APPLICATION NO:
LB/2002/5920

LOCATION:
Hope& Anchor Station Road, Wokingham.

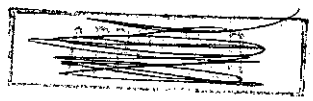
APPLICANT:
Corporate Catering Co Ltd C/O Andrew French

PROPOSAL:
Proposed removal of internal wall in listed building.

EARLIEST DATE FOR DECISION: **24/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2002

CASE OFFICER: **Elaine Vashi**



1037

DJ

RAILEX
Marbleboard

EASIFILE EP7

(EV)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Listed Building Consent

Corporate Catering Co Ltd
C/O Andrew French
1 Market Place Mews
Henley on Thames
Oxon
RG9 2AH

Application Number: LB/2002/5920

Parish: **WOKINGHAM**

Location: **Hope & Anchor, Station Road, Wokingham.**

Proposal: **Proposed removal of internal wall in listed building.**

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

Reason

1. The proposed removal of the internal wall would result in the removal of a major element of one of the original end walls of the public house and would be an unacceptable incursion into the structure. It would be a material and irreversible change to the character and fabric of the listed building. As such the development is contrary to policies WHE11 and WHE13 of the Wokingham District Local Plan (Deposit Draft) and policy EN4 of the Berkshire Structure Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy OS1.
South East Area Local Plan Policy STV1.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

Notice checked by: C Hurley

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.

REFUSED - finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	LB/2002/5920 EV
BUILDING CONTROL NUMBER	BR/2002/2607 Central
APPLICANT/AGENT	KRA Consulting Engineers
ADDRESS OF SITE	Hope + Anchor P.H. Station Road ~~Stoke End~~ WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	internal alterations to extend bar into existing side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	3052/GA02 A	3052/GA 02 A

No fee for listed Building applications

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		15/4/02
APPLIC.REFUSED		
AWINGS		
ES ?		
	23/1/02.	15/5/02

Andrew French rang

01491 411308.

LBA to be put in soon. cd 5/2/02

	REQUESTED	RECEIVED	REMINDER
	23/1/02.	14/2/02	

NO PLANNING APPLICATION

WORK SHEET FOR : Elaine Vashi

Application Number : LB/2002/5920

Applicant : Corporate Catering Co Ltd C/O Andrew French.

Location : Hope& Anchor, Station Road, , Wokingham.
Proposal : Proposed removal of internal wall in listed building.

Site Notice Displayed ? :	YES	NO	DATE
		✓	15/3/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 11/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

GEORGIAN GROUP : building is outside of their interest due to its age see comments

CONSERVATION : See file for detailed comments. requests that app. be refused as it proposes the removal of a major element of one of the orginal end walls.

P. COUNCIL: It is their opinion that the wall should be retained if mentioned in the listing.

ENGLISH HERITAGE : urge the Authority to resist the proposal.

Planning Issues :
LISTED BUILDING - Impact upon character.

Application no. LB/2002/5920

Appraisal:

The Listed Building application being considered proposes the removal of part of an internal wall, which would originally have formed the south west facing flank wall of the building. Due to the addition of an extension (which would originally have formed the passageway to the rear of the pub) the wall is now an internal one, which separates the original main building, from what is now used as an additional seating area to the south west.

Impact upon the character and setting of the Listed Building

The Hope and Anchor public house is a, mid 15th Century, grade 2 listed building which has been extended in the 19th and early 20th centuries. The wall proposed to be removed in this scheme once formed the south west facing flank wall of the building. It is considered that the scheme would result in the removal of a major element of one of the original end walls of the public house and would be an unacceptable incursion into the structure. It would be a material and irreversible change to the character and fabric of the listed building, and would extend the bar area into what was the passageway leading to the rear of the pub. It is considered that this separation should remain and the application should be refused, as it would result in changes to the building that would damage the historic setting of the listed building.

Application Number LB/2002/5920
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed ~~demolition~~ removal of
			the internal wall would result in the
			removal of a major element of one of the
			original end walls of the public house &
			would be an unacceptable incursion into
			the ~~its~~ structure. It would be a material &
			irreversible change to the character & fabric
			of the listed building.
			As such the development is contrary to
			policies WOHE11 & WHE13 of the WDLP (Deposit Draft).
			& Policy ENV4 of the BSP.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 15/4/02

RECORD OF SITE VISIT

SITE ADDRESS: Hope& Anchor
Station Road Wokingham.

