APPLICATION NO:
LB/2000/0467

LOCATION:
33 Rose Street, Wokingham.

APPLICANT:
T Trow Esq C/O Martin And Pole Nicholas

PROPOSAL:
Application for retention of 3 replacement windows in rear of listed building.

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

APPLICATION EXPIRY DATE: **24/03/2000**

CASE OFFICER: **Emy Circuit**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

86 Rose Street
Wokingham RG40 1XU

Telephone 0118 978 3681
Facsimile 0118 977 4260

DX 33505 Wokingham

Our Ref GP/1296E
21.0103-3
Your Ref. CJB/EMT/Trow

Date 17 June 1999

Messrs Clifton Ingram
Solicitors

DX No. 33500 Wokingham

Ratcliffe Duce & Gammer *Solicitors*

Partners
Anthony Chancellor-Weale
Robert Watts LLB
Paul Henrion LLB
Mark Farnell LLB
Gwendolen Burks MA (Oxon)
Sarah Benfield LLB
Nicholas Rodriguez BA
Gillian Powell BA

Associates
Ruth Hubbard LLB
Harriet Reid LLB

Consultants
David Lewis LLB
David Gammer

Also at
Reading and Wallingford

The Firm is regulated by the Law Society in the conduct of Investment Business

Dear Sirs

Re: 33 Rose Street, Wokingham
SUBJECT TO CONTRACT

We refer to our telephone conversation of 11th June. We have spoken with our client, who advises that it was the representative of the Wokingham District Council who noticed that there was a label affixed to one of the upstairs windows, indicating that they were installed in the 1980's.

Our client purchased the property in 1991 and the windows were installed prior to this.

We trust this is sufficient for your purposes and look forward to hearing from you as to exchange.

Yours faithfully,

Ratcliffe Duce & Gammer

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

PLANNING SERVICES 30467
POL FILE
29 NOV 2001
COPIES TO ACK:
FILE:

27 November 2001
JW/lea/23401

Partners
J Millar Campbell FRICS
D C Auger FRICS
D D Chopping FRICS

Associates
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
P C Neale FRICS
C W Reynolds FRICS

Ms E Circuit
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Circuit

33 ROSE STREET, WOKINGHAM
REPLACEMENT WINDOWS

Thank you for your letter dated 26 November 2001 reminding me about the remaining Listed Building application. With the granting of Listed Building Consent to replace the UPVC windows and door at the rear of this property with wooden framed fittings I can withdraw application LB/2000/0467.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department Enclosures

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 Fax: (01344) 780191
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2000/0467

Proposal:
Application for retention of 3 replacement windows in rear of listed building.

Location:
33 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/2000/0467

Proposal:
Application for retention of 3 replacement windows in rear of listed building.

Location:
33 , 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
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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 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 April 2001
My ref: EXC/LB/2000/0467
Your ref: JW/lea/23401

Julie Williams
Martin & Pole Nicholas Planning Department
7 Broad Street
WOKINGHAM
RG40 1AY

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 Ms Williams

REPLACEMENT WINDOWS AT 33 ROSE STREET, WOKINGHAM – LB/2000/0467

Thank you for your letter of 5 April concerning replacement of the windows in the rear elevation of 33 Rose Street.

As the nature of the replacement windows now proposed, is materially different to the UPVC windows that were the subject of application LB/2000/ 0467, a new application for listed building consent will be required. The details listed in the schedule are acceptable but elevations of the windows and door, and typical sections, at scale 1:20 or similar, will be also be required. These should include details of the method of fixing the secondary double glazing.

I hope this is clear but if you require any further advice please contact me on 0118 974 6497. The relevant application forms are enclosed.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

CC: Harold Sanders, Senior Design and Conservation Officer

Emy 20.04-01.

I thought we did have some details from the window manufacturers and agreed it would be single glazed with glazing bars smaller than now drawn.

Yes elevations of windows + door necessary [illegible]

Remember - he has instructed MP+N to string us along!! H.

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

30 March 2001
JW/lea/23401

LB/2000/0467
42027

Ms E Circuit
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

FOL
DC E+C
PP
03
05 APR 2001
COPIES TO: ACK:
FILE:

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc FRICS

Associates
R C Griffiths MRICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS FRVA
P C Neale FRICS
L J Rose FRICS

Dear Ms Circuit

33 ROSE STREET, WOKINGHAM
REPLACEMENT WINDOWS

Further to our recent conversation I now enclose plans and a schedule confirming how the existing UPVC windows and door at the rear of this property are to be removed and replaced with wooden windows. I hope that these are acceptable.

If you could confirm that this information is acceptable I will arrange to withdraw the current Listed Buildings application and submit a new application to cover the replacement of the existing door and windows with wooden ones. If however you consider that this change could be dealt with as an amendment to the current application then I hope that you can accept this letter as confirmation of the change.

I hope to hear from you soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 31 May 2000
My ref: EXC/LB/2000/0467
Your ref: JW/lea/23401 andJI/lea/23401

Julie Williams
Martin Pole and Nicholas
7 Broad Street
Wokingham
Berkshire
RG40 1AY

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 Ms Williams

REPLACEMENT WINDOWS AT 33 ROSE STREET WOKINGHAM
APPLICATION NO LB/2000/0467

I write in response to your letters of 14 April and 12 May and subsequent telephone conversations.

