APPLICATION NO:
LB/2002/8229

LOCATION:
The Barn Swallowfield Road, ARborfield .

APPLICANT:
Mr & Mrs Mc Callum C/O D P Bates

PROPOSAL:
Application for the proposed internal alterations to a listed building.

EARLIEST DATE FOR DECISION: **08/02/2003**
28 Day Exp: 13/2
APPLICATION WILL HAVE EXPIRED ON:
06/03/2003

CASE OFFICER: **Natalie Brown**

APPROVED

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs Mc Callum
C/O D P Bates
The Gatehouse
Sonning Lane
Sonning
Reading
Berkshire RG4 6ST

Application Number: LB/2002/8229

Parish: **ARBORFIELD**

Location: **The Barn, Swallowfield Road, Arborfield.**

Proposal: **Application for the proposed internal alterations to a listed building.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason
1. In pursuance of Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Informative
1. This approval is in accordance with the following drawings received on 9 January 2003:

1:200 block plan, 1:1250 Location Plan.
RBAR/01/4 A, LB3.

Informative

2. 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 Policies EN4 and C2.

Loddon Area Local Plan Policy LTV2.

Deposit Draft Wokingham District Local Plan Policies WCC1 and WHE13.

T. G Watson

Trevor Watson
Development Control Manager
Date: 25/02/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

1933 THE BARN - WHITES FARM E

ADDRESS SWALLOWFIELD RD. PARISH ARBORFIELD

PLOT No C/O/NAME 24.4.96 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31651	Mrs. M. Samuel	Conv. & Ext Ex. FARM BLDGS	26.10.88	REF
		into 2 Houses & Garages		
32812 - APPEAL	"	"	13.4.89	REF
37323	"	"	13.3.91	REF
37324	"	"	13.3.91	REF
37831	"	Redundant Farm Bldgs	30.9.91	C/A
		to House		
44413	"	AGR LAND R/O RES	1.8.95	C/A
TP95/3835A	Mr. & Mrs D. Hillman	Barn Conv.	13.10.95	APP
F/2000/2807	Mr. & Mrs McCallum	Garage to study, Barn to garage pool, games room, staff accom over		
F/2001/4984	"	S/SH Ext to Garage + swim pool enclosure	24.9.02	C/A
LB/2001/5494		Partial Demolition & repair to listed bldg.	24.9.02	C/A
F/2002/7642	" "	Alts to Garden. Wall/Shed & Landscaping	14.11.02	C/A

MINISTRY DECISION 31657 & 32812 - APPEALS DISMISSED - 1.11.89

SPECIAL ORDERS

[illegible] Mr. & Mrs McCallum Int alts to listed bldg.

WORK SHEET FOR : Natalie Brown

Application Number : LB/2002/8229

Applicant : Mr & Mrs Mc Callum C/O D P Bates.

Location : The Barn, Swallowfield Road, ARborfield, .
Proposal : Application for the proposed internal alterations to a listed building.

Site Notice Displayed ? :

YES	NO	DATE
✓		3/2/03

Date of Neighbour Notifications : .....

Date of Site Visit : 3/2/03

Date Registered : 09/01/2003

Earliest Date for Decision : 08/02/2003

Latest Consultation Date/Site Notice Expiry Date : 08/02/2003

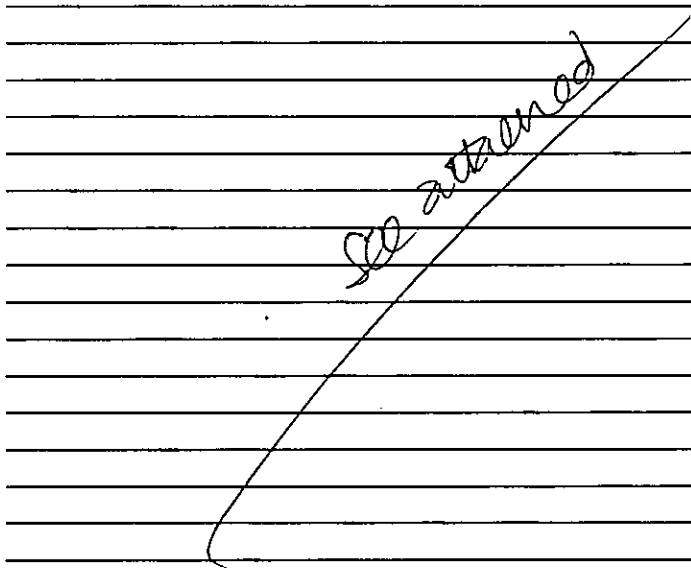
This application <u>will have expired on</u>: <u>06/03/2003.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Conservation Officer - solutions ok.

