SYSTEMS LTD

SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0462

LOCATION:
70 Rose Street, Wokingham.

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

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

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: F/2000/0462

Parish: **WOKINGHAM**

Location: **70 Rose Street, Wokingham**

Proposal: **Proposed first floor rear extension to dwelling 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 plan 2173/9/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: 04/01/2001

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0462

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 or appropriate form retained

Rose St Residents - ensure No objs aware, no photos, time for cpa.
Highways - no comments

Planning Issues :

Character of Listed building and conservation area
impact on neighbours.

Application Number: F/2000/0462 + LB/2000/0401

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 ~~application~~ application 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 existing rear elevation of the building just below the 1st floor windowsills ~~of~~ No 72 has a deeper roof pair 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 (Carslaw) It would not affect/of as the neighbouring property is the same depth and it would be far enough from the boundary nor to be detrimental to No 72. Full height windows would be incorporated ~~incorporated~~ 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 ~~appearance~~ A small dormer would be incorporated in the roof adjoining No 68 ~~The~~ 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 F/2000/0462
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014	
03	C191	R191	insert after detailed drawings "at scale 1:20" and delete ", including hull size moulding profiles"
	N06		
	N02		2173/9/B / 30/11/00 / Work to the chimney omitted from the proposals
	N04		
N16	SEALP		STV1, SBE1, SBE2, SBE12, SBE14, SBE19
	WOLPDD		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

Received by Wokingham District Council

Application No: F/2000/0462

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

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

Tel: (0118) 974 6479

Date: 15/12/00

My ref: F/2000/0462

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 M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/0462
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling and alterations to existing rear extension.

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

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0462**
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling and alterations to existing rear extension.

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: F/2000/0462

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0462
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling and alterations to existing rear extension..

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 Mercer

Head of Planning and Transportation

Tel: (0118) 974 6479

Date: 15/12/00

My ref: F/2000/0462

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: F/2000/0462
70 , Rose Street, , Wokingham.
Proposed first floor rear extension to dwelling and alterations to existing rear extension..

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

Head of 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

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: 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: 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.

(RING ONE)

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

App No. F/2000/04402 (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 chimney stack omitted from the proposals

Drawing No's: 2173/1/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: Mr H Gurle, Mrs M Robins, Rose St Residents, 80 Rose St. RG40 1XU.

Date for Responses Wks only

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 04.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

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.

PDL	
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

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

	28257
DS	
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: _____

CLERK TO Wokingham Town Council

DATE: 05/04/00

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

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

Date: 30 March 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 to dwelling.

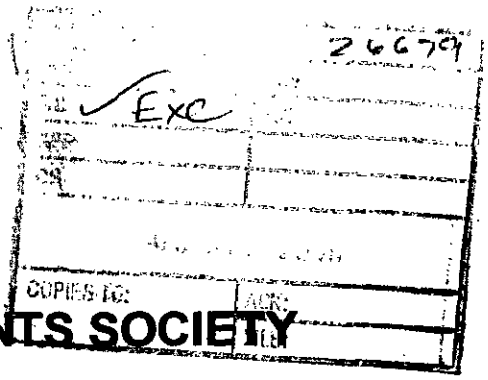
Applicant: Mr & Mrs D Charlton C/O Canford Cliffs Architects.

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.



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: 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.

✓ 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 22-2-00 **Print name:** N TROTTER

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT 26036
POL	TLS
DC	ENF
APP	
CS	
17 FEB 2000	
COPIES TO:	ACC:
	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 **28/02/2000**

Objections:

No objections. Subject to listed building regs.

SIGNED: _____ **DATE:** 15/2/2000

CLERK TO Wokingham Town Council

To:
Harold Sanders
Urban Design And Conservation Officer

7 FEB 2000

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.

SEE DETAILS / COMMENTS ON LISTED BUILDING APPLICATION : LB / 2000 / 0461.

Harold Sanders
CONSERVATION ARCHITECT
21.02.00.

See park 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 SUGGESTED FORM OF THE EXTENSION IS ACCEPTABLE TO ME.