No decision has been made on the application as, following our letter of 9 March, we are awaiting confirmation of whether or not the applicant wishes to include the window and door in the single storey rear extension as part of this application. The window and door in question are not clearly shown on the photographs submitted and details of them would be required if they are to be considered as part of the current application.

Your letter of 12 May has been discussed with Harold Sanders, the Council's Urban Design and Conservation Officer and, while we appreciate the points you have raised regarding the history of the property, I must inform you that the proposition made would not be acceptable to the Council.

I hope this clarifies the situation but if you have any further queries please contact the case officer, Emy Circuit, on the number above. I also ask that you inform us whether the applicant wishes to proceed with the application as it stands or if it is your intention to submit details of the window and door in the rear extension. Please note that the advice given is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

John Mitchell,
Development Control Manager

PLANNING SERVICES
POL
DC
APP
CS
PP 29390
16 MAY 2000
COPIES TO:
ACK:
FILE:

Martin & Pole
inc. Watts & Son
Est. 1846

12 May 2000
JW/lea/23401

Partners
I Millar Campbell FRICS
D C Auger MRICS, FSVA
C W Reynolds FRICS
D D Chopping FRICS
S M Leedale
R N Price MSc FRICS

Associates
R C Griffiths MRICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dalborough FRICS, IRRV
P C Neale FRICS
L J Ruse FSVA

Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Attention Ms Emy Circuit

Dear Ms Circuit

33 ROSE STREET, WOKINGHAM
APPLICATION NO LB/2000/0467

I introduced myself to you as the new representative for Mr Trow in this matter and asked for a little time to enable me to assess the situation.

According to an internal memo to you from Mr Sanders, the building was listed in 1951. From my analysis it would seem that the 'saga' of the windows began in 1958 when, according to your records and the listing description, some major refurbishments were made to a number of buildings in Rose Street by the then owner. These works seem to have included replacing windows on all these properties to front and rear with iron (judging by the rust on some of them) casement windows supplied by Ideal Casement Window Company of Reading. It would appear that the windows were in fact metal casement windows not timber.

Despite extensive research by the Council, ourselves and our client there seems to be no documented evidence to show when the ground floor rear extension was added. I agree with your assumption that it is likely to have taken place at the same time as the other refurbishments c 40 years ago.

Then in 1981 (according to a label on one of the windows) three windows on the rear elevation (two on the first floor and one in the roof space) of the original building were replaced with aluminium windows encased in uPVC. I also believe that this is likely to have been when the door and window were replaced on the rear extension.

Continued/..

Almost 20 years goes by before someone at the Council is made aware of these 'new' additions and decides to take action. In the meantime our client is in the process of acquiring the property which is completed in June 1999. Understandably he is quite baffled about being liable for remedying these works because he was unlucky enough to become involved at this point. The legislation concerning Listed Buildings have been explained to him, which he understands but cannot understand the reasonableness of what he is being asked to do.

In response to the objections from English Heritage and the Conservation Architect our initial advice to our client was to replace the windows. We received confirmation from Mr Sanders that 'powder coated metal windows may be acceptable' subject to detailing being appropriate to the age of the building. This would seem correct as the windows seem to have been metal at the time of listing and prior to being replaced.

I have now looked at case histories and the legislation and despite our initial advice to our client his case could have some merit. This is on the grounds that the windows are at the rear of the building, small in size and not easily seen, replicate the earlier fenestration detailing and have been in place (apparently without causing any detriment to the listed building) for almost 20 years. What does look out of place is the new door on the extension.

While it is unusual for a Council to do a 'deal', in the interests of reasonableness I wonder if you would contemplate granting listed building consent for the windows if we were to amend the application to include replacing the door with a wooden, traditional one.

You may wish to discuss this letter with Mr Sanders before replying.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

PLANNING SERVICES | HPT 28483
PCL | LS
DC | ENF
VP
2000

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

14 April 2000
JI/lea/23401

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc FRICS

Associates
R C Griffiths MRICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS IRRV
P C Neale FRICS
L J Ruse FRICS

Ms E Circuit
Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM RG40 1WR

Dear Ms Circuit

APPLICATION NUMBER LB/2000/0467
33 ROSE STREET, WOKINGHAM
APPLICATION FOR RETENTION OF 3 REPLACEMENT WINDOWS IN REAR OF LISTED BUILDING

Further to your letter of 4 February (copy attached), our client is anxious to know whether or not a decision has been made on the above.

Please could you let us know as soon as possible.

Yours sincerely

Mrs L E Armstrong
Martin & Pole, Nicholas
Secretary, Planning Department

Enclosure

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Tel. (0118) 974 6479

Date: 04 February 2000

Your Ref:

My Ref: Emy Circuit / LB/2000/0467

T Trow Esq
C/O Martin And Pole Nicholas
7
Broad Street
Wokingham
Berkshire
RG10 OTP

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 Sir/Madam

Application Number: LB/2000/0467

Site Address: 33 , Rose Street, , Wokingham.

Proposal: Application for retention of 3 replacement windows in rear of listed building..

Thank you for the above Listed Building application, which has now been accepted.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **24/03/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application, please contact **Emy Circuit** on **(0118) 974 6479** quoting reference number **LB/2000/0467**.

