2/2.

APPLICATION NO

LB/2002/8262

LOCATION:

Scarletts Scarletts Lane, Kiln Green Wargrave.

APPLICANT:

Mr & Mrs D Peterman C/O Brian Clayden And Associates

PROPOSAL:

Listed building application for the proposed replacement of single storey extension to form orangery.

EARLIEST DATE FOR DECISION: ~~**07/02/2003**~~ 14-3-03

APPLICATION WILL HAVE EXPIRED ON: 11/03/2003

CASE OFFICER: **Dawn Hancocks**

APPROVED

(DSH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs D Peterman
C/O Brian Clayden And Associates
4 Grange Cottages
Broadcommon Road
HURST
Berkshire
RG10 ORD

Application Number: LB/2002/8262

Parish: **WARGRAVE**

Location: **Scarletts, Scarletts Lane, Kiln Green, Wargrave**

Proposal: **Listed building application for the proposed replacement of single storey extension to form orangery.**

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 conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
5. Before any part of the developmrnt hereby permitted is commenced a section through the extension to a scale of 1:20 to show the construction and materials proposed, including the rooflight and cornice, should be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

Condition
6. Prior to commencement of development, a plan to show the levels of the existing and proposed orangery, including steps and paving, shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

Condition
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for hard landscaping, which shall include details of paving and paths. The approved scheme shall be implemented prior to the occupation of any of the extension hereby approved and retained.

Reason
1. This condition is attached by virtue of Section 18 of the 1990 Planning (Listed Building and Conservation Areas) Act.

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

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

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

Reason
7. In the interests of visual amenity.

Informative
1. This approval is in respect of the OS Site Location Plan and Plan No. 13/2002/01, 13/2002/02, photograph 1 and photograph 2 received by the Local Planning Authority on 14 January 2003.

Informative
2. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

Informative
3. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
4. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
5. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
6. 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 C4, EN4
Loddon Area Local Plan Policy LBE1
Green Belt Local Plan Policy 9
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WGB1, WGB3, WHE11, WHE13

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/02/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

WORK SHEET FOR : Dawn Hancocks

Application Number : LB/2002/8262

Applicant : Mr & Mrs D Peterman C/O Brian Clayden And Associates.

Location : Scarletts, Scarletts Lane, Kiln Green, Wargrave.
Proposal : Listed building application for the proposed replacement of single storey extension to form orangery.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : .....25/1/03.....

Date Registered : 14/01/2003

Earliest Date for Decision : 07/02/2003

Latest Consultation Date/Site Notice Expiry Date : 07/02/2003

This application <u>will have expired on</u>: <u>11/03/2003.</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 :

English Heritage - no comment
Parish Council - no objection
Conservation - conditional approval

Planning Issues :

GOPZ
Listed Building
Green Belt
Impact upon neighbours
" " street scene

Application Number: LB/2002/8262

Appraisal:

Development

The proposed is for the replacement of an existing single storey extension with a larger single storey extension to form an orangery. The property was originally a school prior to being converted in to 3 separate dwellings. The site is an end of terrace with a detached garage located within the green belt in Wargrave. It would be 4.9m deep with a width of 6.7m. It would have a flat roof at a height of 4.2m, with a lantern roof light with a ridge height of 4.7m.

1) Impact upon the neighbours

The extension would be located to the front of the building facing the road although the main entrance is to the side facing Hampton. The boundary with Hampton is of dense mature vegetation of varying heights. To Scarletts Close there is a 1.8m fence and wall with mature vegetation. The front boundary to the road is of dense vegetation with a metal railing fence and gates. The proposal would be set away from the boundary with Scarletts Close at a distance of 3m. It is considered that there would be no adverse impact in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the area

The proposal would be partially visible from the highway through the dense bushes and trees within the front fence and gate. The proposal would increase the original floor space of the dwelling by 26 square metres. The re would be little change in appearance of the dwelling from the highway as the proposed would be replacing an old single storey garden room. The design of the proposal is in keeping with the existing dwelling. Given that the extension is of a minor scale and single storey it is considered that this proposal is not an unreasonable development in the green belt.