Planning Issues :
impact to listed building

Application Number: LB/2002/8229

Appraisal :



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

Application Number LB/2002/8229
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001		Reason: In pursuance of section 18 of the
			Planning (Listed Buildings + Conservation Areas)
			Act 1990.

RECORD OF SITE VISIT

SITE ADDRESS: The Barn
Swallowfield Road ARborfield .

APPLICATION NUMBER: LB/2002/8229

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: LB/2002/8229 – The Barn

Appraisal:

Development

Proposed internal changes to listed building:

- to add staircase and balustrade,
- timber floor over redundant concrete slab
- remove and replace rotten floor boarding

Previous History

There have been previous applications in the past to make alterations/repairs to the listed building.

Relevant Policies

The site is a listed building within the countryside.

BSP: EN4, C2
LALP: LTV2,
WDLP (modified): WCC1, WHE13

1. Impact upon the character of the area
   The proposed changes are internal. There would therefore be no adverse impact upon the rural character of the area.

2. Impact upon the Listed Building
   The Conservation Officer has evaluated the proposed alterations and considers them acceptable. There is therefore no objection raised to the development, it is not considered that there would be any harm caused to the Listed Building.

Approval: ✓ ~~**Refusal:**~~

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 16 January 2003 20 JAN 2003

Application Number: LB/2002/8229

Proposal: Application for the proposed internal alterations to a listed building..

Site Address:
The Barn, Swallowfield Road, ARborfield, .

Applicant:
Mr & Mrs Mc Callum C/O D P Bates.

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

- MODIFICATIONS TO BARN TO ADD STAIRCASE + BALUSTRADE DISCUSSED ON SITE – SOLUTION ACCEPTABLE TO ME – DRG. L03.
- TIMBER FLOOR OVER REDUNDANT CONCRETE FORM RESOLVES EXISTING DEFICIENCY IN CONCRETE FINISH OF ORIGINAL SLAB. SOLUTION ACCEPTABLE TO ME

Harold Sanders
29.01.03

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: 2002/8229

Proposal:
Application for the proposed internal alterations to a listed building.

Location:
The Barn Swallowfield Road Arborfield

This application is being advertised in the Reading Chronicle newspaper on the 31/01/2003 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/02/2003**. 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: 31/01/2003 ✓ telegram pole at front 3/2/03

NMB

HBT RECORD.

Application Number: LB/2002/8229

Case Officer : NAB.

Valid Date :	9|01|03

Map No : 88

Site Area : 0·20

Received Date: 20/12/2002

Level : Delegated Application

Description : Application for the proposed internal alterations to a listed building.

Location : The Barn, Swallowfield Road, ARborfield, .

Parish : AB **Ward : ARB** 16·1·02 B

Applicant : Mr & Mrs Mc Callum C/O D P Bates.

Fee Required: £0 **Fee Received: £0**

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			
FLOOR PLANS	Floor plans required?	phoned 8/1	9/1
NO SCALE OR SCALE IS IMPERIAL		left message	
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Listed building

---

INTERNAL CONSULTATIONS

16.1.03 B

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

OTHERS

.....

..... (Rural Area / Countryside) .....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map .....

..... + White's Farm House (no address point)

No new pre-apps

Organisation_Name	Building_Name	address1	Postcode
BARTLETTS FARM		Swallowfield Road -	RG2 9JX
WHITES FARM		" "	RG2 9JY

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

Tel: (0118) 974 6492

Date: 16 January 2003

My ref: LB/2002/8229

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: LB/2002/8229
The Barn, Swallowfield Road, ARborfield, .
Application for the proposed internal alterations to a 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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **LB/2002/8229**
The Barn, Swallowfield Road, ARborfield, .
Application for the proposed internal alterations to a 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 Cowan

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

Received by Wokingham District Council

Application No: LB/2002/8229

Proposal:
Application for the proposed internal alterations to a listed building.

Location:
The Barn, Swallowfield Road, ARborfield, .

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/2002/8229 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2003. 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.

Trevor Watson
Development Control Manager

16 January 2003

1871/A

WOKINGHAM DISTRICT COUNCIL

20 DEC 2002
Application No.

TOWN AND COUNTRY PLANNING ACT 1990

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

10 JAN 03
Date Received

8229

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 POST CODE PHONE	MR & MRS. A. MC. CALLUM THE BARN, SWALLOWFIELD RD, ARBORFIELD, BERKS.
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	D.P. BATES THE GATEHOUSE, SONNING LANE SONNING READING RG4 6ST 011 896 97753
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	AS ABOVE
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	BARN
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	STORAGE
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	II
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		RBAK/01./4A & LB3 LOCATION & BLOCK PLANS
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.		INTERNAL ALTERATIONS TO A LISTED BARN.
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		RECLAIMED & NEW WOOD.