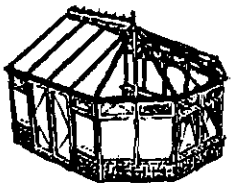
Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on (0118) 974 6375.

Yours faithfully,

Chris Wood
Head Of Planning and Transportation

0118 932 32020

X OK TO HS. 21.03.01.
HS TO CONFIRM ACCEPTABLE. AS AGREED WITH MR LAFFORD.



Lafford & Leavey

Windows & Conservatories Ltd.

Arrowhead Road
Theale, Reading, RG7 4AZ
Tel:- 0118 9303333
Fax:- 0118 9323707

FAX

Date: 19-3-01
Number of Pages: 3 inc. Header

33(?) ROSE STREET WKM.

To: Mr HAROLD SANDIPS

From: PAUL LAFFORD

Ref: MACAFERIMAN @GRAZELEY

Remarks:

Apologies for the delay, please see revised sections for casement windows with 4mm single glass

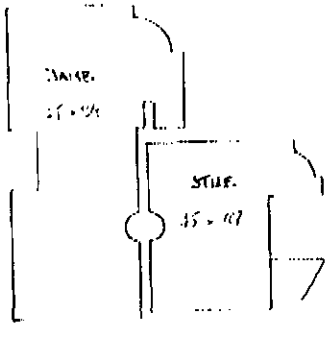
(COSTINGS will need to be revised to customer - I am dealing with this)

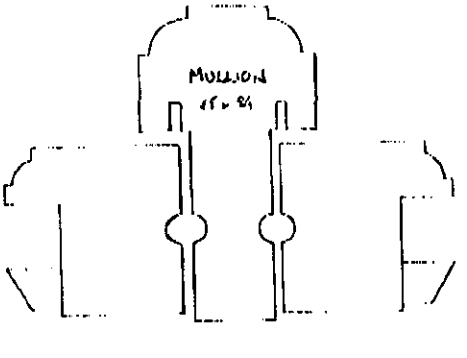
Paul Lafford

0118 932 32020



VERTICAL SECTION
CILL SIDE





HORIZONTAL SECTION FULL SIZE

R.P.M. 6.2.01

WORK SHEET FOR : Emy Circuit

Application Number : LB/2000/0467

Applicant : T Trow Esq C/O Martin And Pole Nicholas.

Location : 33 , Rose Street, , Wokingham.
Proposal : Application for retention of 3 replacement windows in rear of listed building.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/2

Date of Neighbour Notifications : Green s/n 17/2

Date of Site Visit : 15:2:00

Date Registered : 28/01/2000

Earliest Date for Decision : 28/02/2000

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

Application Expiry Date: 24/03/2000

Consultation Responses :
Conservation - Should be replaced with timber windows and door of traditional section.
English Heritage - unacceptable, should be timber/ match material)colour, profile and design.
Nokingham TC - not in keeping with listed building. Recommend refusal.

Planning Issues :
Listed Building - WHE13 esp(d)and(f)
Conservation Area WHE5(D), (B) (E) /SBE12, 14, 15
Identified Settlement
Streetscene WBE1, WOS3, WOS10 / SBE1/2

The design and materials of the replacement windows is harmful to the character of the listed building. Therefore, the proposals are contrary to Policy WHE13 of the WDLPDD and

Application Number: LB/2000/0467
33 Rose Street, Wokingham

Appraisal: 33 Rose street is a grade II* listed building. The retrospective application is for replacement UPVC windows in the rear elevation of the property. A replacement window and door have also been inserted in the single-storey rear extension to the property.

The replacement windows are considered harmful to the character of the listed building: UPVC is not a traditional material and is not considered appropriate for window frames in the building as it and has a significantly different appearance to that of wood or metal; the glazing bars in the replacement windows are enclosed between the sealed units and have a flat profile, unlike the critalls found in the front and side elevations of the building; the trickle vents in the top of the frames are not a feature of traditionally constructed windows and are noticeable, drawing attention to the modern construction of the frames. Although the extension is a modern addition to the building the design of windows and doors should match or respect those in the listed building and, therefore the replacement windows are not considered acceptable in the extension either. Similarly modern materials and construction have been used for the replacement door is constructed with modern and glazing pattern is not in keeping with the character of the building.

Recommendation: refusal

Application Number LB/2000/0467
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 33 Rose Street Wokingham.

APPLICATION NUMBER: LB/2000/0467

OFFICER: Emy Circuit

DATE OF SITE VISIT: 17:2:00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on entrance door at side
Green s/n on front railings

2. DESCRIPTION OF SURROUNDINGS town centre, mixed use with large proportion residential.

3. DESCRIPTION OF SITE/BUILDING timber frame, end terrace. front elevation, gf brick, 1st + 2nd rendered white with exposed timbers, cills at gf and diamond leaded at 1st + 2nd (metal frame) side elevation brick + rear entirely rendered.
single storey flat roof extn at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES.
Side path separates from 31. Parking and garages/outbuildings to rear external stair + gate to 35 in rear garden, wall c1m to side + rear + lawn raised c30cm,

5. SITE CONSTRAINTS

TREES –

ACCESS/PARKING –

LEVELS –

BOUNDARY TREATMENT 2M wall + gate to 35a, lower wall to rear and side

OTHERS –

Applicationo	Name & Address
LB/2000/0467	Rose Street Residents Society 80 Rose Street Wokingham Berks RG40 1XU
Application Withdrawn	Letter sent 05/12/01

