is constructed in steel concrete glass etc with all 'mod cons' built in.

You can't turn an elderly building (easily) into something modern, it then loses its original character.

I guess we could all wish to turn the clock back – sometimes!

Best wishes.

Hazel.

NB. Reply to all this not required.

Tel. (0118) 974 6465 (Direct Line)
E-Mail Harold.Sanders@wokingham.gov.uk
Date. 20 April, 2000
My ref. HS/TAB/0461
Your ref.

Mr R Warmington
Director
Canford Cliffs Architects
28 Haven Road
Canford Cliffs
POOLE
Dorset BH13 7LP

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

Dear Mr Warmington

APPLICATION NO. LB/2000/0464
70 ROSE STREET, WOKINGHAM

I refer to your letter dated 24th March sent to the Head of Planning and Transportation for the attention of Ms E Circuit.

You will be receiving a response from the Case Officer concerning the ground floor stack base.

I explained to Mr and Mrs Charlton that although the existing brickwork at ground floor level was not original and therefore had little or no historic value, its removal and an alternative support system would require further investigation from a structural engineer.

No doubt you are aware that the removal of this part of the stack will be referred by us to English Heritage for their comments. The alternative form of support has not been accepted at present and English Heritage will also wish to know prior to giving their approval.

Sections and elevations of the proposal will be required, plus photographs, if available, to support the proposal.

Your letter was not a satisfactory record of the situation and could have confused the Case Officer.

Yours sincerely

HAROLD SANDERS
Conservation Architect

)RK SHEET FOR : Emy Circuit

Application Number : F/2000/0462 + LB /2000/ 0461

Applicant : Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Location : 70 , Rose Street, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling and alterations to existing rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/01/2000

Earliest Date for Decision : 28/02/2000

Latest Consultation Date/Site Notice Expiry Date : 28/02/2000

Application Expiry Date: 27/03/2000

Consultation Responses :

Wokingham TC – no objection subject to C.A. regs – also to details of chimney
Conservation - enhancement of rear elevation, concern re rooflights
removal of chimney not supported, more info needed → may be acceptable in principle but design of replacement not agreed
English Heritage - would wish to see stack of appropriate form retained

Rose St Residents – ensure No 68 aware, no photos, fine for Cpa.
Highways – no comments

Planning Issues :

Character of Listed building and conservation area
impact on neighbours.

Application Number: F/2000/0462 + LB/2000/0461

Appraisal :

The proposal is for alterations to an existing rear extension and a first-floor rear extension. It was proposed to consider work to the ground-floor chimney stack as part of the listed building ~~[illegible]~~ applicant but agreement has not been reached regarding an appropriate replacement structure and this has now been omitted.

The existing flat-roofed extension has an L-shaped footprint. Its width would be increased slightly – 3.2 metres would remain to the boundary with 72 Rose St. 68 Rose St has an existing two-storey rear extension, of the same depth. A pitched roof would be added to the whole extension. This would join the rear elevation of the existing building just below the 1st floor windowsills ~~[illegible]~~ No 72 has a deeper foot print so would not be affected by the roof over the shallower part of the extension adjacent to it. Over the deeper part of the extension the roof would form a continuation of the slope of the extension at No 68 (Carslende) It would not affect No 68 as the neighbouring property is the same depth and it would be far enough from the boundary not to be detrimental to No 72. Full height windows would be incorporated ~~[illegible]~~ in the new part of the extension. Roof lights were also incorporated initially but these have been omitted as they were not considered to enhance the building ~~[illegible]~~ A small dormer would be incorporated in the roof adjoining No 68 ~~[illegible]~~ In this case a flat roof is considered the best solution as it is unobtrusive. Overall the proposals would enhance the rear elevation of the property

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

Application Number LB/2000/0461
~~Conditions~~/Reasons for Refusal Conditions

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	SR03	
02	C014	R014	
03	C191	R191	insert after detailed drawings "at scale 1:20" and delete "including full sized moulding profiles"
	N06		
	N02		21793/B / 30/11/00 / work to the chimney omitted from the proposals.
	N04		
	+N16	- ~~See~~	~~P/2000/0462~~
			SBE12, SBE14, SBE19
		SEALP	STV1, SBE1, SBE2, ~~WHE2, WHE5, WHE13, WHE16~~
		WDLPDD	WOS2, WOS3, WBE1, WHE2, WHE5, WHE13, WHE16B

RECORD OF SITE VISIT

SITE ADDRESS: 70 Rose Street Wokingham.

APPLICATION NUMBER: F/2000/0462

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

residential, mainly older buildings, many listed

3. DESCRIPTION OF SITE/BUILDING

two-storey dwelling with enclosed rear garden.
brick + tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

terraced building

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING /

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date: 15/12/00

My ref: LB/2000/0461

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/0461
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/12/00

Yours faithfully

John Mercer

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **LB/2000/0461**
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

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: 15/12/00

My ref: LB/2000/0461

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: LB/2000/0461
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling..

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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Nuttall

Head of Planning and Transportation

Tel: (0118) 974 6479

Date: 15/12/00

My ref: LB/2000/0461

WOKINGHAM DISTRICT COUNCIL
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 I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: LB/2000/0461
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling..

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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Marsh

Head of Planning and Transportation

Received by Wokingham District Council

Application No: LB/2000/0461

Proposal:
Proposed first floor rear extension, alterations to existing rear extension and internal alterations to chimney stack.

Location:
70, Rose 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 30/08/2000. 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

08 August 2000

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/2000/0462 & LB/2000/0461

Proposal:
Proposed first floor rear extension to dwelling and alterations to existing rear extension.

Location:
70 Rose Street, Wokingham

This application is being advertised in the Wokingham Times newspaper on the 17.2.2000 for the following reason(s);

SITE IS A LISTED BUILDING WITHIN 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 on or before the expiry of 21 days from the date of this notice. 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: 17.2.2000

Received by Wokingham District Council

Application No: LB/2000/0461

Proposal:
Proposed first floor rear extension to dwelling.

Location:
70 , Rose 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)

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 28/02/2000. 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

Date: 04 December 2000 05 DEC 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0462 + 0461

Location: 70, Rose Street, Wokingham.

Proposal: Proposed first floor rear extension to dwelling and alterations to existing rear extension.

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Case Officer: Emy Circuit

The new plans show the following: Work to chimney stack omitted from the proposals. Drawing no 2173/9/B.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

The revised plans, which omits the works to the central chimney stack at ground floor, is acceptable to me.

Harold Sanders. CONSERVATION ARCHITECT.

7.12.00.

Date: 04 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0461

Location: 70, Rose Street, Wokingham.

Proposal: Proposed first floor rear extension and alterations to existing rear extension.

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Case Officer: Emy Circuit

The new plans show the following: Work to the chimney stack omitted from the proposals. Drawing no 2173/9/B.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

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

App No. LB/2000/0461 (Planaps) / (Ludhouse) Date Rec. 30/11/00

Location: 70 Rose Street

Parish Wokingham

Applicant: Mr and Mrs D Charlton

Description of attached plans Work to the chimney stack omitted from the proposals

Drawing No's: 2173/9/B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: English Heritage

Drawing No's

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

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

NEIGHBOURS: Mrs H Guile, Mrs M Robins Rose St Residents, 80 Rose St RG40 1XU

Date for Responses ufo only

FURTHER ACTION

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

Redate Application Y / (N) From ____

New Site Notice Y / (N)

New Description Proposed first-floor rear extension and alterations to existing rear extension

CASE OFFICER EXC

Consultations Sent by Admin. on 04.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976

37213

GHC

COPIES TO: | ACK: | FILE:

Our ref: RW/AS/2173-30

28 November 2000

The Head of Planning & Transportation
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1WR

For the attention of Ms E Circuit

0461 1
REVISED PLAN

Dear Sir

Planning Applications F/2000/0482; LB/2000/0461
70 Rose Street, Wokingham

Further to our letter of 20 November and recent telephone conversation with your Conservation Officer concerning the above, please find enclosed 10 copies of our amended drawing No.2173/9B indicating the deletion of any proposed adjustment of the existing central chimney stack.

On the basis that the omission of this element of the scheme removes any further impediment to progression of the Planning and Listed Building Consent Applications, we would now trust that both Applications can now be determined without further delay. The Conservation Officer has reaffirmed that the rear extension proposals remain entirely acceptable.

We understand that once your Report is completed, it is placed on deposit for any Members' comments for a period of 10 days, following which if there are no adverse comments, formal determination can be confirmed. In view of the very lengthy timescale already expended, it would be appreciated if you could advise us when your Report is completed, in order that we have an indication as to when determination might be forthcoming.

Yours faithfully

R WARMINGTON
Director

Enc.