(2) I AM NOT CONVINCED IT IS NECESSARY OR DESIRABLE 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 District Council Environmental Services Department, PO Box 157, Shute End, Wokingham, Berks, RG40 1WR

31 JAN 2000 * 0462

FAX

Date: 27/1/00

Number of pages including cover sheet: 5

To:
Mr Warmington

Phone:

Fax phone:

CC:

From:
Mrs Hunter
Planning admin

Phone: 0118 9746429

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Copies Sect 66 & Notice I

Ref: 70 Rose Street
Wokingham

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~21 JAN 2000~~ VALID 31 JAN 2000	Map No. 75B Site 0:05
Officer: EXC Application No. F/2000/0462	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 70 ROSE STREET

Parish: WOKINGHAM Ward: Norreys 4.2.2000

Applicant: MR/MRS CHARLTON

Fee Received 95-00 (9) 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~~ ~~Inc 3→4 bedrooms. Parking arrangements~~?		
3	Forms unsigned			
4	Correct S 66 certificate	S 66 · Serve Notice	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 : 14.2.2000 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:)
Ancient Monuments Society	(KA:)
Council for British Arch.	(KB:)
RCHME	(KF:)
Telecommunications (NRPB)	: .....
Sport England	: .....

+English Heritage
&
Victorian Society
&
Soc. for Prot. of Ancient Buildings

OTHERS:

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

.....

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

NEIGHBOURS:

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

Please do neighbour notifications for the following:

① [illegible] 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 ~~[illegible]~~ 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

1789/a

SECTION 66 CERTIFICATE

Application No.

31.JAN.2000* 0462

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
The Occupier	68 Rose Street Wokingham Berks RG40 1XU	27 January 2000

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . R Warmington Canford Cliffs Architects . . . . . .

On behalf of . . MR. & MRS. D. CHARLTON . . . . . .

Date . . . 27 JANUARY 2000 . . . . . .

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

CANFORD CLIFFS ARCHITECTS

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

Our ref: RW/AS/2173-9

31 JAN 2000

27 January 2000

31.JAN.2000* 0462

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

For the attention of Mrs Hurst

Dear Sir

Proposed Remodelled Rear Extension
70 Rose Street, Wokingham

Further to telephone conversation with Mrs Hurst regarding the above Application, please find enclosed 2 copies of Certificates B which we would be grateful if you could substitute for the earlier submitted Certificates A.

The amended certification is consequent of the scheme proposals involving some adjustment of the eaves and roof drainage to the adjoining No.68; although no party wall works are involved. We accordingly submit the appropriate Certificates B and confirm having served formal Notice upon the owner of No.68 Rose Street.

Thank you for bringing this oversight to our attention.

Yours faithfully

R WARMINGTON
Director

Enc.

CANFORD CLIFFS ARCHITECTS

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

21. JAN. 2000* 0462

Our ref: RW/AS/2173-7

20 January 2000

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir

Proposed Remodelled Rear Extension
70 Rose Street, Wokingham

Please find enclosed the following which is submitted in support of Applications for Full Planning Permission and Listed Building/Conservation Area Consent for proposed development at 70 Rose Street, Wokingham.

1. 6 copies Planning Application Form (Part 1).
2. 5 copies Listed Building Consent Application Form.
3. 2 copies Certificate A.
4. 11 copies each dwgs.2173/8, & 9.
5. Cheque in the sum of £95.00 payable to Wokingham District Council.

This Application seeks consents for the remodelling of an existing single storey rear extension to 70 Rose Street, together with minor related internal adjustment of the existing building and reconstruction of the lower stage of the internal stack.

70 Rose Street represents 2 bays of an early C16 2 storey framed dwelling fronting the north side of Rose Street; the third bay being represented by 68 adjoining. The original framed structure is substantially complete, but the front jetty was underpinned in brick in the C19, and the external framing panels to front and rear faces renewed in brick noggin during the C18 and heavily restored in the early 1960's. The original side stack was replaced by an internal stack set between the first and second bays in the early C17, but incorporating the original hearth reused at first floor level. The stack now provides additional support to the internal cross beams which have been partially removed to suit introduction of a stairwell and the ground floor stage has evidently been largely rebuilt in the early 1960's.

/continued

20 January 2000

The District Planning Officer
Wokingham District Council
Planning Department

To the rear, a modest flat-roofed single storey extension was also added in the 1960's, extending alongside a 2 storey rear wing added to No.68 in the later C19, and partially contained by a further single storey outbuilding attached to No.68 but extending across the original party boundary. The extension is of indifferent character, with fairly unsympathetic relationship with the older fabric of No.70.

The proposals subject of these Applications are to remodel the main body of the extension adjoining the No.68 wing, increasing its width and replacing the flat roof by a tiled roof catsliding from that of the adjoining wing. Within the new pitched roof, it is possible to accommodate a small additional bedroom accessed from the main building. The remaining return section of the extension extending across the rear face of the main building is proposed retained, but its roof remodelled as a pitched tiled construction offering a more appropriate relationship with the adjoining older fabric, and running into the new catslide roof on one side. At the abutment of the catslide roof and the rear face of the main building, it is proposed to incorporate a discreet small leaded dormer. The latter would facilitate first floor connection without a disturbance of remaining older fabric, and offer insignificant visual impact. The new first floor space within the catslide roof would accommodate a modest, but nevertheless adequate, additional single Bedroom, and also a separate WC facility which is at present not available in the dwelling. Apart from adjustment of modern internal partitioning, and removal of a section of C19 panel infill, the older fabric would remain unchanged.