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 26 November 2001
My ref: EXC/LB/2000/0467
Your ref: JW/lea/23401

Julie Williams
Martin and Pole Nicholas
7 Broad Street
Wokingham
RG40 1AY

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

Dear Mrs Williams

LB/2000/0467 – PROPOSED RETENTION OF REPLACEMENT WINDOWS AT 33 ROSE STREET, WOKINGHAM

I refer to your letter of 12 July 2001, regarding the above property, in which you stated your intention to withdraw application LB/2000/0467, for retention of the unauthorised UPVC windows, once the application for wooden replacement windows (LB/2001/4417) had been registered. I have not heard from you since but note that application LB/2001/4417 was approved in October this year. In view of this approval, I hope that you will now be able to withdraw the above application. Unless I hear otherwise from you before 17 December 2001, the application will be considered as withdrawn.

If you would like to discuss this matter, I can be contacted on 0118 974 6479.

Yours sincerely

Emy Circuit,
Senior Planning Officer, Development Control

Recd PH 12.7.01

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

13.JUL.2001* 4417

12 July 2001
JW/lea/23401

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRI
P C Neale FRICS
L J Ruse FRICS

Ms E Circuit
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

LB/2001/4417 12/OCT/01

Dear Ms Circuit

WB/2000/0467

33 ROSE STREET, WOKINGHAM
REPLACEMENT WINDOWS

I enclose a Listed Building application form with relevant drawings to resolve the matter of replacing UPVC windows and a door at the rear of this property with wooden framed fittings. I hope that these are acceptable. On confirmation of the registration of this application I will withdraw the current Listed Building Consent application.

In your last letter to me you were seeking detailed drawings of the windows. Drawing 23401/2 shows the dimensions and fenestration of the proposed replacement windows and door and a typical section of a window. Suffice to say the selected door and windows have been discussed with Harold Sanders and in my opinion the information now supplied is sufficient to determine the application. If more detail of actual fitting is required this can be dealt with by condition requiring the approval of the specifications before work commences. By the way please note that we are no longer proposing secondary glazing. If the owner changes his mind at a later date we will deal with it then.

My client has already been put to considerable expense in resolving the breach of Listed Building regulations that were carried out by a previous owner. He is now resigned to changing the windows and is ready to instruct the contractor to get on and replace them as required by the Council's enforcement team and to meet your design requirements. I hope that you do not throw hurdles in the way of getting this matter sorted soon and the work completed in the near future.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department Enclosures

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Crowthorne Office (01344) 780111
The Auction House (0118) 979 0460

ROSE STREET RESIDENTS SOCIETY

80 Rose Street
Wokingham
Berkshire
RG40 1XU

The Planning Officer
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR.

3rd March 2000

For the attention of Emy Circuit

Dear Sir

LOCATION: 33 ROSE STREET WOKINGHAM
PROPOSAL: APPLICATION FOR RETENTION OF THREE REAR WINDOWS
APPLICATION NUMBER: LB/2000/0467.

No. 33 Rose Street is a Grade II* listed property within a conservation area.

Sometime in the past a previous owner has replaced all the windows to the rear of this property without planning or consultation in an inappropriate material, (plastic).

The Rose Street Residents Society would like to see wooden windows replaced in this property as it would be more in keeping with the Grade II* buildings status.

Previous alterations and extensions to the rear of properties in Rose Street have been sadly overlooked, and what has been done in the past should not set a precedent for continuing "bad practice" in the future. We feel that plastic windows are not to be encouraged in either listed or unlisted properties in Rose Street.

The Rose Street Residents Society is concerned that properties in this street are well maintained to keep its historic appearance and thus the value of individual properties will be retained.

We understand that English Heritage has been asked to comment on this particular property and we appreciate that there is a considerable cost implication for the present owner, but hope that after consultation a sensible solution can be arrived at for all concerned.

Yours faithfully

Mrs H Guile - Joint Chairman
Mrs M Robins - Secretary

cc. MR. H. SANDERS
CONSERVATION ARCHITECT

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date March 6, 2001
My ref. HS/PP

Mrs Williams
Martin & Pole Nicholas
7 Broad Street
Wokingham
RG40 1AY

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

Dear Mrs Williams

33 ROSE STREET, WOKINGHAM

'Stick-on' bars or glazing bars of the size illustrated are not acceptable details for windows to this listed building. As these windows are comparatively small the glazing bars should be as thin as possible.

I therefore conclude that the window manufacturer is correct; single glazing is the only possible solution.

Secondary glazing could be considered if additional thermal insulation is required.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Martin & Pole

inc. Watts & Son Est. 184

15/2/01

Harold Sander REDACTED

Please could you comment on the attached draft specification. for 33 Rose Street replacement windows. Our client would prefer to provide double glazed windows.

Also - will be meeting clients at Denmark St to arrange your visit either Friday PM or next week sometime. Will be in touch.

JRe Williams

7 Broad Street
Wokingham
Berkshire
RG40 1AY

Telephone
Wokingham
(0118) 978 07
Residential Sa
Wokingham
(0118) 979 00
Facsimile
(0118) 977 1

PLANNING SERVICES
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ENF
16 FEB 2001
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To

THE ABOVE PRICES ALLOW FOR 4-6-4 DOUBLE GLAZED UNITS, LOCKABLE HANDLES.