3) Impact upon the listed building

The existing structure is in a poor state of repair and of a design out of keeping with the listed building. The proposal would be of a better proportion and design with details appropriate to the listed building. The Conservation Officer recommends a conditional approval.

Approval: ✓ ~~**Refusal:**~~

Application Number LB/2002/8262
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	This condition is attached by virtue of S18 of the 1990 Planning (Listed Building and Conservation Areas) Act.
~~2~~	~~C014~~	~~R014~~	
~~3~~2.	C190	R190	
~~4~~3.	C150	R150	
~~5~~4.	C151	R151	
~~6~~ 5.			Before any part of the development hereby permitted is commenced a section through the extension to a scale of 1:20 to show the construction and materials proposed, including the rooflight and cornice, should be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved Reason: In order to safeguard the special architectural or historic interest of the building.
~~7~~6.			Prior to commencement of development, a plan to show the levels of the existing and proposed orangery, including steps and paving, shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved. Reason: In order to safeguard the special architectural or historic interest of the building.
~~8~~7.			No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for hard landscaping, which shall include details of paving and paths. The approved scheme shall be implemented prior to the occupation of any of the ~~building~~ extn. hereby approved and retained. Reason: In the interests of visual amenity.

Informative for approvals

1) This approval is in respect of the OS Site Location Plan and Plan No 13/2002/01, 13/2002/02, photograph 1 and photograph 2 received by the LPA on 14.01.03

2) N08

~~**3) N09**~~

3 ~~**4)**~~ Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

4 ~~**5)**~~ No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected.

5 ~~**6)**~~ Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

6 ~~**7)**~~ **N16**

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3, WGB1, WGB3, WHE11, WHE13

GREEN BELT LOCAL PLAN POLICIES: 9

BERKSHIRE STRUCTURE PLAN POLICIES: C4, EN4

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p. J.S. Andrews
(Development Control Manager)

Date: 24/2/03

If any of the consultee's have requested a copy of the decision notice please list them below;

RECORD OF SITE VISIT

SITE ADDRESS: Scarletts Scarletts Lane Kiln Green Wargrave.

APPLICATION NUMBER: LB/2002/8262

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 25/11

1 SITE/STATUTORY NOTICE DISPLAYED ? √Yes, fence to front

2. DESCRIPTION OF SURROUNDINGS

rural, mainly detached dwellings

3. DESCRIPTION OF SITE/BUILDING

end of terrace (once all one house), existing cons.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES tall trees in gardens + to sides

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT dense veg to Hampton,

OTHERS 1.5m fence to side + dense veg, + wall up to height of house.

dense veg to front

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

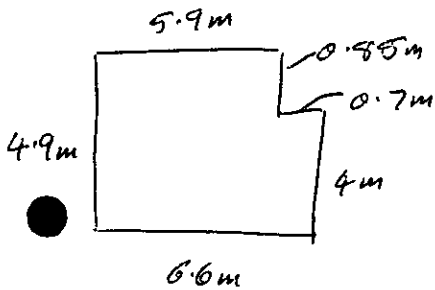
Message:

Message taken by: _____ Time: _____

Date: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Honwood Lane Ind. Est.

Volume



floorspace = $31.71m^2$

height = 4.2m, ignoring the lantern roof light

Vol = $133.16m^3$

- not including s/st/f ext to kitchen.

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 21st February 2003
My ref: DH/LB/2002/8262

Brian Clayden & Associates
4 Grange Cottages
Broadcommon Road
Hurst
Berkshire
RG10 0RD

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Clayden,

RE: PROPOSED REPLACEMENT OF EXISTING SINGLE STOREY GARDEN ROOM WITH ENLARGED ORANGERY AT SCARLETTS, SCARLETTS LANE, WARGRAVE.

I refer to your Listed Building application for the above received on the 14th January 2003.

I write to inform you that the proposed extension as applied for would also require the submission of a full planning application. This is in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as the volume of the proposal exceeds the permitted development volume allowance and as the property is a listed building it does not have permitted development rights to be extended.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

The advice contained within this letter represents an officers opinion only and does not represent a formal determination under either Section 191 or 192 of the Town and Country Planning 1990 (or any Act or Order revoking or re enacting that Order with or without modification). Should you require a formal determination an application can be made on forms available from this office.