APPLICATION NUMBER: LB/2002/5920

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 1/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

edge of town centre

3. DESCRIPTION OF SITE/BUILDING

2st. property with dormer windows at 1st fl. level.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

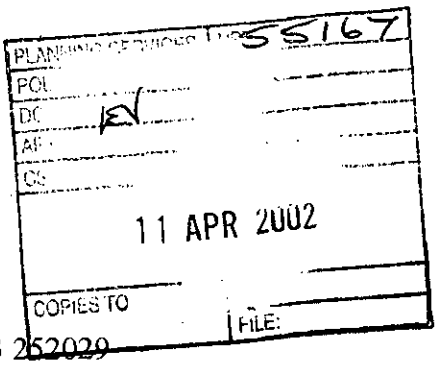
LEVELS

BOUNDARY TREATMENT

OTHERS

ENGLISH HERITAGE

SOUTH EAST REGION



Elaine Vashi
Development Control Officer
Environmental Services Department
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Direct line: 01483 252029

Your ref: LB/2002/5920

Our ref: WO/41072

Date: 8 April 2002

Dear Ms Vashi

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

ADDRESS: Hope & Anchor, Station Road, Wokingham

Thank you for notifying English Heritage about this application. This is a case, with which we think your professional staff is fully able to deal. In dealing with it they will no doubt wish to note that it is not clear from the plans which part of the building is to be altered.

If this proposal is to remove a main structural wall of the original Wealden hall house, we would be very concerned indeed, and would urge your authority to resist the proposal.

Should your officers nevertheless need further guidance please do contact me again.

Where the plans and drawings change after we have been consulted, I would be grateful if you could come back to me for further comments.

Drawings: 3052/GA01
AGF.02.296.2

Yours sincerely

J. Martin

pp Dr Diane Kay
Historic Buildings Inspector
South East Region

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date April 10, 2002
My ref. HS/PP/LB/2002/5920

Andrew French Design & Survey
1 Market Place Mews
Henley on Thames
Oxfordshire
RG9 2AH

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
http://www.wokingham.gov.uk

Dear Mr French

HOPE & ANCHOR PUBLIC HOUSE, WOKINGHAM

Thank you for your letter dated 5 April 2002 enclosing plans illustrating the proposed works to the pub, plus photographs of the wall to be removed.

I have forwarded this information on to the Case Officer, Mrs Elaine Vashi.

I note that you are hoping to meet your client. Any proposal which removes over 5.0 metres of the existing structure would be resisted. No doubt you have, or will, convey our response to your client at your meeting; he should also be aware that the Case Officer is recommending the application for refusal.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Mrs E Vashi (Planning Case Officer)

HS REPLIED COPY EV.

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

08 APR 2002

COPIES TO	ACK: ✓ 10/ OK
	FILE:

5920

Planning Dept
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

5 April 2002
Our ref: AGF.98.211
Your refs: LB/2002/**???**

Dear Mr Sanders

Works to the Hope & Anchor PH: Wokingham

As requested by Mr Sanders I enclose photos of the existing internal elevations along with proposed elevation. I am hoping to meet with my clients to see how we can visually improve the proposals

In the meantime should the conservation officer feel it worth meeting on site to discuss the matter I would be more than grateful.

yours sincerely

Andrew French

cc AP Verey WH Brakspear & Sons Plc

PLANNING SERVICES | HPT
PC | TLS
DC | ENF
APP
CS
10 APR 2002
COPIES TO | ACK
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: LB/2002/5920

Proposal: Proposed removal of internal wall in listed building

Site Address: Hope & Anchor, Station Road, Wokingham

Applicant: Corporate Catering Co Ltd C/O Andrew French

Your observations are required in respect of this application **by 24/03/02**

The listing mentions an internal timber frame with principle beam and wide joists with correct carpenter's marks.
It appears from the plans that the wall to be removed is the end wall of the original building, if this is the wall referred to in the listing , then it should be retained.