AS THESE WINDOWS ARE IN A LISTED BUILDING I HAVE MY DOUBTS THE COUNCIL WILL ALLOW FALSE GLAZING BARS BETWEEN THE DOUBLE GLAZED UNITS SO I HAVE ALLOWED FOR GLAZING BARS AS DETAIL, ALTHOUGH AGAIN THEY MIGHT NOT WISH TO SEE SUCH THICK BARS, THEY HAVE TO BE THIS LARGE SO YOU DO NOT SEE THE SPACER IN THE D.G. UNITS.

YOU MAY HAVE TO GO BACK TO SINGLE GLAZING OR ASK IF YOU CAN HAVE 'STICK ON' BARS ON THE OUTSIDE OF THE UNITS, ALTHOUGH I HAVE TO SAY THIS IS NOT WHAT I WOULD RECOMMEND AS IT LOOKS VERY AMATEUR.

PRICES ARE SUBJECT TO FINAL DETAILS & DIMENSIONS

PLUS VAT.

IF YOU HAVE ANY QUESTIONS OR QUERIES PLEASE DO NOT HESITATE TO CONTACT ME

Regards

Simon Hole

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

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C W Reynolds FRICS
D D Chopping FRICS

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Associates
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(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

9 February, 2001 Our ref: JI/23401/MH

Wokingham District Council, **BY HAND**
Planning Department,
Shute End,
Wokingham.
RG40 1WR,

For the attention of Miss Emy Circuit.

Dear Mrs. Circuit,

Re: 33 Rose Street, Wokingham. LB/2000/0467

Thank you for your letter of the 5th February regarding the above. Julie Williams is dealing with this and she will contact you on her return from leave on the 15th February.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 5 February 2001
My ref: EXC/LB/2000/0467
Your ref: JW/lea/23401 andJI/lea/23401

Julie Williams
Martin Pole and Nicholas
7 Broad Street
Wokingham
Berkshire
RG40 1AY

By post and fax

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 Ms Williams

REPLACEMENT WINDOWS AT 33 ROSE STREET WOKINGHAM
APPLICATION NO LB/2000/0467

Following from our previous correspondence regarding the above retrospective application, please can you advise whether it is still your clients intention to replace the unapproved windows. If this is the case, I would like to agree a timescale for submission of details and installation of the proposed timber windows. If I do not hear from you by Wednesday 14 February I will assume that they are no longer considering this option and the application will be recommend for refusal.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham Berks, RG40 1WR

FAX

Date: 5 February 2007

Number of pages including cover sheet: 2

To: Julie Williams

Phone:

Fax phone:

CC:

From: Emy Cusant

Phone:

Fax phone: 0118 9746484

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

33 Rose Street, Wokingham LB|2000|0467

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 December, 2000
My ref: EXC/LB/2000/0467
Your ref: JW/lea/23401

Julie Williams
Martin & Pole Nicholas Planning Department
7 Broad Street
WOKINGHAM
RG40 1AY

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 Ms Williams

33 ROSE STREET, WOKINGHAM – LB/2000/0467

Thank you for your letter of 15 November in which you suggest that, in view of the cost of replacing the unapproved windows in the rear of 33 Rose Street, a compromise could be reached, with only the windows in the original building being replaced and the window and door in the rear extension remaining as existing.

Following careful deliberation, I do not consider that this option would be acceptable to the Council. The extension itself does not enhance the character of the listed building and this impact would be accentuated if the window and door in it were different to those in the remainder of the rear elevation. Please note, however, that an 'off the peg' timber door of a suitable design (for example a ledge, brace and batten door), readily available from builders' merchants, is likely to be acceptable.

I hope this advice is of assistance to you and look forward to hearing how you wish to proceed with this matter. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact the Emy Circuit, on the above telephone number.

Yours sincerely



M L Thorp,
Principal Development Control Officer

CC: Harold Sanders, Senior Design and Conservation Officer

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 November 2000
My ref: EXC/LB/2000/0467
Your ref: JW/lea/23401

Julie Williams
Martin & Pole Nicholas Planning Department
7 Broad Street
WOKINGHAM
RG40 1AY

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 Ms Williams

33 ROSE STREET, WOKINGHAM – LB/2000/0467

Thank you for your letter of 15 November.

I will be on leave until the 4 December but will discuss the matter with Harold Sanders and contact you, on my return.

Yours sincerely

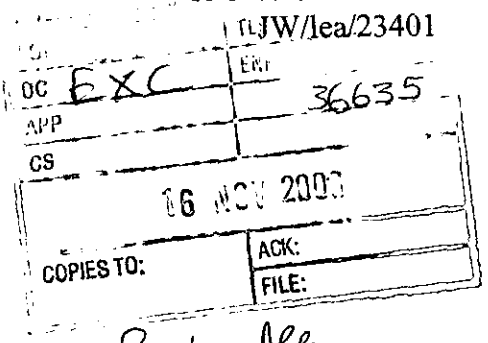
Emy Circuit,
Planning Assistant, Development Control

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

15 November 2000

TLJW/lea/23401



Reply Req

Ms E Circuit
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc FRICS

Associates
R C Griffiths MRICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS FRIBA
P C Neale FRICS
J. J Rose FRICS

Dear Ms Circuit

33 ROSE STREET, WOKINGHAM
REPLACEMENT WINDOWS

Further to our recent conversation I have now concluded my market survey of window manufacturers and fitters and it confirms my comments to you about the tremendous cost to our client to replace the offending windows – installed long before he owned the property.