Yours sincerely,

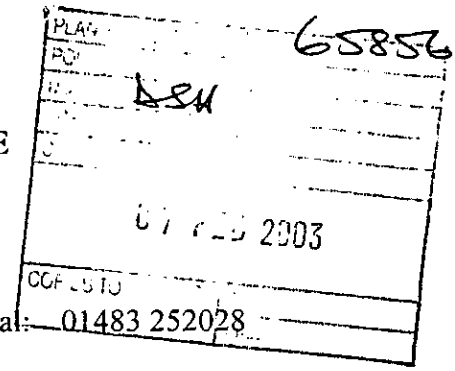
Dawn Hancocks
Planning Officer

CC: Mr & Mrs D Peterman, Scarletts, Scarletts Lane, Wargrave

File: Scarletts, Scarletts Lane ListBuildext.pp

ENGLISH HERITAGE

SOUTH EAST REGION



Head of Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Direct Dial: 01483 252028

Your ref: LB/2002/8262

Our ref: WO/50806

FAO: Dawn Hancocks

6 February 2003

Dear Sir/Madam

Notification under Environmental Circular 01/2001
Application for Listed Building Consent

ADDRESS: Scarletts, Scarletts Lane, Wargrave, Berkshire RG10 9XD
PROPOSAL: Replacement of single storey extension to form an orangery

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.

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

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

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

Drawings: 13/2002/01; 13/2002/02; Photograph 1; Photograph 2.

Yours faithfully

PP Dr Diane Green
Inspector of Historic Buildings
South East Region

MG

FROM: Dawn Hancocks

DATE: 15 January 2003

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2002/8262

Proposal: Listed building application for the proposed replacement of single storey extension to form orangery..

Site Address: Scarletts, Scarletts Lane, Kiln Green, Wargrave.

Applicant: Mr & Mrs D Peterman C/O Brian Clayden And Associates.

Your observations are required in respect of this application **by 07/02/2003** .

No objection

SIGNED: Melanie Quinn DATE: 27-1-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.

Finance and Administration Officer

To:
Harold Sanders
Urban Design And Conservation Officer

From: Dawn Hancocks

Date: 15 January 2003 20 JAN 2003

Application Number: LB/2002/8262

Proposal: Listed building application for the proposed replacement of single storey extension to form orangery..

Site Address:
Scarletts, Scarletts Lane, Kiln Green, Wargrave.

Applicant:
Mr & Mrs D Peterman C/O Brian Clayden And Associates.

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

SCARLETTS IS A GRADE II LISTED BUILDING, DIVIDED INTO THREE UNITS PRIOR TO BEING LISTED.

THE PROPOSED REPLACEMENT EXTENSION IS TO THE REAR OF THE PROPERTY ALTHOUGH THE MAIN ENTRANCE AND APPROACH IS FROM THIS SIDE.

THE EXISTING STRUCTURE WAS IN A POOR STATE OF REPAIR AND OF RECENT DESIGN AND CONSTRUCTION THE DETAILING WAS OF POOR QUALITY AND THE ROOF AND ROOFLIGHT WAS PARTICULARLY INAPPROPRIATE FOR A BUILDING OF THIS QUALITY.

THE PROPOSAL IS TO ENLARGE THE EXISTING GARDEN ROOM. (DEMOLISHING THE EXISTING STRUCTURE) AND REPLACE IT WITH A BETTER PROPORTIONED DESIGN AND DETAILS APPROPRIATE TO THE LISTED BUILDING.

I BELIEVE THIS PROPOSAL IS PART OF A RE-DESIGN OF THE GARDEN. THE FORMAL LAYOUT SHOULD BE INCLUDED TO SHOW THE CONTEXT AND PROPOSED SETTING OF THE EXTENSION AND LISTED BUILDING.

DETAILS TO BE PROVIDED AS PART OF THE CONDITIONS OF ANY APPROVAL ARE.