On the ground floor, it is proposed to replace the existing ungainly and largely reconstructed lower stage of the internal stack with a more stout pair of brick piers, which will allow the ground floor area to be utilised as a more effective living space. The exact details of the pier support will obviously need to be carefully considered, to ensure that the structural integrity of the upper section of the stack and floor framing are not compromised.

It is obviously recognised that the materials will need to be carefully selected to provide the most appropriate match with the existing, and that the architectural detailing will require proper consideration to ensure maintenance of a commensurate quality and character.

It is felt that the proposed remodelling of this rear extension will offer opportunity of positive enhancement of the character of the existing building and its Conservation Area setting. Although only the rear elevations are involved, the varied roofscape of

/continued

20 January 2000

The District Planning Officer
Wokingham District Council
Planning Department

secondary wings and more intimate character is an inherent element of the historic pattern of development. In removing the discordant element of a flat roofed appendage, and its replacement by a more traditional pitched-roofed element, this historic character is clearly better respected and the extension accordingly far more satisfactorily integrated into the older fabric.

It is hoped that the enclosed information is all found satisfactory for your current consideration, but should any further details or clarification of any points be considered necessary at this stage, please do not hesitate to let us know.

Yours faithfully

R WARMINGTON
Director

Enc.

C.C. Mr and Mrs R Charlton

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

31.JAN.2000* 0462

1.	APPLICANT'S NAME	MR AND MRS D. CHARLTON
	ADDRESS	70 ROSE STREET WOKINGHAM
	POST CODE	PHONE
	AGENT'S NAME	CANFORD CLIFFS ARCHITECTS
2. If the applicant has an agent, all *correspondence will be sent to* the agent	ADDRESS	28 HAVEN ROAD CANFORD CLIFFS POOLE DORSET
	POST CODE	BH13 7LP PHONE 01202 708192
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	70 ROSE STREET WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REMODELLING OF REAR EXTENSION TO EXISTING RESIDENTIAL PROPERTY AND INTERNAL ADJUSTMENTS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.04ha
6. State the applicant's interest in the land *e.g. owner, prospective purchaser, lessee*	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	2173/8, 9.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

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

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

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

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

CLAY FACING BRICKS AND TILE ALL TO MATCH EXISTING AND TO BE AGREED WITH PLANNING AUTHORITY.

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

EXISTING WALLS AND FENCING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECTIONS TO EXISTING SYSTEM.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

NOT APPLICABLE.

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£95.00.

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

SIGNED R WARMINGTON CANFORD CLIFFS ARCHITECTS ON BEHALF OF MR & MRS D CHARLTON DATE 20 JANUARY 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

ENGLISH HERITAGE

SOUTH EAST REGION

38160

ES

DC
AFF
CS
COPIES TO:
FILE:

Wokingham District Council
Planning Dept
PO Box 157
Shute End
Wokingham
Berks RG1 1WR
FAO: Emy Circuit

Tel: 01483-252030

Your ref: F/2000/0462

22nd December 2000

Dear Sir

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

ADDRESS: 70 Rose Street, Wokingham

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

On the basis of the submitted documentation, which we have listed below, English Heritage has no objection to the application.

If your authority is minded to grant consent, you are reminded that the Directions in Environment Circular 14/97 require you to notify the Secretary of State. In doing so, you will speed up the response if you attach a copy of this letter to your notification (including the attached list of the documentation) and confirm that the plans and drawings have not changed. You will also need to let the Government Office have a list of all the conditions to which the consent will be subject.

Where the plans and drawings change after we have been consulted, I would be grateful if you would come back to me for further comments. It would also be helpful if you could draw these changes to the attention of the Government Office.

Drawing No: 2173/9/B

Yours sincerely

pp S. Angell

Dr Diane Kay
Historic Buildings Inspector
South East Region



Site Plan, Scale: 1 to 1250

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Date: 25 January 2000

N
W E
S

2 st timber frame + brick infile

2st either side

end elev of wing white painted brick

modern 2st dev at bottom of garden

1.5m walls + fences with climbing plants

Single 1st floor window in end of wing

Other side lower roof box dormer across whole width with 3 windows - tile hung + lean to roof

c 3m vertical wall adjacent to other boundary

lean to extn slightly deeper