SIGNED: _____ **DATE:** 08/04/02

CLERK TO Wokingham Town Council

SU 8068 NE | WOKINGHAM | SHUTE END (South side)

17/19 | Parish Rooms
14.10.86
G.V. | II

Parish rooms. 1893. Brick with lighter brick dressings, steeply pitched and gabled slate roof. L-plan with gables to north and east; clock tower on north east corner. One and a half storeys, and 2 storeys. Large chimney with fluted shafts and clay pots on gable on south and west sides. Mullioned and transomed windows. Reading Road front:- 3 stage tower on left: with pair of planked doors in recessed reveal with 4-centred arch in lighter brick, ogee drip mould with floral cluster at apex. Second stage with sash windows and inscription panel under. Third stage has clock dial on east and north faces and moulded cornice forming base to bell turret. Bell turret has Doric canopy with stone base; one engaged column on each corner, moulded wooden arched openings on each face, with keystone and moulded cornice. Small semi-circular metal dome surmounted by wrought iron weathervane. Section to right of tower has 3 gables of unequal size, plinth and moulded brick eaves. Station road front:-large one bay gable on left, 3 linked cross windows on ground floor, sash window over. Clock tower on right set well back. 2 cross windows on return to tower. The Parish Rooms and clock tower form a very important landmark at the west end of the town.

WOKINGHAM | STATION ROAD (North west side)

Parish Rooms

See under Parish Rooms, Shute End.

SU 8068 NE | WOKINGHAM | STATION ROAD (North west side)

* 17/20 | Hope and Anchor Public Hou

G.V. | II

Wealden hall house, now public house. Mid C15, altered and extended C19 and early C20. Part timber framed encased in painted brick, part painted brick; old tile gabled and hipped roof, slate at rear. Rectangular plan of 3 framed bays formerly, now 2; crosswing on south, pent roof extension at rear. One and a half storeys; 2 storeys and cellar. One chimney on left of crosswing, one on ridge at far right. 3 bay front to right hand section, C20 leaded casements on upper level with small gablets breaking eaves. 2 entrance doors with 3-light casement between, and 5-light cant bay with flat roof on right. One bay gable to left; 2-light casement at first floor, wide entry door below with plain over light and approached by 2 steps. Interior:-one bay on ground floor remains of timber frame, with a principal beam and wide joists with carpenters marks in correct sequence. Upper level has jowled posts and long, wide, curved braces. Queen post roof.

See Part One Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 01 March 2002 04 FEB 2002 04 MAR 2002

Application Number: LB/2002/5920

Proposal: Proposed removal of internal wall in listed building..

Site Address:
Hope& Anchor, Station Road, , Wokingham.

Applicant:
Corporate Catering Co Ltd C/O Andrew French.

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

See enclosed comments.

Harold Sanders.
07.03.02.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 08/03/02

Location:
Hope and Anchor Station Road Wokingham
Proposal:
Removal of internal wall
Application Number:LB/2002/5920

In response to your consultation for the above application, the Listed Buildings comments are as follows;

I consider the proposed removal of a major element of one of the original end wall of the public house to be an unacceptable incursion into the structure. It would be a material and irreversible change to character and fabric of the listed building, and extend the bar area into what was the passageway leading to the rear of the pub. I believe the separation should remain.

Under the recently added timber floor is the original brick paviors.

I cannot support the proposal and recommend it is refused.

Harold Sanders
Conservation Architect

THE GEORGIAN GROUP

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

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING	HP 54305
DC KV	TLS
APP	ENF
CS	

15 MAR 2002

COPIES TO	ACK:
	FILE:

Date 13. 3. 02

Our ref. AM

Your ref. LB/2002/5920

Your letter of 1. 3. 02

Hope & Anchor, Wokingham

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT: WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: NEIL BURTON B.A. F.S.A.
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY

Application Number : LB/2002/5920	**Map No :** 75B
Case Officer : EV	**Site Area :** 0·06
Valid Date : 14 FEB 2002	**Received Date: 14/02/2002**

Level : Delegated Application

Description : Proposed removal of internal wall in listed building.

Location : Hope& Anchor, Station Road, , Wokingham.

Parish : WK **Ward : EMM** 13·0C B.

Applicant : Corporate Catering Co Ltd C/O Andrew French.

Fee Required: £0 **Fee Received: £0** Not required

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	See below.	22/2	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Please request photograph from each side of existing wall + elevations of proposal (checked with HS)	phoned agent. 22/2 to arrange with applicant to send us.	

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Wokingham

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No LB in Cons. Area.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

Removal of load-bearing internal wall.

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No. pre-apps

14.FEB.2002* 5920 5920

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

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 / ADDRESS: CORPORATE CATERING (U) LTD c/o AGENT

POST CODE

PHONE

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

AGENTS NAME / ADDRESS: ANDREW FRENCH, 1 MARKET PLACE MEWS, HENLEY-ON-THAMES, OXON RG9 2AH

POST CODE

PHONE: 01491 411308

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

BUILDING LOCATION: THE HOPE AND ANCHOR PH, STATION ROAD, WOKINGHAM RG40 2AD

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

BUILDING TYPE: PUBLIC HOUSE

(c) What is the existing use of the building, if vacant, state this together with last use of the building.

BUILDING USE: A3

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.

LISTING GRADE: NOT KNOWN

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

AS ENCLOSED

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser

TENANT

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.

REMOVAL OF LOAD-BEARING INTERNAL WALL WITHIN G.F.

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

SEE PLAN

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

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING? NOT KNOWN
If YES, state date, to whom application was made and the result of the application if known.

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

Signed ..... on behalf of CORPORATE CATERING

Date 6-2-2002

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

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

1772A

14.FEB.2002* 5920

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

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

Name of owner	Address	Date of service of notice
WH BRAKSPEAR & SONS PLC	THE BREWERY NEW ST HENLEY-ON-THAMES OXON RG9 2BU	6-2-2002

or:-

CERTIFICATE C

I hereby certify that:-

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of ...CORPORATE CATERING.....

Date .....6-2-2002.....

* Delete where inappropriate

1 ADDRESS Hope & Anchor P.H. Station Road PARISH WOK

PLOT No. Listed ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 2967	Mr A. E. T. Jones	Extension to Beer Cellar	26 6 75	App N/
02832	"	"	10.7.75	N/A C/
BR 6481	"	add of 2 windows & int alt	3.5.77	APP N/
06390	"	" "	9.6.77	N/A
06391	"	LBC " "	9.6.77	N/A C/
~~98/67561/LA~~				
R/208/72 9002M		Ext & imp gen's LC	31/8/72	30/8/72 C
R/86/73 9375M		Constr over garage for staff living accom	6/6/73	27/4/73 C
BR 13297 (Sec 66)	MR. A. JONES	Re arrange Male toilets / new kitchen	1.5.80	APP. N/
~~26/3/75~~ DATE OF COMPLETION				B
26/7/73 MINISTRY DECISION	CLIXTON INNS	SIGNS & LANTERNS	18.12.86	Cl.
~~[illegible]~~ SPECIAL ORDERS	CLIXTON INNS LTD	INT. ALTS.	3.10.86	APP
FP98/7553/A	W H Brakspear & Sons	Int. Alts to stairs & F/Fl	28.07.98	APP
98/67561/LA	"	6 window boxes & 3 hanging baskets on listed bldg. (Retro) + Minor Int. Alts.	3.9.98	C/

1933

2

ADDRESS Hope & Anchor P.H. Station Rd PARISH WOK

PLOT No. LISTED ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP98/7553	W H Brakspear & Sons	Int. Alts to stairs & F/F	7/7/98	REF
99/69228/LA	" "	" " to provide glazed screen & floor covering.	13/4/99.	C/
C/69228/01	"	Details to comply with COND 01 of Cons 99/69228 for Appl of Woodstain Colour	21.5.99	C
LB/2002/5920	Corporate Catering	Remove internal wall		

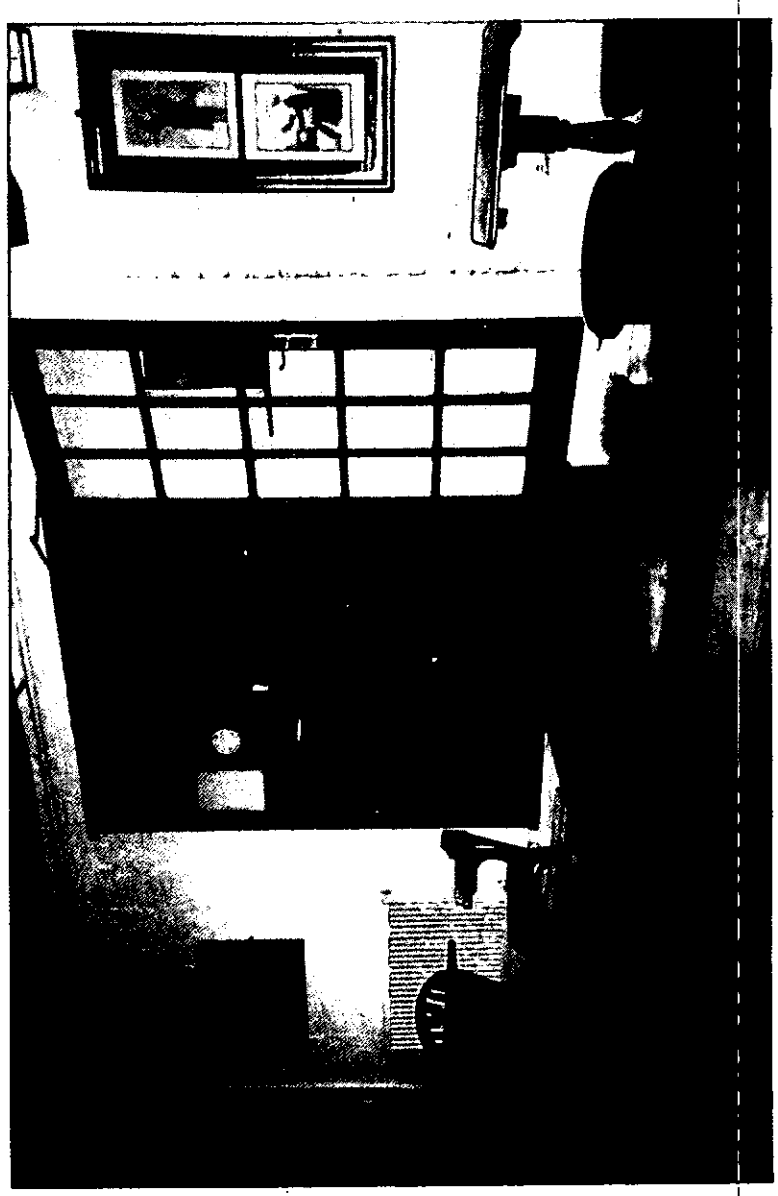
MINISTRY DECISION

SPECIAL ORDERS PD Enq:- Internal Alt - Corporate Catering. 23.1.02 - Appl

The Hope-&-Anchor PH: Wokingham

flank wall to be opened up ***looking up towards higher area of bar***





ANDREW FRENCH

DESIGN & SURVEY

The Hope-&-Anchor PH: Wokingham

flank wall to be opened up ***looking down towards lower area of bar***





ANDREW FRENCH

DESIGN & SURVEY

14 FEB 2002 5940



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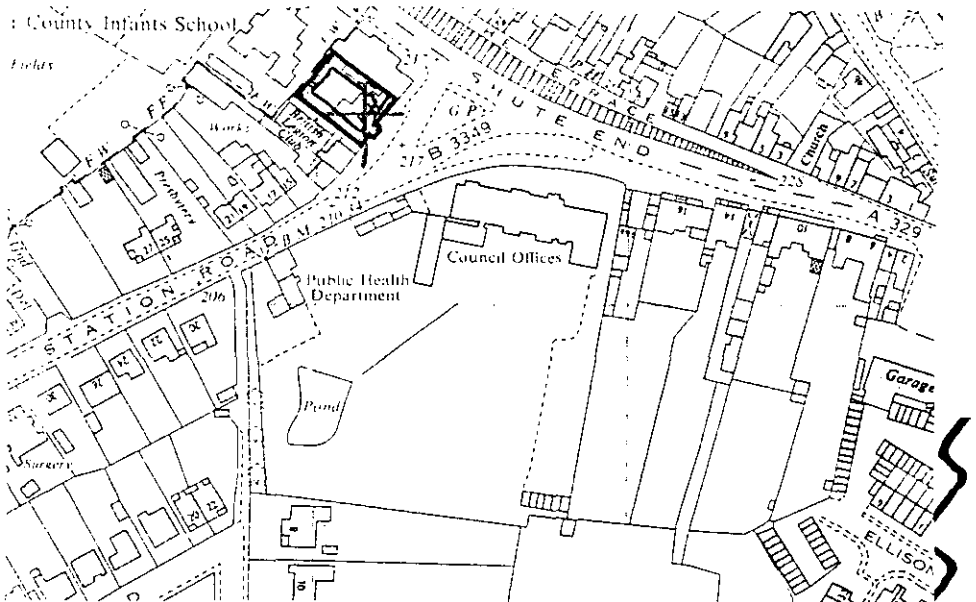
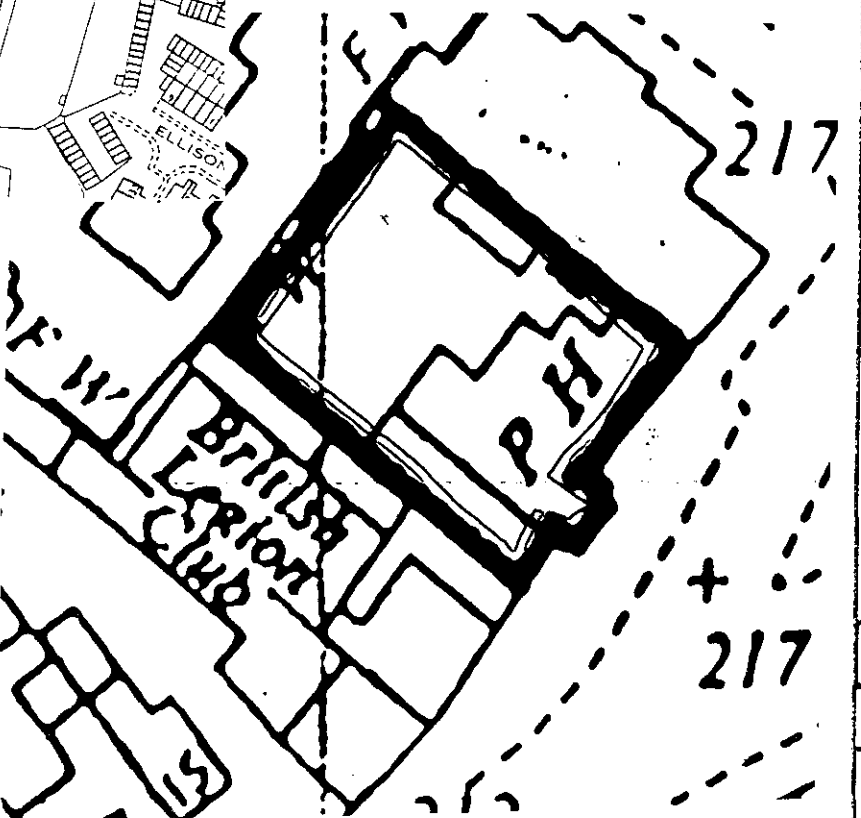
Development Control Section, Environmental Services, Wokingham District Council.
19 February 2002

Scale: 1 : 1250

N
W E
S

ANDREW FRENCH





location & block plan

Hope & Anchor PH
Station Road
Wokingham

Based on the Ordnance Survey Plan with the sanction of the controller of H.M. Stationary Office. © Crown Copyright reserved.

This plan is for identification purposes only and although believed correct it's accuracy is not guaranteed. Photocopy - scale liable to inaccuracy.

Scale	1:2500, 500
Date	5 . 2. 2002
Drg no	AGF.02.296.2

14.FEB.2002* 5920

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 01 March 2002

My ref: LB/2002/5920

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: LB/2002/5920
Hope& Anchor, Station Road, , Wokingham.
Proposed removal of internal wall in listed building.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **LB/2002/5920**
Hope& Anchor, Station Road, , Wokingham.
Proposed removal of internal wall in listed building.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Eke

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 01 March 2002

My ref: LB/2002/5920

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Signed: _____ Date: _____

Councillor Earnshaw

**********FILE COPY**********

Received by Wokingham District Council

Application No: LB/2002/5920

Proposal:
Proposed removal of internal wall in listed building.

Location:
Hope& Anchor, Station Road, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/5920 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. 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 be issued 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

01 March 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/5920
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

**********FILE COPY**********

Tel: (0118) 974 6451

Date: 01 March 2002

My ref: LB/2002/5920

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: LB/2002/5920
Hope& Anchor, Station Road, , Wokingham.
Proposed removal of internal wall in listed building.

I write to let you know that the above mentioned application has been received.

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Development Control Manager

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_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Malvern

**********FILE COPY**********