1. LANDSCAPE LAYOUT OF FORMAL PART OF GARDEN TO AGREE SETTING
2. SECTION – 1:20 THROUGH EXTENSION TO CLARIFY CONSTRUCTION AND MATERIALS. INCLUDING ROOFLIGHT AND CORNICE.
3. LEVELS – OF EXISTING + PROPOSED ORANGERY, STEPS, PAVING.
4. HARD LANDSCAPE. – PAVING + PATHS.

Harold Sanders

22.01.03.

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: 2002/8262

Proposal:
Listed building application for the proposed replacement of single storey extension to form orangery.

Location:
Scarletts Scarletts Lane Kiln Green Wargrave

This application is being advertised in the Reading Chronicle newspaper on the 24/01/2003 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 Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/02/2003**. 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: 24/01/2003

(A) PRE-APP ATTACHED (A)

Application Number: LB/2002/8262

Case Officer : DH

Valid Date : 14-01-03

Map No : 22

Site Area : 0.56

Received Date: 30/12/2002

Level : Delegated Application

Description : Listed building application for the proposed replacement of single storey extension to form orangery.

Location : Scarletts, Scarletts Lane, Kiln Green, Wargrave.

Parish : WA **Ward : WAR**

Applicant : Mr & Mrs D Peterman C/O Brian Clayden And Associates.

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	Incorrect Section 66	Faxed 14/1	14/1
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
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 Bdg.

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

NEIGHBOURS

.....

S/N + see map

.....

Pre-app attached.

OTHERS

Note to Officer: Site lies in a Groundwater Protection Zone – planning informatives reqd.

(Green Belt)

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

Tel: (0118) 974 6446

Date: 15 January 2003

My ref: LB/2002/8262

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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/2002/8262
Scarletts, Scarletts Lane, Kiln Green, Wargrave.
Listed building application for the proposed replacement of single storey extension to form orangery.

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 **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **LB/2002/8262**
Scarletts, Scarletts Lane, Kiln Green, Wargrave.
Listed building application for the proposed replacement of single storey extension to form orangery.
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 Browne

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

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

Tel: (0118) 974 6446

Date: 15 January 2003

My ref: LB/2002/8262

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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/2002/8262
Scarletts, Scarletts Lane, Kiln Green, Wargrave.
Listed building application for the proposed replacement of single storey extension to form orangery.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **LB/2002/8262**
Scarletts, Scarletts Lane, Kiln Green, Wargrave.
Listed building application for the proposed replacement of single storey extension to form orangery.
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 Haacke

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

Received by Wokingham District Council

Application No: LB/2002/8262

Proposal:
Listed building application for the proposed replacement of single storey extension to form orangery.

Location:
Scarletts, Scarletts Lane, Kiln Green, Wargrave.

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/2002/8262 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2003. 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

15 January 2003

Organisation_Name	Building_Name	address1	Postcode
	SCARLETTS	SCARLETTSSCARLETTS LANEREADING	RG10 9XD
	SCARLETTS CLOSE	SCARLETTS CLOSESCARLETTS LANEREADING	RG10 9XD
	HAMPTON	HAMPTONSCARLETTS LANEREADING	RG10 9XD

Brian Clayden & Associates
Architectural Consultants and Engineers
4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks. RG10 0RD
Telephone : Twyford [0118] 9343157

Fax From : BRIAN CLAYDEN

Fax To : CAROL HURST

Date : 14TH JANUARY 2003.

REF : SCARCETTS, SCARCETTS LANE.
KICH GREEN.

Brian Clayden & Associates

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

14 JAN 2003 8262

Development Control Manager,
Planning Services,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

22nd. December 2002.

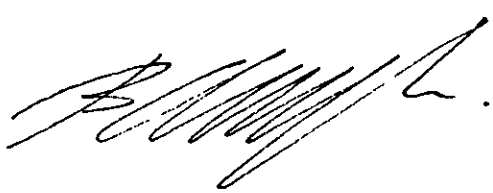
Dear Sir,

Listed Building application for the proposed replacement of existing Single storey garden room with enlarged Orangery at : Scarletts, Scarletts Lane, Kiln Green, Wargrave, Berkshire.