C.C. Mr H Sanders, Wokingham District Council
Mr and Mrs D Charlton

CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976

37213

GHC

CONSULT: ACK: FILE:

Our ref: RW/AS/2173-30

28 November 2000

The Head of Planning & Transportation
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1WR

For the attention of Ms E Circuit

REVISED PLAN
0462

Dear Sir

Planning Applications F/2000/0482; LB/2000/0461
70 Rose Street, Wokingham

Further to our letter of 20 November and recent telephone conversation with your Conservation Officer concerning the above, please find enclosed 10 copies of our amended drawing No.2173/9B indicating the deletion of any proposed adjustment of the existing central chimney stack.

On the basis that the omission of this element of the scheme removes any further impediment to progression of the Planning and Listed Building Consent Applications, we would now trust that both Applications can now be determined without further delay. The Conservation Officer has reaffirmed that the rear extension proposals remain entirely acceptable.

We understand that once your Report is completed, it is placed on deposit for any Members' comments for a period of 10 days, following which if there are no adverse comments, formal determination can be confirmed. In view of the very lengthy timescale already expended, it would be appreciated if you could advise us when your Report is completed, in order that we have an indication as to when determination might be forthcoming.

Yours faithfully

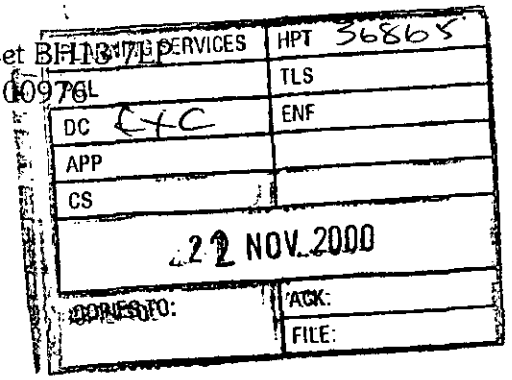
R WARMINGTON
Director

Enc.

C.C. Mr H Sanders, Wokingham District Council
Mr and Mrs D Charlton

CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
Tel: 01202 708192 : Fax: 01202 700976



Our ref: RW/AS/2173-28

20 November 2000

The Head of Planning & Transportation
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1WR

For the attention of Ms E Circuit

Dear Sit

Planning Applications F/2000/0482; LB/2000/0461
70 Rose Street, Wokingham

We refer to recent telephone conversation with Ms Circuit concerning the above, in which we were advised that English Heritage does not favour the proposed removal of the modern lower stage of the central stack at 70 Rose Street. Their preference is apparently to retain a more significant structure in order to preserve what is perceived as the historic internal character. Our own opinion remains that the later remodelling of the ground floor has greatly diminished the relevance of the central stack, which is in any case not an original feature and in its present form is an entirely modern intrusion. Faced with similar dilemmas, the lower stages of the central stacks were quite commonly cut away at earlier periods, common nineteenth century practice being introduction of cast iron column supports. In this sense, the proposal to repeat a similar adjustment is not without parallel.

In earlier discussion, the Council's Conservation Officer raised no fundamental objection to the proposal to replace the stack ground floor stage with posts; but inference is now that the Council would be minded to support English Heritage's argument. This is obviously disappointing to the applicant after such an inordinate period of delay, and in view of commitment to significant expense of procuring a fully detailed structural design at the Council's specific request. The clear inference at the time would appear to have been that the principle of the proposal was acceptable provided that it could be satisfactorily demonstrated that the security of the upper section of the stack was safeguarded by adoption of an appropriate structural solution.

We will naturally need to discuss the response of English Heritage further with our Client, to establish the best option for progressing matters.

/continued

20 November 2000

The Head of Planning & Transportation
Wokingham District Council

On the basis that your earlier consultation exercise ignored any stack works and established acceptability of the rear extension, we trust that we would be correct in assuming that deletion of the stack works would allow determination of the Application to confirm approval to the rear extension proposals. This could presumably be resolved by submission of appropriately adjusted drawings.

The stack proposals could hopefully then be considered a subject of an amended or new Application addressing only this issue. Bearing in mind that an Application proposal of this nature has already been subject of consultation process, and the views of English Heritage are already secured, the consideration of an alternative scheme proposal for the stack should not need to be protracted, provided the proposals are considered satisfactorily accommodating any relevant concerns of English Heritage. In view of the fact that it has already taken 7 months to reach the stage of securing a response from English Heritage, we would naturally hope that matters could be more speedily resolved in the consideration of any revised proposal.

We would accordingly be most grateful for your comments to this proposed course of action, in order that we can hopefully progress these proposals towards a final conclusion without further undue delay.

Yours faithfully

R WARMINGTON
Director

C.C. Mr and Mrs D Charlton

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 22 November 2000
My ref: EXC/F/LB/2000/0461/2000/0462

Mr and Mrs D Charlton
70 Rose Street
WOKINGHAM
RG40 1XU

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

Dear Mr and Mrs Charlton

PROPOSED EXTENSIONS AND ALTERATIONS TO 70 ROSE STREET, WOKINGHAM – LB/2000/0461 AND F/2000/0461

Following my telephone conversation with Mrs Charlton earlier this week, I write regarding the delays in the processing of the above applications for planning permission and listed building consent, for which I apologise.

The applications were received on 21 January 2000 but were not validated until the correct declaration of ownership was received on 31 January. The statutory 21 day consultation period was due to end on 28 February but, because the building is listed and lies within a conservation area additional publicity was necessary. The required advertisement was published in the Wokingham Times on 17 February and this extended the consultation period until 9 March.

Comments received from the Council's Conservation Officer, in February, raised concerns regarding the rooflights in the north-west and north-east elevations. Due to your absence abroad, I was not able to gain access to the property to conduct a site visit until 14 March 2000. Following the site visit, Canford Cliff Architects were contacted, the concerns were discussed and revised plans were received on 27 March. A further 10 day consultation period was required to allow comment on the revised plans and this ended on 9 April.

The letter accompanying the revised plans mentioned alterations to the chimney stack and it was only at this stage that I realised that these alterations formed part of the application. The application form described the works as 'remodelling of rear extension and internal alterations' but at the time the application was logged proposed work to the to the chimney was not included in the description and, hence, attention had focused on the extension. Because the proposed work to the chimney stack was not included in the description initially it was necessary to consult on this aspect of the proposals. At this stage two options were suggested: either, to omit the work to the chimney stack from the applications allowing a decision soon after, with a subsequent application for listed building consent for the work to the chimney, or a new 21 day consultation could take place on the existing applications, delaying the decision further but allowing all aspects of the work to be considered. In either case, further details of the chimney were required in order to ascertain whether the proposed alterations would be acceptable.

I am not sure at what stage the additional information was requested but the details were received on 3 July and the listed building application was re-advertised with a new description including all aspects of the proposals. Consultations were sent on 10 August. It is not clear why there was delay between the receipt of the information and start of the consultation but I was away on leave for part of this time. Consultation ended on 31 August. At the end of this period no comments had been received from English Heritage but due to the nature of the proposed alterations I did not consider it appropriate to make a recommendation without this expert advice.

I was also on leave for some time during August and September which contributed to the delay. Following the end of the consultation and telephone calls from your agents I contacted English Heritage regarding progress with their comments on the consultation. It was only at this stage that it was discovered that they did not have any record of the three consultations that had been sent on the applications. I cannot explain how this occurred, although I understand that English Heritage had been involved in an office move. Full details were sent on 17 October and I also telephoned English Heritage and explained the circumstances of the application. Their comments were received on 15 November.

As discussed with your agent and Mrs Charlton earlier this week, English Heritage do not consider the proposed alterations to the chimney stack acceptable and, on the basis of this advice I would not be prepared to recommend approval of the applications.

At this stage three options are open to you. Alternative proposals for the chimney could be discussed with a view to submitting revised plans under the current applications; the work to the chimney could be omitted from the application, in which case the work to the extension would be recommended for approval or the application could be determined on the basis of the current plans and in the case of a refusal you would have the opportunity to appeal against the decision.

From my conversation with Mrs Charlton I understand that you were under the impression that a decision would be issued in relation to the extension, while consultation on the work to the chimney continued, without submission of a new listed building application. I am sorry if my comments led you to believe this was the case but I would not have suggested this was an option as it is not possible to determine only part of an application.

I apologise again for the delays in processing these applications and I hope this letter goes some way towards explaining them. If I can be of any further assistance please contact me on 0118 974 6479.

Yours sincerely

Emy Circuit,

Planning Assistant, Development Control

cc: Mr Warmington, Canford Cliff Architects; Harold Sanders, Wokingham District Council

PLANNING SERVICES	HPT 36549
POL	TLS
DC F+C	ENF
APP	
CS	
15 NOV 2000	
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	FILE:

ENGLISH HERITAGE

SOUTH EAST REGION

FAX COVER SHEET

TO: Emy Circuit

FAX Nº: 0118 974 6484

FROM: Sue Angell

TEL Nº: 01483 252030 **(Fax 01483 252021)**

DATE: 14/11/2000

TOTAL NUMBER OF PAGES (INC): 2.