One of the quotes came in as high as £7,221 but most are around £3,500. As you can imagine the scale of the cost was a surprise to me and my client and we have been discussing how to resolve the matter. My advice to my client remains that he should replace the windows in the original Listed Building, however I thought we should explore any leniency by yourself with regards to the door and window in the modern extension. The rear boundary wall also largely obscures these from easy view so the degree of effect on the original character of the Listed Building must be seen in that context. Deleting these two items to be replaced from my client's quotes would represent a saving of at least £1,000 so I am not quibbling about pennies.

I trust that you can give this request your very careful consideration. I hope to hear from you soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 26 June 2000
My ref: EXC/LB/2000/0467
Your ref: JW/lea/23401

Julie Williams
Martin & Pole Nicholas Planning Department
7 Broad Street
WOKINGHAM
RG40 1AY

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 Ms Williams

33 ROSE STREET, WOKINGHAM – LB/2000/0467

Thank you for your letter of 12 June.

Following discussion with the Council's Planning Enforcement Team and Harold Sanders, I can confirm that replacement of the windows and door, in the rear elevation of the building, with others in an appropriate design and materials would be welcomed and could be considered as a repair to the listed building. The case officer, Emy Circuit will contact you shortly to arrange a convenient time to discuss the proposed replacements.

Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

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CS 30475
12 JUN 2000
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8 June 2000
JW/lea/23401

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I Millar Campbell FRICS
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D D Chopping FRICS
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Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, ARIC
P C Neale FRICS
L J Ruse FRICS

Ms E Circuit
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Reply reqd.

Dear Ms Circuit

33 ROSE STREET

Thank you for your letter dated 31 May 2000, the contents of which I have now discussed with our client. In view of the Council's unwillingness to take a more reasonable course of action and the inevitable refusal of the current application we have agreed that the course of action should be to replace the 'offending' windows with ones that would better meet the Council's requirements. Our client has also agreed to include replacing the window and door in the ground floor extension although this did not form part of the enforcement enquiries or our application.

It would be appreciated if you or Mr Sanders could contact me to arrange a time when we could meet on site and agree what specification of window and door manufacture would amicably resolve this matter. I understand that the ground floor window and door have double glazing and you will be aware of the uncertainty over whether the most appropriate style of window would be timber framed or metal casement.

I assume that replacement of the windows and door would be covered by 'repair' to a listed building so consent for these works will not be required. If you agree, once we have decided on the replacements (and a reasonable timescale for their installation) we will withdraw the current application.

Continued/..

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

I look forward to hearing from you soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Cc T Trow Esq

Martin & Pole Nicholas
inc. Watts & Son
Est. 1846

27361

√exc
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16 March 2000
JI/lea/23401

Partners
I Millar Campbell FRICS
D C Auger MRICS, FSVA
C W Reynolds MRICS
D D Chopping FRICS

S M Leedale
[illegible] MRTPI
R N Price [illegible] FRICS

Associates
R C Griffiths MRICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dulborough FRICS, [illegible]
P C Neale FRICS
L J Ruse FSVA

Ms E Circuit
Planning Department
Wokingham District Council
Shute End
WOKINGHAM

Dear Ms Circuit

33 ROSE STREET, WOKINGHAM
LB/2000/0467

Thank you for your letter of 9 March in respect of the windows and door in the rear extension. Our client is considering seeking further advice on the matter and I will respond in more detail to your letter in due course.

Yours sincerely

J. M Ireland

Mrs Jane M Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office
(0118) 959 1231
Fax: (0118) 958 5061

Crowthorne Office
(01344) 780111
Fax: (01344) 780191

The Auction House
(0118) 979 0460
Fax: (0118) 977 6166

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 9 March 2000
My ref: EXC/LB/2000/0467
Your ref: JI/lea/23401

Mrs Jane M Ireland
Martin Pole and Nicholas
7 Broad Street
WOKINGHAM
RG40 1AY

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 Mrs Ireland

33 ROSE STREET, WOKINGHAM – LB/2000/0467

Thank you for your letter of 3 March and the enclosures. The correspondence refers to the single-storey, rear extension to the property only. The replacement windows and door are a later alteration and, therefore, listed building consent is required for both the windows in the original building and those in the extension. To enable the window and door in the extension to be considered as part of the current listed building application, please submit the additional information relating to them within the next ten days.

If you have any queries regarding the application please contact the case officer, Emy Circuit, on the number above. Please note that this information is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

26741

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

3 March 2000
JI/lea/23401

07 MAR 2000
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C W Reynolds FRICS
D D Chopping FRICS

S M Leedale
MSc, Dip, TP, R.Ed, Hons, MRTPI
R N Price RSC FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FSVA

Miss Emy Circuit
Environmental Services Department
Wokingham District Council
Shute End
WOKINGHAM

Dear Miss Circuit

33 ROSE STREET, WOKINGHAM
APPLICATION REFERENCE LB/2000/0467

Further to our telephone conversation of Friday, 3 March, with regard to the ground floor rear extension at 33 Rose Street. Please find enclosed copies of letters sent from your Council dated 23 February 1999 in which it was decided that it was not expedient to take enforcement action on this part of the building. I trust this is of help to you in this matter but please do not hesitate to contact me if you have any further queries whatsoever.