Further to my meeting with Mr.Sanders in regard to the above, I hereby submit the formal application for Listed Building Consent to carry out the construction of the Orangery.

If you require any further information in regard to the application, please do not hesitate in contacting me.

Yours faithfully



Brian Clayden.

14. JAN. 2003 8262

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 14/1/03

TO: Brian Clayden

FROM: Carol Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

RECIPIENT FAX NUMBER: 9343157

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Scaletts, Scaletts Lane

NOTES: Section 66 for listed building as per phone call.

Please delete & sign etc & return.

Thanks

1871A

14 JAN 2003 8262

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

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

Application No.
LB/2002/8262

Date Received
30 DEC 2002

APPLICATION FOR LISTED BUILDING CONSENT

Please 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, RG11 1WR

1.

APPLICANTS NAME: MR. AND MRS. D. PETERMAN.
ADDRESS: SCARLETTS, SCARLETTS LANE, KILN GREEN, WARGRAVE, BERKSHIRE.
POST CODE: RG10 9XD
PHONE:

---

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

AGENTS NAME: BRIAN CLAYDEN & ASSOCIATES,
ADDRESS: 4, GRANGE COTTAGES, BROADCOMMON ROAD, HURST, BERKSHIRE.
POST CODE: RG10 0RD
PHONE: 0118 9343157

---

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

BUILDING LOCATION: SCARLETTS, SCARLETTS LANE, KILN GREEN, WARGRAVE, BERKSHIRE.

(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: PRIVATE RESIDENCE

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

LISTING GRADE: GRADE 11

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

DRAWING NO. 13-2002-01
" " 13-2002-02

PHOTOGRAPHS 1-2

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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

PROPOSED REPLACEMENT OF EXISTING SINGLE STOREY GARDEN ROOM WITH NEW ENLARGED ORANGERY

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

RENDERED WALLS PAINTED TO MATCH EXISTING WITH PAINTED TIMBER PILASTERS WITH MOULDED TUSCAN CAPITALS AND BASES. TIMBER AND GLASS LANTERN LIGHT SET INTO GREY ASPHALT ROOF

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 ? 2401 cu. metres
(b) What is the cubic content of the part to be removed ? 48.6 cu. metres
(c) What was the date (approx.) of the erection of the section to be removed ? NOT KNOWN

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING ? NO
(If **YES**, state date, to whom application was made and the result of the application if known.

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

Signed..... on behalf of MR. AND MRS. D. PETERMAN

Date 23rd. DECENBER 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).

DATA PROTECTION ACT 1984
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held 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.JAN.2003 8262

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

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

LISTED BUILDING CONSENT APPLICATION

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

1. *The applicant (I have / myself) has given the requisite notice to all the persons other than *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

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

Name of owner	Address	Date of service of notice

3. *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) .....

.....

.....

(b) Insert description of steps taken

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(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)

Signed .....

*On behalf of MR. & MRS. D. PETERMAN

Date 14/1/2003

* Delete where inappropriate

1789/a

SECTION 66 CERTIFICATE

Application No.

14.JAN.2003 8262

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . .

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

Date . . . 22ND DECEMBER 2002 . . .

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

ADDRESS SCARLETTS SCARLETTS LANE PARISH WARGRAVE E

PLOT No. LISTED ORD. SHEET No. SU.8178 LL

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
313/55	MR. J. SPICER	BOYS' PREP. SCHOOL	24.5.55	N/A C/A
762/55	MR. S. PADDICK	CONV. TO 3 SEP. DWELLINGS	19.10.55	APP. APP.
35052			14.2.90	Ref.
6RA8386	MR & MRS R THACKNELL	GARAGE & CHAUFFEURS' FLAT	16.1.90	APP
43453 LBC	MR & MRS D. PETERMAN	S/ST. EXTENSION	21.11.94	C/A
FP94/3145	"	"	1.12.94	APP
18/2002/8262	Mr + Mrs Peterman	Repl. S/St ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



PHOTOGRAPH 1



PHOTOGRAPH 2

BUILDING AS EXISTING

APPROVED