---

70 Rose Street, Wokingham

Please find our comments attached for the above site.

Regards

Sue Angell.

ENGLISH HERITAGE

SOUTH EAST REGION

Head of Planning and Transportation,
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

13 November 2000

Dear Sir,

70 Rose Street, Wokingham (Applications F/2000/0482; LB/2000/0461; drawings 2173/8; 9/A)

Thank you for notifying English Heritage about this proposal.

We are aware that the present ground floor stage of the C17th century chimney stack is modern. However, we would be unhappy to see the ground floor stage of the existing stack demolished and replaced by posts and beams. We would wish to see a stack of appropriate form maintained at ground floor level, as this is an important element in the historic plan-form of the building. We consider that if the present, partly open stack is removed, a stack of an appropriate enclosed form (details to be agreed) should replace it.

Yours sincerely,

Diane Kay

Dr Diane Kay
Inspector of Historic Buildings
South East Region

ENGLISH HERITAGE

SOUTH EAST REGION

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Head of Planning and Transportation,
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

13 November 2000

Dear Sir,

70 Rose Street, Wokingham (Applications F/2000/0482; LB/2000/0461; drawings 2173/8; 9/A)

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We are aware that the present ground floor stage of the C17th century chimney stack is modern. However, we would be unhappy to see the ground floor stage of the existing stack demolished and replaced by posts and beams. We would wish to see a stack of appropriate form maintained at ground floor level, as this is an important element in the historic plan-form of the building. We consider that if the present, partly open stack is removed, a stack of an appropriate enclosed form (details to be agreed) should replace it.

Yours sincerely,

Dr Diane Kay
Inspector of Historic Buildings
South East Region

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: LB/2000/0461

Proposal: Proposed first floor rear extension, alterations to existing rear extension and internal alterations to chimney stack.

Site Address: 70 Rose Street, Wokingham

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects

Your observations are required in respect of this application by **31/08/2000**

No objection to revised plans showing details of replacement chimney.

POL	
DC	
APP	
CS	
05 SEP 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: RA Harcourt **DATE:** 31/08//00

pp. **CLERK TO Wokingham Town Council**

10 AUG 2000

Date: 10 August 2000

To: Harold Sanders

We have received Additional Plans for the following planning application:

Application Number: LB/2000/0461

Location: 70, Rose Street, Wokingham.

Proposal: Proposed first floor rear extension, alterations to existing rear extension and internal alterations to chimney stack.

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of replacement chimney stack.

Comments are required by 31/08/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1. THIS IS A FUNDAMENTAL CHANGE IN THE INTERIOR OF THIS COTTAGE AND SHOULD BE REFERRED TO ENGLISH HERITAGE — EVEN THOUGH IT IS A GRADE II. LISTED BUILDING.

2. ADDITIONAL DRAWINGS + PHOTOGRAPHS SHOULD BE SOUGHT TO SUPPORT THE PROPOSAL E.G. PLANS OF EXISTING STRUCTURE, AT GROUND LEVEL + ELEVATIONS OF EXISTING BRICK, C20 STRUCTURE.

3. THE PRINCIPLE OF REMOVING THE C20 STRUCTURE MAY BE ACCEPTABLE. THE DESIGN OF THE REPLACEMENT STRUCTURE HAS YET TO BE AGREED

Harold Sanders
CONSERVATION ARCHITECT. 21.08.00

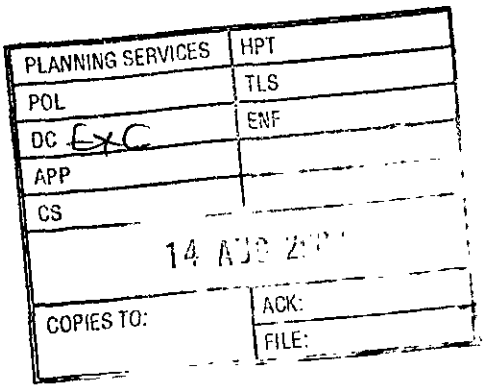
CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976

Our ref: RW/AS/2173-24

11 August 2000

The Head of Planning & Transportation
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR



Dear Sir

Planning Applications P/2000/0482, LB/2000/0461
70 Rose Street, Wokingham

We have now been forwarded from yourselves a Site Notice for display at 70 Rose Street, Wokingham, relating to Application LB/2000/0461.

We would advise that a Site Notice in respect of this Application was earlier (February 2000) provided and displayed as required. Furthermore, the additional structural design details in respect of the stack (which formed part of the originally submitted Applications) were forwarded 30 June 2000.

Accordingly, this is not a new Application, but the progression of an existing which has been duly advertised as required. In the circumstances, a re-display and the presumed repetition of a statutory consultation period appear unnecessary.

Bearing in mind that the structural design details have been lodged with the Authority for consideration for 6 weeks, we would have expected a formal decision by this stage.

Yours faithfully

R WARMINGTON
Director

Spoke 14/8
Covering letter to appn mentioned works but not included in s/n
∴ new consultation required

C.C. Mr and Mrs D Charlton

Date: 10 August 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/0461

Location: 70, Rose Street, Wokingham.

Proposal: Proposed first floor rear extension, alterations to existing rear extension and internal alterations to chimney stack.

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Case Officer: Emy Circuit

The new plans show the following: Details of replacement chimney stack.

Comments are required by 31/08/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. LB/2000/0461 (Planaps) / (Ludhouse) Date Rec. 3 July 2000

Location: 7a Rose Street Wokingham

Parish Wokingham

Applicant: Mr and Mrs Charlton

Description of attached plans details of replacement chimney stack.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: English Heritage.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		✓
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 21 days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice (Y) / N ✓

New Description proposed first-floor rear extension, alterations to existing rear extension and internal alterations to chimney stack.

CASE OFFICER Exc

Consultations Sent by Admin. on 10.08.PS

Yellow - Part One Copy
Green - Officer's Copy

CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	31323
03 JUL 2000	
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	FILE:

Our ref: RW/AS/2173-22

30 June 2000

The Head of Planning & Transportation
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

ADDITIONAL PLAN

Dear Sir

0461

Planning Applications F/2000/0482, LB/2000/0461
70 Rose Street, Wokingham

Following earlier correspondence and discussion concerning the above, we understand that the proposals in respect of the rear extension to 70 Rose Street are now considered fully acceptable to the Planning Authority, but there has remained outstanding concern regarding the proposed removal of the ground floor stage of this stack.

From earlier discussion with your Conservation Officer, our understanding is that the principle of the removal of this stage of the stack, which represents a more modern reconstruction, is not necessarily resisted, but there is concern to ensure that this proposal would not compromise the structural integrity of the historic fabric. The stack itself is not part of the original early C16 building, being an insertion of about a century later and reusing the original stone hearth at upper floor level. The structure was inserted through the building against one of the main frames, but not accommodating any primary loadings. Over the course of time and various phases of remodelling, the stack has possibly absorbed some loadings of the first floor structure, but remains otherwise an essentially free standing element. It is obviously recognised that removal of the lower stage requires extremely careful consideration, requiring insertion of a replacement structure able to ensure the structural support of the upper section and any assumed first floor loadings without compromising the integrity of the existing historic fabric.

We have therefore prepared a detailed design in conjunction with our Structural Engineer, which addresses the replacement ground floor support by insertion of a new arrangement of 4 steel posts supporting a platform bearing the retained upper section of stack, and carried on new substructures. This will ensure that the stack remains stable and that existing loadings can be satisfactorily accommodated without risk to the existing fabric.

/continued

30 June 2000

The Head of Planning & Transportation
Planning Services
Wokingham District Council

Accordingly, please find attached 2 copies of Smith Foster Partnership's details relating to the proposed supporting structure and related calculations, which will hopefully provide adequate assurances in respect of the stack works. The post arrangement remains as indicated on the earlier submitted drawing No.2173/9A, and would be provided with oak linings to give impression of timber posts. Although timber posts were apparently preferred by your Conservation Officer, their employment is not practicable from a structural point of view, but an oak lining of the steel supports should maintain an appropriate timber aesthetic.

We trust that this information will be found to satisfactorily address any remaining concerns of this proposal, but please let us know if any further information is felt necessary at this stage.

Yours faithfully

R WARMINGTON
Director

Enc.