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?	318 M^3
(b)	What is the cubic content of the part to be removed?	25 M^3
(c)	What was the date (approx.) of the erection of the section to be removed?	1960

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

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 D P Bate on behalf of MR. & MRS. A. McCALLUM

Date 12.12.02

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.'

09.JAN.2003 8229

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning–on-Thames, Berkshire, RG4 6ST.
Phone & Fax 0118 969 7753

Dawn Hancocks,
Planning Dept.,
Wokingham D.C.,
Shute End,
Wokingham,
RG40 1WR.

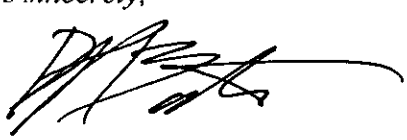
10/12/02

Dear Ms Hancocks,

The Barn & Whites Farm, Swallowfield Road, Arborfield.

I enclose a listed building application for additional alteration work to the renovated listed Barn at "The Barn" Swallowfield Road Arborfield. This is as a result of some internal repairs & changes to the barn. I have met with Harold Saunders on site & he is aware of & I believe is happy with the changes. He has suggested a new listed building application to cover the changes.
I also enclose a schedule of details in connection with the alterations to Whites Farm, approval LB 2002/7631. This is to comply with Condition 2 of the approval. I have met with Harold on site to discuss these details & materials. & I believe we have agreed these items. If you or Harold would like any changes or revisions, please call me at the above.

Yours sincerely,



D.P.Bates (Agent)

09.JAN.2003 8229

Schedule of internal work to the courtyard, existing garage & store to White's Farm: As discussed at the site meeting with Mr. H. Saunders on Thursday 5th. December 2002. This schedule to be annexed to Listed Approval no. LB/2002/7631.

A. Remove existing garage doors & brick up in matching bricks.

B. Remove central wall, leaving 2 no. 450 x 225 piers & provide a new timber beam & posts to support the purlins.

C. Remove the existing oil tank & move to agreed position.

D. Form a new opening in the end wall for new vehicular access & build in a new timber door frame & timber doors. Doors to be constructed from reclaimed timber from the large doors removed from the adjacent barn.

E. Existing Tentest board to be removed form the old store area of the garage roof. The roof to be left with exposed timbers. All walls to be sand blasted.

F. Reduce the ground levels to the front of the new garage doors approx. 100 mm subject to the existing manhole invert & benching. Replace the manhole cover with a heavy duty recessed cover. The resulting level will be the highest point of the new finished ground level. Square off the manhole cover at right angles to the garage to enable the new paving to be parallel.

G. Form a dropped trough in the paving in front of the garage doors to prevent water entering the garage this will fall to the direction of the turning area in the newly formed courtyard to White's Farm.

H. Rebuild the last pier & section of wall in the existing wall enclosing Whites Farm garden, using reclaimed brick, half round copings & stone cap to the piers.

I. Pave the area as detailed in drawing RBAR/02/8 in Topline Regatta rectangular stone paving blocks, varying sizes.

J. Build the new retaining wall to the Whites Farmhouse courtyard in matching bricks, to the same height as the wall to the existing road boundary wall. The piers with concrete caps, all to match existing. The coping to the new walled section to the White's Farm courtyard, to match the existing boundary wall to the courtyard to adjoining property, "The Barn". These are brick on edge copings.

K. The remaining courtyard to be in shingle finish.

L. The ground to fall evenly from the highest point, i e manhole cover level, to the existing ground level at the line of the existing front boundary wall. From this point the ground will fall down to the tarmac road level , all finished in shingle. The splay to the new vehicular entrance, to be defined by granite slips & ground graded & turfed to match existing road embankment.

M. Fit new timber 5 bar agricultural timber gate to new entrance to White's Farm.

09 JAN 2003 8229

D.P.Bates Architecture, Planning & Interior Design Consultant,
The Gatehouse, Sonning Lane, Sonning –on-Thames, Berkshire, RG4 6ST
Phone & Fax 01189 697753

FAX. Cover Sheet

Fax to: Mrs. Hurst Wokingham D.C. Planning Dept
9746484

Date: 9.1.03

From: D.P. BATES

Sheets Inclusive: 2.

Ref. Listed Building Application
"The Barn" Swallowfield Rd. Arborfield"

Plans as requested

Thanks

D P Bates

01189697753
09-JAN-03 05:12 David Bates 01189697753 PAGE: 1