Yours sincerely

J. M. Ireland

Mrs Jane M Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office
(0118) 959 1231
Fax: (0118) 958 5061

Crowthorne Office
(01344) 780111
Fax: (01344) 780191

The Auction House
(0118) 979 0460
Fax: (0118) 977 6166

Tel: (0118) 974 6442 (Direct Line)

Fax: (0118) 974 6484

Date: February 23, 1999

My ref: MH/1/RFS/1800

Your ref: SDK Cliff

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

Charles Platel & Partners
Guildgate House
Shute End
Wokingham
Berks RG40 1BJ

Dear Sirs

EXTENSION TO LISTED BUILDING AT 33 ROSE STREET WOKINGHAM

I am writing further to our meeting of the 19 February 1999 regarding the above and in response to your Fax dated 8 February 1999.

As discussed on site with your client, I can find no record of any Listed Building Consent application or Planning application being submitted for the extension and it is therefore considered unauthorised. The extension was erected more than four years ago and is immune from prosecution under planning legislation, so no enforcement action can be taken in respect of this. However, there is no time limit for enforcement action to be taken in respect of works to a listed building. It appears that the extension was built nearly 40 years ago and therefore it is not considered expedient to take enforcement action in this case.

More recently, a number of plastic replacement windows have been installed, without the benefit of listed building consent. These windows should be replaced with wooden windows of the same style within the next 3 months, listed building consent will not be required as this work is replacing the unauthorised UPVC windows and replacing them with the original style windows. If this work is not undertaken, we will have no alternative but to consider formal enforcement action.

Please advise me in writing when the works have been completed.

Yours faithfully,

M D HAMLIN
Principal Planning Enforcement Officer

cc. Mr K Lunch

Direct Line: 0118 974 6540

Date: 23 February 1999

Your Ref: GP/PF/1296E 2L0103 -3

24 FEB 1999

My Ref: AIO

Messrs. Ratcliffe Duce & Gammer
Solicitors
DX 33506
Wokingham

Legal Services
Support Services Department
PO Box 151
Civic Offices
Shute End
Wokingham, Berkshire
RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 9746542
DX: 33506 Wokingham
azh30@wokingham.gov.uk

Dear Sirs,

Re: 33 ROSE STREET, WOKINGHAM

Thank you for your letter of 9th February 1999, the contents of which I duly note.

I am now instructed to confirm that the Council hereby grants Retrospective Consent for the construction of an extension to the above property.

Yours faithfully,

Anne Osamoh
Legal Assistant.
Legal Services

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: LB/2000/0467

Proposal: Application for retention of 3 replacement windows to rear of listed building

Site Address: 33 Rose Street, Wokingham

Applicant: T Trow Esq c/o Martin and Pole Nicholas

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

PLANNING SERVICES	HPT 26038
POL	TLS
DC	ENF
APP	
CS	

17 FEB

COPIES TO:

Objections:

UPVC not in keeping with listed building. Recommend refusal

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

CLERK TO Wokingham Town Council

26120

VEXC

ENGLISH HERITAGE

SOUTH EAST REGION

Environmental Services Dept
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Tel: 01483 306730

17th February 2000

Your ref: Emy Circuit/LB/2000/0467

Dear Sir

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

ADDRESS: 33 Rose Street, Wokingham.

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

In our view the recently installed windows are totally unacceptable. Any replacement windows should be made of timber and should match those existing on site in material, colour, profile and design.

English Heritage feels this application should be resisted.

Yours faithfully

pp S. Angell
Mrs P A Munroe
Historic Building Consultant
South East Region

To:
Harold Sanders
Urban Design And Conservation Officer

07 FEB 2000

From: Emy Circuit

Date: 04 February 2000

Application Number: LB/2000/0467

Proposal: Application for retention of 3 replacement windows in rear of listed building..

Site Address:
33 , Rose Street, , Wokingham.

Applicant:
T Trow Esq C/O Martin And Pole Nicholas.

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

No 33 IS A GRADE II* LISTED BUILDING AND LISTED IN 1951 AND RE-FURBISHED IN 1958.

AS THE BUILDING IS GRADE II* THE APPLICATION MUST BE REFERRED TO ENGLISH HERITAGE.

HOWEVER I CONSIDER THE THREE WINDOWS ON THE PRINCIPAL BUILDING PLUS WINDOW ON THE KITCHEN EXTENSION AND DOOR SHOULD BE REPLACED WITH TIMBER WINDOWS AND DOOR OF TRADITIONAL SECTIONS.

Harold Sanders

CONSERVATION ARCHITECT

15.02.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 [illegible]	Map No. 75B Site 0.01
Officer: EXC Application No. LB/2000/0467	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(LA) APPLICATION FOR RETENTION OF 3 REPLACEMENT WINDOWS IN REAR OF LISTED BUILDING

Location: 33 ROSE STREET

Parish: WOKINGHAM Ward: .....