C.C. Mr and Mrs D Charlton

CALCULATIONS

By NAS	Checked
Date 26/06/00	Date

SMITH FOSTER
PARTNERSHIP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BHI 3LT
Tel: 01202 319333 Fax: 01202 319444

PROJECT 70 ROSE STREET, WOKINGHAM	Project No. 36018	Page 1

70 ROSE STREET
WOKINGHAM

PROPOSED SUPPORT FRAME
TO
CHIMNEY BREAST

ISSUE

PAGES 1 – 13

DATE

27/6/00

ADDITIONAL PLAN
0461

PROJECT No.
36018
JUNE 2000

CALCULATIONS

By NJS	Checked
Date 26/6/00	Date

SMITH FOSTER
PARTNERSHIP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BHI 3LT
Tel: 01202 319333 Fax: 01202 319444

PROJECT 70 ROSE STREET, WOKINGHAM	Project No. 36018	Page 2

1.0 Introduction

Proposal consists of introduction of steel frame at ground to first floor in lieu of chimney breast, so that remaining section is supported vertically and laterally.

Frame will also need to pick up one existing timber floor beam.

Frame installed should deal with temporary and permanent condition

CALCULATIONS

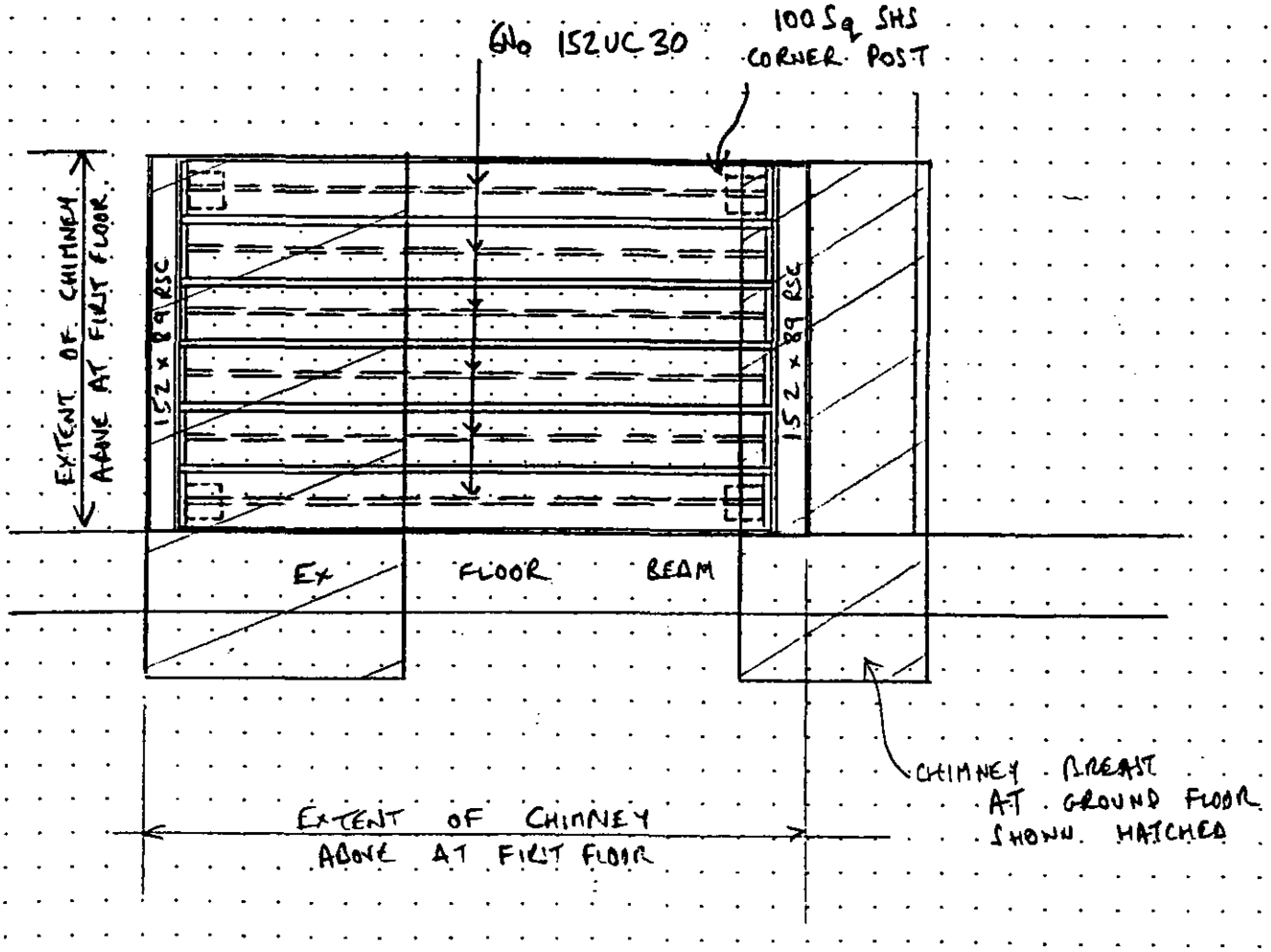
By		Checked	
Date	26/6/00	Date	

SMITH FOSTER
PARTNERSHIP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BHI 3LT
Tel: 01202 319333 Fax: 01202 319444

PROJECT 70 ROSE STREET, WOKINGHAM	Project No. 36018	Page 3

2.0 Proposal

Initially as a first stage, chimney breast will need to be locally under-pinned to provide a suitable base for support of posts once installed



PLAN AT FIRST FLOOR

CALCULATIONS

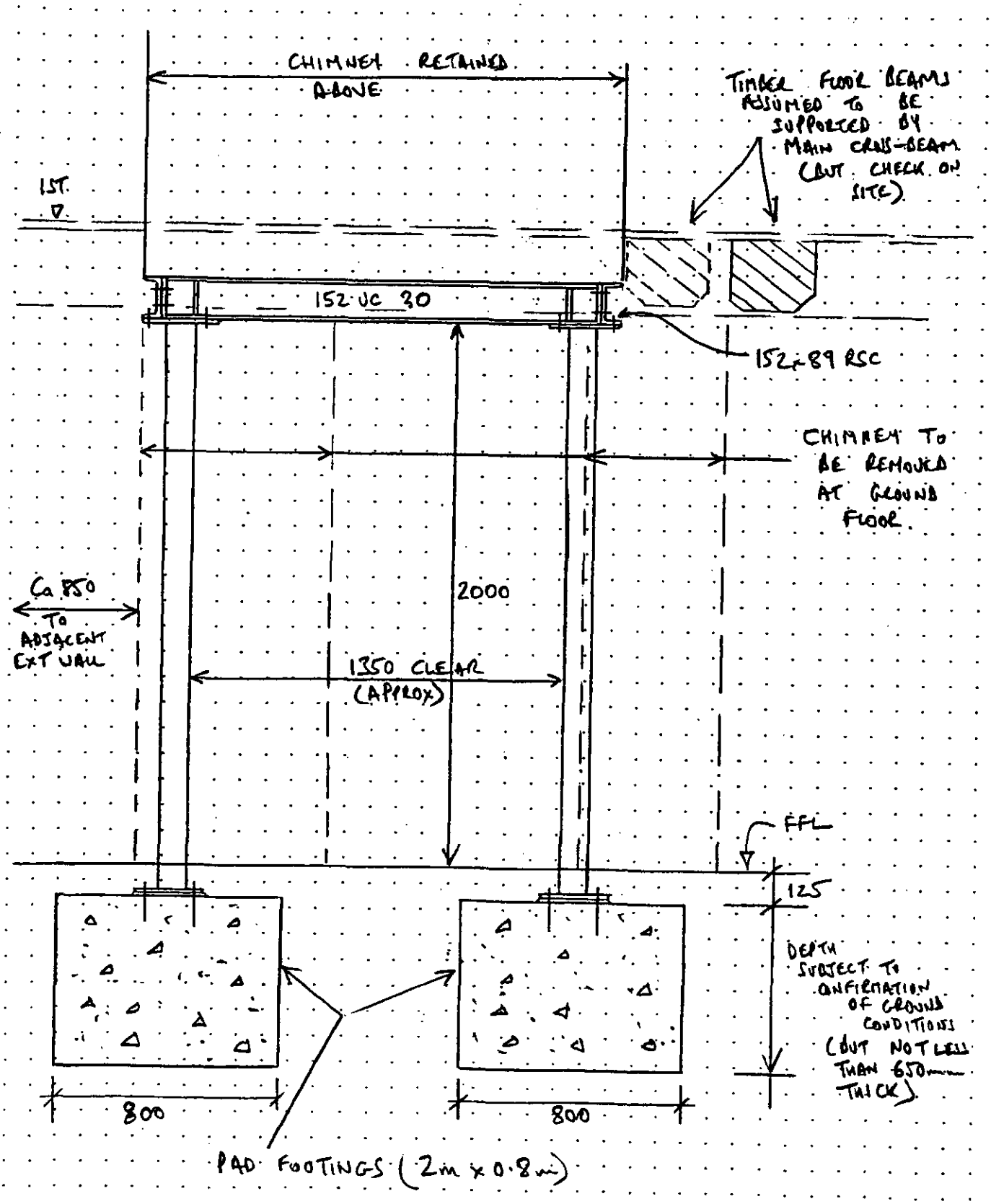
By		Checked	
Date	26/6/00	Date	

SMITH FOSTER PARTNERSHIP

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

Royal London House, Christchurch Road,
Bournemouth Dorset BH1 3LT
Tel: 01202 319333 Fax: 01202 319444

PROJECT	70 ROSE STREET, WOKINGHAM	Project No.	36018	Page	4



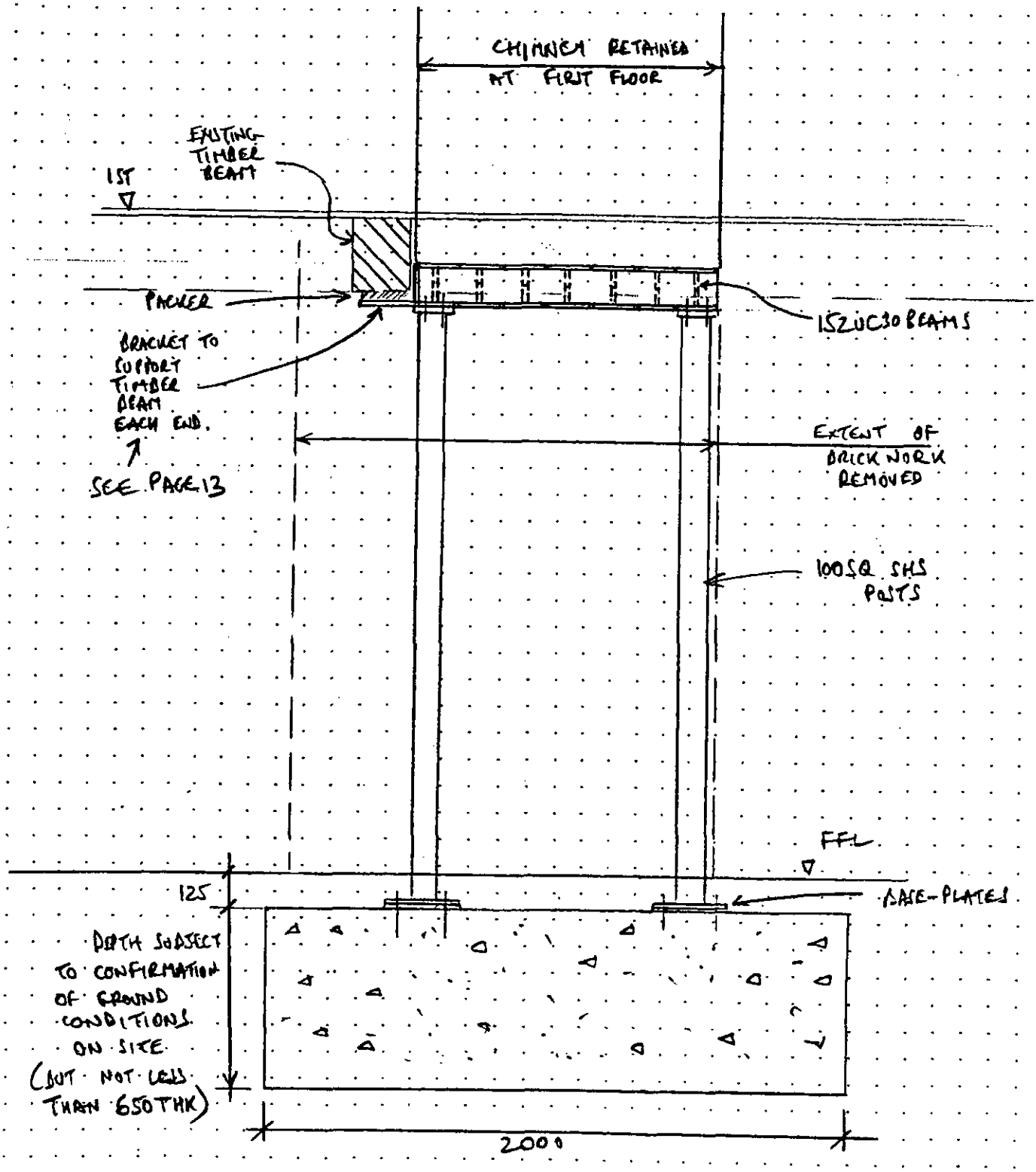
CALCULATIONS

By		Checked	
Date	26/6/00	Date	

SMITH FOSTER PARTNERSHIP

CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BH1 3LT
Tel: 01202 319333 Fax: 01202 319444

PROJECT	70 ROSE STREET, WOKINGHAM	Project No.	36018	Page	5



SMITH FOSTER
PARTNERSHIP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BH1 3LT
Tel: 01202 319333 Fax: 01202 319444

CALCULATIONS

By NAS	Checked
Date 26/6/00	Date

PROJECT 70 ROSE STREET, WOKINGHAM | Project No. 36018 | Page 6

3.0 LOADINGS

		CHAR LOADING (kN/m²)	LOAD FACTOR	ULTIMATE LOADING (kN/m²)
3.1 Timber floor (1st)				
Dead – Floorboards	0.13			
joists	0.08			
Main trimmers	0.20			
ceiling	0.25	0.66	1.4	0.92
Live – Imposed	1.5	1.50	1.6	2.40
TOTAL (RATIO = 1.54)		2.16		3.32
3.2 Roof				
Dead – Tiles	0.70			
felt & battens	0.10			
rafters	0.10			
	0.90			
@ 40°	1.17			
ceiling joists	0.08			
ceiling	0.25			
purlins	0.10	1.60	1.4	2.24
Live Imposed roof	0.60			
loft	0.25	0.85	1.6	1.36
TOTAL (RATIO = 1.47)		2.45		3.60
3.3 Chimney				
1st floor assume 215 thk walls – render	0.25			
brickwork	4.73			
plaster	0.25	5.23	1.4	7.32

CALCULATIONS

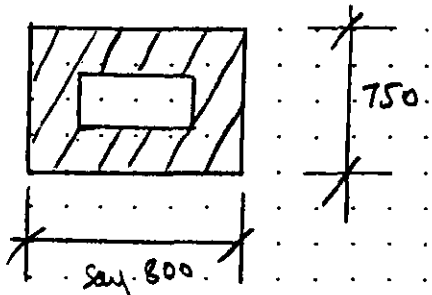
By		Checked	
Date	26/6/00	Date	

SMITH FOSTER
PARTNERSHIP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BH1 3LT
Tel: 01202 319333 Fax: 01202 319444

PROJECT	70 ROSE STREET, WOKINGHAM	Project No.	36018	Page	7

Load from chimney

top section

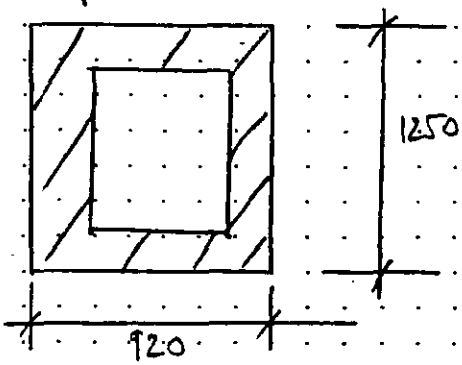


Wt = 7.32 (0.585 + 0.535) 2 = 16.4 kN/m

Lt = 2m

total weight = 32.8 kN

tapered section in roof

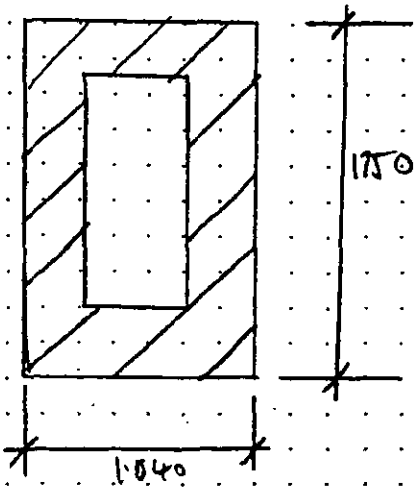


Wt = 7.32 (0.705 + 1.035) 2 = 25.5 kN/m

Lt = 2.5m

total weight = 63.7 kN

straight section down to first floor



Wt = 7.32 (0.825 + 1.535) 2 = 34.5 kN/m

Lt = 2.5m

total weight = 86.4 kN

Total weight of chimney
= 32.8 + 63.7 + 86.4
= 183 kN

Allow for some roof load = $3.6 \times 4\,m^2$ = 14.4 KN

⇒ total weight on chimney at LH = 198 KN

take 2½% as force required to maintain lateral stability

⇒ $198 \times \frac{2\frac{1}{2}}{100}$ = 5KN

⇒ moment on face = 5×2.2 = 11KNm

shared between two faces ⇒ 5.5KNm

or 2.75KNm at the head of each post.

Load from 1st floor applied through main cross-beam

→ assume area supported by chimney = 3.8 + 2.7

= $10.3\,m^2$

⇒ load = 10.3×3.32 = 34 KN

ad take say $\frac{2}{3}$ KN through one side

⇒ 22KN

as chimney eccentric take load on one side

$= 32.8 \times \frac{0.375}{1.75} + 63.7 \times \frac{0.625}{1.75} + 86.4 \times 0.5 + 7.2$

= 80KN

ad 118KN on other side

Have check various elements

Cross-beam

take max line load - along rear face =

say $7.32 \times 4.5 = 33\,KN/m \times \frac{150}{215}$

$= 23\,KN/m$

span $= 1.45$

$\Rightarrow$ Moment $= 23 \times \frac{1.45^2}{8} = 6\,KN\,m$

Let $= 1.5$

$I_{REQD} = \frac{23}{1.4} \times 1.45^3 \times 229 = 115\,cm^4$

NT INCREASE TO 152UC30 TO SUIT JOINT DETAIL (SEE P.12)

{ USE 152x152UC23 ($M_D = 47$, $I = 1260$)

End Channel

Max load in one side = 118KN but assume say 25KN then directly to posts

total load = 93KN

Span = 0.94

Moment $= 93 \times \frac{0.94}{8}$

$= 9.75\,KN\,m$

$I_{REQD} = \frac{93}{1.4} \times 229 \times 0.94^3 = 113\,cm^4$

USE 152x89 RSC ($M_D = 48\,KN\,m$, $I = 1170$)

SMITH FOSTER
PARTNERSHIP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BH1 3LT
Tel: 01202 319333 Fax: 01202 319444

CALCULATIONS

By MJS	Checked
Date 26/6/00	Date

PROJECT 70 ROSE STREET, WOKINGHAM	Project No. 36018	Page 10

POST

Max axial load = $\frac{118}{2} + 22 = 81$ KN (ULT)

Max moment = 2.75 + 4.4 = 7.15 KNm (additional due to eccentric timber support = 22 × 0.2 = 4.4)

Effective length = 2 m

try 100 × 100 × 5 thk SHS — $M_c = 18.5$ KNm

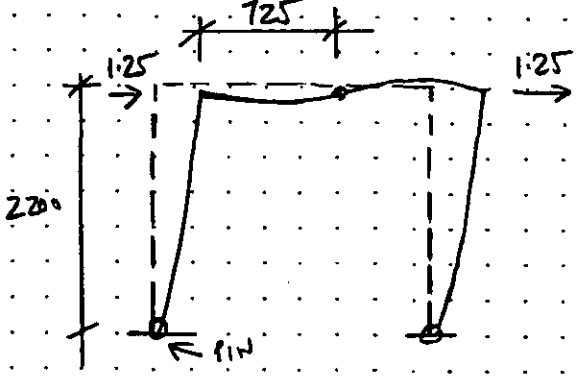
$P_{cy} = 471$

$\frac{7.15}{18.5} + \frac{81}{471} = 0.56 < 1$ OK

check lateral deflection under sway

	S. SIDE	L. SIDE
$\frac{I}{L}$ =	$\frac{1170}{940}$	$\frac{1260}{1450}$
	1.24	0.86

USE ON LONG SIDE



Rotation at hound = $\frac{2.75 \times 0.725 \times 10^6}{205 \times 1260 \times 10^4} = 0.772 \times 10^{-3}$ RAD

Deflection = $0.772 \times 10^{-3} \times 2200 + \frac{125 \times 2.2^3 \times 10^9}{3 \times 205 \times 283 \times 10^4}$

= 1.7 + 7.65

= 9.34 mm (ULT)

or $\div 1.4$ $6.7 = \frac{H}{328}$ (CHAR) OK.

USE 100Sq × 5THK POSTS

SMITH FOSTER
PARTNERSHIP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
Royal London House, Christchurch Road,
Bournemouth Dorset BH1 3LT
Tel: 01202 319333 Fax: 01202 319444

CALCULATIONS

By MJS	Checked
Date 26/6/00	Date

PROJECT 70 ROSE STREET, WOKINGHAM	Project No. 36018	Page 11

FOUNDATIONS

Assuming ground adequate for 75kN/m² (down-rated to minimise settlements)

$$\text{Min pad size} = \frac{81}{1.4 \times 75}$$

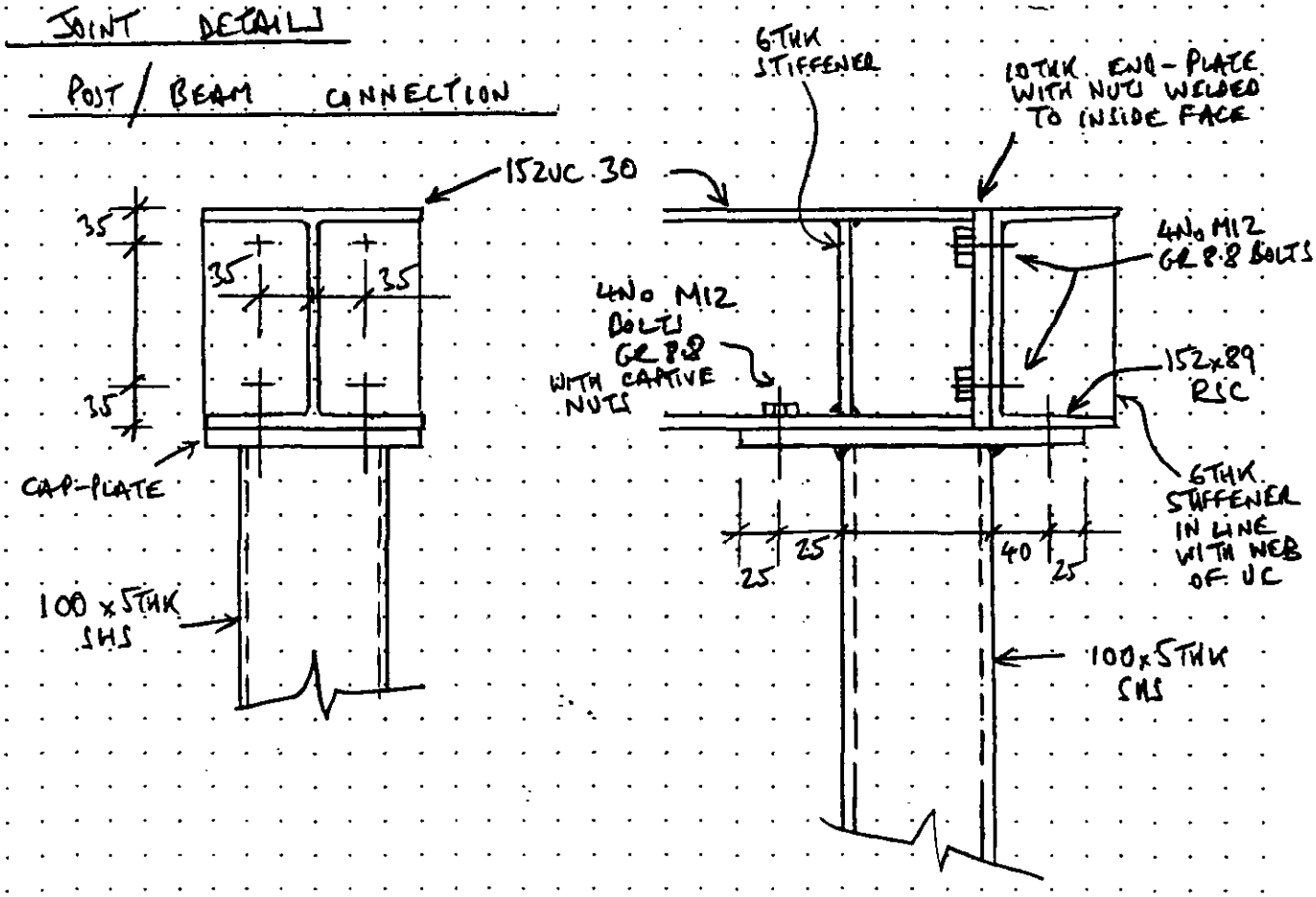
$$= 0.77 m^2$$

⇒ assuming doubling up of pads

USE 0.8 × 2m CONCRETE PADS

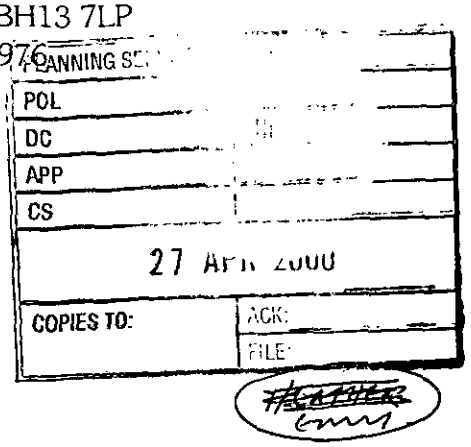
JOINT DETAILS

POST / BEAM CONNECTION



CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976



Our ref: RW/AS/2173-16

25 April 2000

The Head of Planning & Transportation
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Mr H Sanders RIBA

Dear Sir

Planning Applications F/2000/0482; LB/2000/0461
70 Rose Street, Wokingham

I refer to your letter of 20 April concerning the above and the proposed support of the internal stack.

We obviously share your opinion that the existing ground floor remodelling of the stack is modern and of negligible historic value, and share your anxiety to ensure that its proposed removal is accomplished without risk to the surviving upper section of the stack. This is likely to be in not especially robust condition, and we have accordingly been discussing with our Structural Engineer both the method of installation of the proposed post supports as well as the supports themselves. As soon as we have full structural details, these will be forwarded to yourselves for consideration. We would, however, confirm that the proposed system will be as indicated in the currently submitted drawings i.e. 4 no. steel columns with Oak encasement.

Please accept our apologies for any inadvertent misunderstanding of this matter; our letter to the Case Officer was intended to indicate the principle of alternative by 4 no. posts, which we understood was felt acceptable by yourself.

Yours faithfully

R WARMINGTON
Director

Tel. (0118) 974 6465 (Direct Line)
E-Mail Harold.Sanders@wokingham.gov.uk
Date. 20 April, 2000
My ref. HS/TAB/0461
Your ref.

Mr R Warmington
Director
Canford Cliffs Architects
28 Haven Road
Canford Cliffs
POOLE
Dorset BH13 7LP

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

Dear Mr Warmington

APPLICATION NO. LB/2000/0461
70 ROSE STREET, WOKINGHAM

I refer to your letter dated 24th March sent to the Head of Planning and Transportation for the attention of Ms E Circuit.

You will be receiving a response from the Case Officer concerning the ground floor stack base.

I explained to Mr and Mrs Charlton that although the existing brickwork at ground floor level was not original and therefore had little or no historic value, its removal and an alternative support system would require further investigation from a structural engineer.

No doubt you are aware that the removal of this part of the stack will be referred by us to English Heritage for their comments. The alternative form of support has not been accepted at present and English Heritage will also wish to know prior to giving their approval.

Sections and elevations of the proposal will be required, plus photographs, if available, to support the proposal.

Your letter was not a satisfactory record of the situation and could have confused the Case Officer.

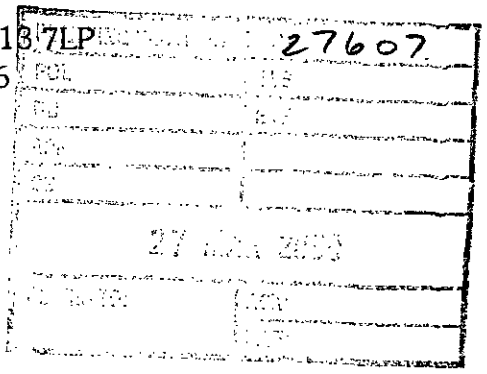
Yours sincerely

Harold Sanders

HAROLD SANDERS
Conservation Architect

CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976



Our ref: RW/AS/2173-15

24 March 2000

The Head of Planning & Transportation
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

REVISED PLAN

For the attention of Ms E Circuit

Dear Sir

Planning Applications F/2000/0482; LB/2000/0461
70 Rose Street, Wokingham

0461

Following earlier telephone conversation with Ms Circuit and further discussion with your Conservation Officer regarding the above, please find enclosed 11 copies of amended drawing No.2173/9A which incorporates the adjustments summarised below:

1. Rooflights:
   Rooflighting previously proposed provided in the new roofs lighting the Kitchen and Living Room areas has now been omitted, in consideration of the concerns raised by the Conservation Officer.

2. Kitchen Fenestration:
   Following discussion with the Conservation Officer, a triangular top light window has been introduced above the pair of full height windows to the end return (N.E.) face of the Kitchen, and a smaller side window provided adjacent.

3. Ground Floor Stack Base:
   The previous proposal of a pair of brick piers is indicated replaced by an arrangement of 4 m.s. angle posts enclosed in Oak, and supporting the retained upper section of the brick stack at first floor joist level. This adjustment was indicated acceptable by the Conservation Officer.

It is hoped that the above adjustments are found satisfactory, and resolve earlier concerns, and that in consequence the Application can be considered acceptable. However, should any concerns remain outstanding or unredressed, please let us know.

Yours faithfully

R WARMINGTON
Director

Enc.

C.C. Mr and Mrs D Charlton

31 MAR 2000

Date: 30 March 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2000/0461

Location: 70, Rose Street, Wokingham.

Proposal: Proposed first floor rear extension to dwelling.

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Case Officer: Emy Circuit

The new plans show the following: Rooflights omitted, larger window in the rear elevation of the kitchen and internal alterations. Drawing no 2173/9/A.

Comments are required by 09/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

PLEASE NOTE. DESCRIPTION OF WORKS : IT DID NOT INCLUDE REMOVAL OF 'NEW BRICKWORK' (FIREPLACE) SUPPORTS IN LIVING AREA.

WE SHALL REQUIRE MORE INFORMATION ON THIS PROPOSAL AND RE-CONSULT (OR CONSULT) ENGLISH HERITAGE

ELEVATIONS FROM LIVING ROOM + DINING ROOM WILL BE REQUIRED, PLUS STRUCTURAL DETAILS — I SUGGEST THIS IS DEALT WITH AS A SEPARATE APPLICATION (L.B) OR MAKE IT CLEAR TO THE APPLICANT THAT THIS WILL DELAY DECISION ON ORIGINAL SCHEME

Harold Sanders CONSERVATION ARCHITECT 05-04-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES RPT 28257
DC FILE
APP
CS
12 APR 2000
COPIES TO: ACK:
FILE:

Case officer: Emy Circuit

Application Number: LB/2000/0461

Proposal: Proposed first floor rear extension to dwelling

Site Address: 70 Rose Street, Wokingham

Applicant: Mr & Mrs D Charlton c/o Canford Cliffs Architects

Your observations are required in respect of this application by **14/04/2000**

Objections:

No objections - **subject to listed building regs.**

SIGNED: _____ **DATE:** **05/04/00**

CLERK TO Wokingham Town Council

Date: 30 March 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/0462

Location: 70, Rose Street, Wokingham.

Proposal: Proposed first floor rear extension to dwelling and alterations to existing rear extension.

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Case Officer: Emy Circuit

The new plans show the following: Rooflights omitted, larger window in the rear elevation of the kitchen and internal alterations. Drawing no 2173/9/A.

Comments are required by 09/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

AMENDMENTS AS DESCRIBED ACCEPTABLE TO ME BUT NOT REMOVAL OF SUPPORTS TO FIRST FLOOR CHIMNEY AS SHOWN.

THESE WORKS DO NOT REQUIRE PLANNING CONSENT (WORKS TO CHIMNEY) BUT DO REQUIRE LISTED BUILDING CONSENT AND ADDITIONAL INFORMATION SOUGHT FROM APPLICANT, TO SUPPORT LISTED BUILDING APPLICATION

Harold Sanders

05.04.00

Date: 30 March 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0462

Location: 70, Rose Street, Wokingham.

Proposal: Proposed first floor rear extension to dwelling and alterations to existing rear extension.

Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

Case Officer: Emy Circuit

The new plans show the following: Rooflights omitted, larger window in the rear elevation of the kitchen and internal alterations. Drawing no 2173/9/A.

Comments are required by 09/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/0462 (Planaps) / LB/2000/0460 (Ludhouse) Date Rec. 27/3/00

Location: 70 Rose Street

Parish Nokingham

Applicant: Mr & Mrs D Charlton

Description of attached plans rooflights omitted, ~~increased~~ larger window in the rear elevation of the kitchen and internal alterations.

Drawing No's: 2173/9/A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Matthew Bodley English Heritage etc.

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		✓
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 30/3/PS.

Yellow - Part One Copy
Green - Officer's Copy

CANFORD CLIFFS ARCHITECTS

28 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP
Tel: 01202 708192 : Fax: 01202 700976

27607
POL
DC
ENF
GS
27 MAR 2000
COPIES TO:

Our ref: RW/AS/2173-15

24 March 2000

The Head of Planning & Transportation
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

REVISED PLAN

For the attention of Ms E Circuit

Dear Sir

Planning Applications F/2000/0482; LB/2000/0461
70 Rose Street, Wokingham

0461

Following earlier telephone conversation with Ms Circuit and further discussion with your Conservation Officer regarding the above, please find enclosed 11 copies of amended drawing No.2173/9A which incorporates the adjustments summarised below:

1. Rooflights:
   Rooflighting previously proposed provided in the new roofs lighting the Kitchen and Living Room areas has now been omitted, in consideration of the concerns raised by the Conservation Officer.

2. Kitchen Fenestration:
   Following discussion with the Conservation Officer, a triangular top light window has been introduced above the pair of full height windows to the end return (N.E.) face of the Kitchen, and a smaller side window provided adjacent.

3. Ground Floor Stack Base:
   The previous proposal of a pair of brick piers is indicated replaced by an arrangement of 4 m.s. angle posts enclosed in Oak, and supporting the retained upper section of the brick stack at first floor joist level. This adjustment was indicated acceptable by the Conservation Officer.

It is hoped that the above adjustments are found satisfactory, and resolve earlier concerns, and that in consequence the Application can be considered acceptable. However, should any concerns remain outstanding or unredressed, please let us know.

Yours faithfully

R WARMINGTON
Director

Enc.

C.C. Mr and Mrs D Charlton

26679
Exc
COPIES TO: ACK:

ROSE STREET RESIDENTS SOCIETY

80 Rose Street
Wokingham
Berkshire
RG40 1XU

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR.

3 March 2000.

For the attention of Emy Circuit

Dear Sir

LOCATION: 70 Rose Street Wokingham.
PROPOSAL: Extension to the rear of the property
APPLICATION NO: 0462.

The Committee have studied these plans and make the following comments:-

1. We strongly recommend that the owner of No. 68 Rose Street should be made aware of this proposal as it may well affect his property and his plans as his house is currently undergoing extensive refurbishment - with the advice of the Council's Conservation Architect.
2. No photographs were submitted with the proposal and we feel that these would be very helpful for the Planning Officer delegated to decide this application and we would hope that a site visit will be carried out and discussions made with the Conservation Officer. The plans could have been clearer and a sufficient impression of the final extension was absent.
3. If the current Aga cooker is to be retained, no flue was shown on the plans.

We would appreciate careful consideration be given to this application.

Yours faithfully H. Guile
M. Robins

Mrs H Guile - Joint Chairman
Mrs M Robins - Secretary

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 04 February 2000

Application Number: F/2000/0462

Proposal: *Proposed first floor rear extension to dwelling and alterations to existing rear extension..*

Site Address:
70 , Rose Street, , Wokingham.

Applicant:
Mr & Mrs D Charlton C/O Canford Cliffs Architects.

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: N.S. Trotter **Print name:** N TROTTER

22-2-00

[redacted]

See part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

-7 FEB 2000

From: Emy Circuit

Date: 04 February 2000

Application Number: LB/2000/0461

Proposal: Proposed first floor rear extension to dwelling..

Site Address:
70 , Rose Street, , Wokingham.

Applicant:
Mr & Mrs D Charlton C/O Canford Cliffs Architects.

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

(1) I CONSIDER THIS PROPOSAL WILL ENHANCE THE BACK ELEVATION OF THIS LISTED STRUCTURE, REMOVING THE C20 FLAT ROOFS AND RETAINING THE EXPOSED TIMBER FRAME. THE SELECTED FORM OF THE EXTENSION IS ACCEPTABLE TO ME.

(2) I AM NOT CONVINCED IT IS NECESSARY OR DESIREABLE TO INTRODUCE THE 2 SECTIONS OF ROOFLIGHTS ON THE NORTH WEST AND NORTH EAST ELEVATIONS. I COULD NOT SUPPORT THEIR INCLUSION. DETAILS OF WINDOW + DOOR DESIGN ALSO TO BE CLARIFIED.

Harold Sanders
CONSERVATION ARCHITECT

21. 02. 00.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0462

Proposal: Proposed first floor rear extension to dwelling and alterations to existing rear extension

Site Address: 70 Rose Street, Wokingham

Applicant: Mr & Mrs D Charlton c/o Canford Cliffs Architects.

Your observations are required in respect of this application by **28/02/2000**

PLANNING SERVICES	HPT 26037
FOL	TS
DC	ENF
APP	
CS	
17 FEB 2000	
	ACK

Objections:

No objections. Subject to conservation area regs.

SIGNED: [signature]

CLERK TO Wokingham Town Council

DATE: 15/2/2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~21 JAN 2000~~ VALID 31 JAN 2000	Map No. 75B Site 9:05
Officer: EXC | Application No. LB|2000|0461	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description: (EA) PROPOSED FIRST FLOOR REAR EXTENSION ~~ALTERATIONS TO EXISTING REAR EXTENSION~~ TO DWELLING

Location: 70 ROSE STREET

Parish: WOKINGHAM Ward: Norreys 14.2.2000

Applicant: MR|MRS CHARLTON

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	~~Not supplied~~ Parking arrangements		
3	Forms unsigned			
4	Correct S 66 certificate	S 66	phoned 27/1	
(5)	Elevation plans	~~Side elevation~~		
6	Floor plans			
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 Bdg: in Cons. Area.....

Date Site Notice Sent : 4.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	(NK:) ✓ .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ..... ✓
Highways	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	(KC:) + English Heritage
Ancient Monuments Society	(KA:) & Victorian Society
Council for British Arch.	(KB:) & Soc for Prot of Ancient Buildings
RCHME	(KF:)
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....(Archaeological Site).....

.....

.....No pre-apps.....

NEIGHBOURS:

.....S/N Sufficient.....

Please do neighbour notifications for the following:

① 0461/62 70 Rose Street	68, 72, 72A Rose Street.
② 0569 50 Loddon Bridge Road	48 + 52 Loddon Bridge Road
③ 0572 25 Grovelands Rd	108 Clares Green Road 23 ~~Loddon B.~~ Grovelands Rd
④ 41 Bearwood Road 0549	27, 29, 31, 35, 37, 39, 39a, 41a Bearwood Road
~~⑤ 0558 205 Finchampstead Rd.~~	~~211 + 203 Finchampstead Road~~ ~~28 + 30 Croft Road, W'ham~~ ~~12 + 14 Bradley Drive~~

Thank you

Emy

22/02

ADDRESS 70 ROSE STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/20/62	Wok Area Housing Assoc	Dwelling rear 46/76	26/7/62	C/A
B/49/60 24/10/60	Mrs Irvine & Miss Skinner	Conversion of shop to private dwelling & small add.	8/12/60	C/A
17222	MRS GALE	CONSERVATORY	8.4.82	N/A C/A
17231	"	"	8.4.82	N/A C/A
BR 18522	"	"	21.4.82	REF. N/A
18054	"	CANOPY & REVOLVING DOOR SCOP	26.5.82	N/A C/A
18061	" LBC	"	26.5.82	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

31 JAN 2000 0461

LISTED BUILDING CONSENT APPLICATION

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice
The Occupier	68 Rose Street Wokingham Berks RG40 1XU	27 January 2000

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

(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

27-JAN-2000 15:22

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....
Canford Cliffs Architects

*On behalf of MR & MRS D CHARLTON

Date 27 JANUARY 2000

* Delete where inappropriate

27 JAN 2000 15:20

1871/A

WOKINGHAM DISTRICT COUNCIL

31 JAN 2008 Application No: 0461

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

1.

APPLICANTS NAME: MR AND MRS D CHARLTON
ADDRESS: 70 ROSE STREET
WOKINGHAM
POST CODE: RG40 1XU
PHONE:

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

AGENTS NAME: CANFORD CLIFFS ARCHITECTS
ADDRESS: 28 HAVEN ROAD
CANFORD CLIFFS
POOLE
DORSET
POST CODE: BH13 7LP
PHONE: 01202 708192

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

BUILDING LOCATION: 70 ROSE STREET WOKINGHAM

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

BUILDING TYPE: DWELLING

(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: II

---

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

2173/8 & 9

---

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.

REMODELLING OF REAR EXTENSION AND INTERNAL ALTERATIONS

---

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

CLAY FACING BRICK & TILE TO MATCH EXISTING AND AS AGREED WITH PLANNING AUTHORITY

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? NO
If **YES**, state date, to whom application was made and the result of the application if known.

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 R Warmington on behalf of MR AND MRS D CHARLTON
R Warmington
Canford Cliffs Architects
Date 20 JANUARY 2000

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.'



Site Plan, Scale: 1 to 1250

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Date: 25 January 2000

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