Applicant: T. TROW

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Do we need proper elevations, [illegible] to [illegible]?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

By hand
27/1/00

28 JAN 2000* 0467

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

27 January 2000

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APPLICATION

Partners
I Millar Campbell FRICS
D C Auger MRICS, FSVA
C W Reynolds FRICS
D D Chopping FRICS

S M Leedale
R N Price MRICS

Associates
R C Griffiths MRICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS, FSVA
W J Dalborough FRICS, IRRV
P C Neale FRICS
L J Ruse FSVA

Head of Planning and Transportation
Wokingham District Council
Shute End
WOKINGHAM

Dear Sir

RETENTION OF UPVC WINDOWS IN THE REAR ELEVATION OF 33 ROSE STREET, WOKINGHAM

We are instructed by our client to submit a listed building application for the retention of three UPVC windows in the rear elevation of 33 Rose Street. To this end please find enclosed;

Five copies of listed building consent application form
Five copies of annotated photographs and ordnance survey extract showing site location
Five copies of Solicitors letter dated 17 June 1999

The building is subject to Grade II* Listing. The windows, the subject of this application, are identified as windows A, B and C on the enclosed photographs shown on sheet 1.

In considering the application we request you have regard to the following: whilst recognising that in general UPVC windows are unacceptable in such buildings in this instance the windows are sympathetic to the style of the existing windows and are recessed. In addition the windows when viewed from the relevant street scene, the rear elevation, do not cause visual damage to the character and appearance of the historic building as indicated on photographs 1 and 3 of sheet 1.

The statutory listing of this building and indeed the buildings in this group, refer specifically to the road front elevation and interiors. Therefore, the intrinsic value of these buildings are the street elevation and the interior and as such the

Continued/..

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office
(0118) 959 1231
Fax: (0118) 958 5061

Crowthorne Office
(01344) 780111
Fax: (01344) 780191

The Auction House
(0118) 979 0460
Fax: (0118) 977 6166

proposed retention of these windows in the rear do not have a detrimental impact on the integrity of these historic buildings. Further the photographs on enclosed sheet 2 demonstrate that within the building, the subject of this application, the windows on the street elevation have been altered over time, this has been recognised in the statutory listing of the building. Therefore when considered against the remaining terrace, which has retained the existing features, this building has lost much of its historic integrity through time and natural change.

The three windows, the subject of this application, have been in situ since at least the mid 1980s. Your attention is drawn to the enclosed Solicitor's letter dated 17 June 1999 which endorses this view.

I trust you have enough information to determine the application but please do not hesitate to contact me if you have any queries whatsoever.

Yours faithfully

J. M. Ireland

Mrs Jane M Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

28. JAN. 2000* 0467

86 Rose Street
Wokingham RG40 1XU

Telephone 0118 978 3681
Facsimile 0118 977 4260

DX 33505 Wokingham

Our Ref GP/1296E
21.0103-3
Your Ref. CJB/EMT/Trow

Date 17 June 1999

Messrs Clifton Ingram
Solicitors

DX No. 33500 Wokingham

Ratcliffe Duce & Gammer *Solicitors*

Partners
Anthony Chancellor-Weale
Robert Watts LLB
Paul Henrion LLB
Mark Farnell LLB
Gwendolen Burks MA (Oxon)
Sarah Benfield LLB
Nicholas Rodriguez BA
Gillian Powell BA

Associates
Ruth Hubbard LLB
Harriet Reid LLB

Consultants
David Lewis LLB
David Gammer

Also at
Reading and Wallingford

The Firm is regulated by the Law Society in the conduct of Investment Business

Dear Sirs

Re: 33 Rose Street, Wokingham
SUBJECT TO CONTRACT

We refer to our telephone conversation of 11th June. We have spoken with our client, who advises that it was the representative of the Wokingham District Council who noticed that there was a label affixed to one of the upstairs windows, indicating that they were installed in the 1980's.

Our client purchased the property in 1991 and the windows were installed prior to this.

We trust this is sufficient for your purposes and look forward to hearing from you as to exchange.

Yours faithfully,

Ratcliffe Duce & Gammer

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. 28 JAN. 2000* 0467

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: T. TROW ESQ
   ADDRESS: c/o AGENT
   POST CODE:
   PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: MARTIN & POLE, NICHOLAS
   ADDRESS: 7 BROAD STREET, WOKINGHAM
   POST CODE: RG10 0TP
   PHONE: 0118 978 0777

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: 33 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: GRADE II *

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   SITE LOCATION PLAN
   AND ANNOTATED PHOTOGRAPHS

---

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.
   RETENTION OF THREE UPVC WINDOWS IN REAR OF BUILDING

---

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

1772A

WOKINGHAM DISTRICT COUNCIL 28. JAN. 2003 APPLICATION NUMBER 0467

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

(d) on.....

Copy of notice as published SEE OVERLEAF

E

ADDRESS 33 Rose Street PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development (15781)	Date of Decision	Decision
1P 1407	Thomas	Remodel & restoration of houses 33/47 Rose St.	12/12/57	App
B/1/60 – 6/1/60	Ellis	Restore to comprise 2 flats and 1 house	11/2/60	App
R/45/60	Ellis	Erect garage for staff cars & van at rear	25/8/60	App
R/50/60	Nok & Brackwell Trees	Works car park at rear of 33 & 35 Rose St.	10/11/60	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE