4

APPLICATION NO:
LB/2000/2810

LEX SYSTEMS LTD

LOCATION:
52 Rose Street, Wokingham.

APPLICANT:
Mrs R N Roberts

PROPOSAL:
Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **Emy Circuit**

APPROVED



(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mrs R N Roberts
52 Rose Street
Wokingham
Berkshire
RG40 1XU

Application Number: LB/2000/2810

Parish: **WOKINGHAM**

Location: **52, Rose Street, Wokingham.**

Proposal: **Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.**

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. The roof of the extension hereby approved shall be constructed with slates to match those on the existing building.

Condition
3. The extension hereby approved shall be clad in accordance with the details shown in the letter dated 20 October or with standard weatherboard.

Condition
4. The window in the extension hereby approved shall be cottage style, as shown on the approved drawings, with one opening casement, flush with the frame and no glazing bars.

Condition
5. Before the building operations hereby permitted are commenced, the following details shall be submitted to and approved in writing by the Local Planning Authority and the extension shall be constructed in accordance with the approved details:

a) the external door
b) wood stain for the timber cladding
c) flashings at the junction with the party wall with 50 Rose Street and the original building.

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

Reason
2. In the interests of the character and appearance of the listed building.

Reason
3. In the interests of the character and appearance of the listed building.

Reason
4. A window with storm proof sections would be harmful to the character and appearance of the listed building.

Reason
5. In the interests of the character and appearance of the listed building.

Informative
1. This permission relates to the application as amended with revised drawings numbers 1, 2 and 3 submitted to the Local Planning Authority on 17th September 2001, showing dimensions and details of construction and does not approve the proposals as originally submitted.

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 EN1, EN4 and EN5.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE5, SBE12, SBE14, SBE15 and SBE16.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WHE2, WHE3, WHE5 and WHE13.

Anna Cronin
Head of Planning & Transportation
Date: 05/12/2001

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.

Applicationo	Name & Address
LB/2000/2810	H Guile 50 Rose Street Wokingham RG40 1XU
Application Approved	Letter sent 11/12/01

WORK SHEET FOR : Emy Circuit

Application Number : LB/2000/2810

Applicant : Mrs R N Roberts .

Location : 52, Rose Street, , Wokingham.
Proposal : Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

Site Notice Displayed ? :

YES	NO	DATE
✓		5/12/00

+ green s/n delivered

Date of Neighbour Notifications : .....

Date of Site Visit : 12/12/00

Date Registered : 13/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application will have expired on: 08/01/2001. 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 - support change in materials - more details required

Neighbour - how will extn be into existing structures including party wall
any change in dimensions / pitch
door location / downpipe

Planning Issues :

Identified Settlement - listed building in C. A. - impact on characte and amenities of area, no impact on street scene due to scale & location at r/o property.

F/2000/2810
52 Rose Street, Wokingham

History: 52 Rose Street is a grade II listed building, located within the Identified Settlement of Wokingham and the conservation area. The proposal is for alterations to an existing extension. The property is a two-storey, mid-terrace dwelling and there are two, single-storey, lean-to extensions to the rear. One of these is relatively modern, although there is no record of listed building consent being granted for its construction.

The proposals are to re-roof this extension with slates, relocate the door from the side to the rear elevation and reduce the size of the window in the rear elevation. The timber cladding would be replaced. There would be no change in the dimensions or roof pitch.

Appraisal: The extension is located between a shallower lean-to extension to 52 Rose Street and a deeper, flat-roof extension at No 50. Retention of the extension is considered acceptable in principle and the replacement of the existing corrugated metal roof with slate, to match the adjoining extension, would be an enhancement. However, because it has a deeper footprint, the roof pitch is shallower than that of the adjoining extension and the Conservation Officer required further details to demonstrate how a weather proof slate roof would be constructed, at this shallow angle. Sufficient detail to demonstrate that the proposals are acceptable were finally received on 17 September 2001.

As the size of the extension would not change there would be no impact on neighbours.

Recommendation: conditional approval

Application Number LB/2000/2810
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	old SR03	
02			The roofing of the extension hereby approved shall be constructed with slates to match those on the existing building.
		→	In the interests of the character and appearance of the listed building
03			The extension hereby approved shall be clad in accordance with the details shown on the letter dated 20 October or with standard weatherboard.
		as for 02	
04			The window in the extension hereby approved shall be a cottage style, with one opening casement, flush with the frame and no glazing bars as shown on the approved drawings.
		→	A window with storm proof sections would be harmful to the character and appearance of the listed building.
05		as for 02	Before the building operations hereby permitted are commenced the following details shall be submitted to and approved in writing by the LPA and the extension shall be constructed in accordance with the approved details: a) the external door b) wood stain for the timber cladding c) flashings at the junction with the party wall with 50 Rose St and the original building
Informatives			
1	N02		drawings Nos 1, 2 & 3 | 17 September 2001 dimensions and details of construction

Informative for approvals
2 N16
~~LODDON AREA LOCAL PLAN POLICIES~~:
SOUTH-EAST AREA LOCAL PLAN POLICIES: 6TV1, SBE1, SBE2, SBE5, SBE12, SBE14, SBE15, SBE16
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WHE 2, WHE3, WHE5, WHE13
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1, EN4, EN5
~~MINERALS LOCAL PLAN POLICIES~~:

RECORD OF SITE VISIT

SITE ADDRESS: 52 Rose Street
Wokingham.

APPLICATION NUMBER: LB/2000/2810

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? in front window

2. DESCRIPTION OF SURROUNDINGS
residential within town centre

3. DESCRIPTION OF SITE/BUILDING
Mid-terrace, 2st with 2 x s/st lean-to extns. No 52 has
simila + No 50 has s/st flat roof extn - deeper + higher
the extn has slate roof, appn extn timber construction.

4. RELATIONSHIP TO ADJOINING PROPERTIES
see 3 above.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1·8m fences.

OTHERS

2810

Date: 28 August 2001

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/2810

Location: 52, Rose Street, Wokingham.

Proposal: Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

Applicant: Mrs R N Roberts.

Case Officer: Emy Circuit

The new plans show the following: Side elevation, sections of structure, joinery details.

Comments are required by 07/09/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

SEE LETTER TO APPLICANT CONFIRMING INFORMATION PROVIDED EITHER INSUFFICIENT OR UNACCEPTABLE.

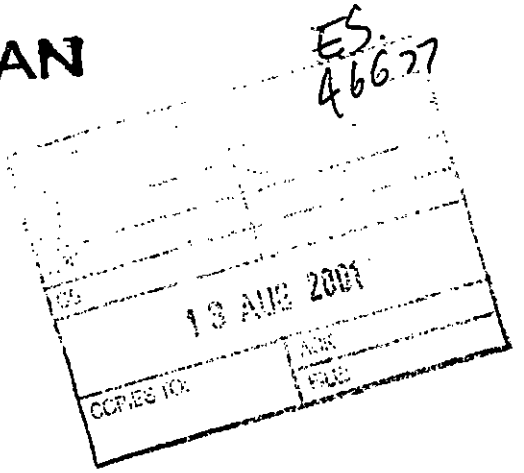
I HAVE SUGGESTED THAT THE APPLICANT BRINGS THE OUTSTANDING INFORMATION INTO THE OFFICE FOR CHECKING PRIOR TO SUBMITTING ANY FURTHER DETAILS.

Harold Sanders

11.09.01.

ADDITIONAL PLAN
2810

ES 46627



52 Rose Street
Wokingham
RG40 1XU

7th August 2001

EXC/LB/2000/2810

Dear Ms Circuit,

Further to our telephone conversation I enclose the outstanding information for the listed building consent for work to rear extension 52 Rose Street.

1) Enc. Elevation drawing showing dimensions connecting with neighbouring property 50 Rose Street. (2 copies)

2) Enc. Drawing of cross section of replacement roof showing construction dimensions and materials. (2 copies)

3) Enc. Joinery diagram for window frame, plus catalogue pictures of window, door and door furniture. Plain casement window/door, painted white, (as per Harold Sanders recommendation).

4) Timber cladding to exterior - dark wood stain, (as per Harold Sanders recommendation).

5) Flashings – standard lead flashings where new roof adjoins other elevations, namely a) original external wall of main property, and b) vertical external wall of flat roof kitchen extension of 50 Rose Street.

6) Elevation adjoining existing kitchen – as discussed, I confirm that there is no change to the construction, layout, dimensions or access on this side of the room.

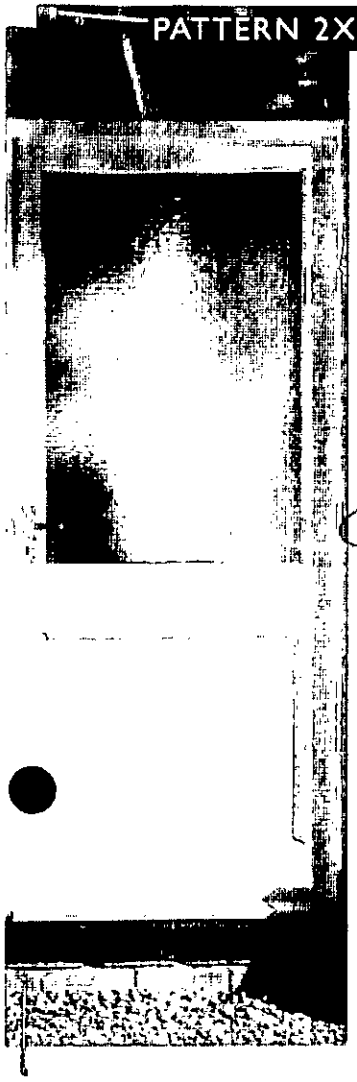
7) The Building Controls department require the submission of a Building Notice with regard to the change in roof material, which I have completed and sent in.

I hope this information completes your requirements and that we shall hear from you in the near future. Please call me if you foresee any delay.

Best regards,

Mrs R N Roberts

PATTERN 2XG HEMLOCK



HEMLOCK · UK MADE · 4" STILES · BEADED · ROUTED

LASURE · KILN DRIED · 44mm THICK

◇ Lower panel fitted with 6mm meranti-faced external plywood

PATTERN 2XG HEMLOCK
44 1⅛" finish doors

SIZE	DOWELLED	M&T
2134x914 7'0"x3'0"	96.00 00500509	-
2032x813 6'8"x2'8"	94.25 Ⓢ 00500400	148.60 00501001
1981x838 6'6"x2'9"	94.25 Ⓢ 00500302	148.60 00501110
1981x762 6'6"x2'6"	94.25 Ⓢ 00500204	148.60 00501205
1981x686 6'6"x2'3"	84.60 00500106	-
2000x807	94.25 00500008	-
2040x826	95.45 00499909	-
2040x726	90.05 00499800	-

TOUGHENED DOUBLE GLAZED UNITS

SIZE	CLEAR	OBSCURE
2032x813 6'8"x2'8"	68.20 09247504	89.45 09247902
1981x838 6'6"x2'9"	68.20 Ⓢ 09247009	89.45 09247107
1981x762 6'6"x2'6"	68.20 Ⓢ 09246807	78.20 09246905

4MM TOUGHENED GLASS

2032x813 6'8"x2'8"	25.40 Ⓢ 09200906	26.70 Ⓢ 09201010
1981x838 6'6"x2'9"	25.40 Ⓢ 09200710	26.70 Ⓢ 09200808
1981x762 6'6"x2'6"	19.90 Ⓢ 09200503	24.20 Ⓢ 09200601

◇ Available in 4 finishes – Hardwood, Stained or Primed Softwood and Stained Hemlock. Where ends are exposed these are to be sealed.

◇ All frames use polychloroprene weather seals, gaskets and water bars on 'open in' and 'open out' frames

◇ All Comb jointed with Mortise and Tenon construction to vestibule and french frame mullions.

◇ Full range of matching weather boards available

TRADE APPROVED TRADE QUALITY

DOOR FRAMES

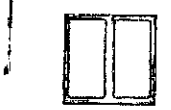
Ex 52x6rd 3" x 2" rebated for 44 1 finished doors

SOFTWOOD PRIMED	Assembled open in		Assembled open out		Unassembled without cill	
DOOR SIZE						
2032x813 6'8"x2'8"	FXS28	81.60 07005403	-	-	DF28	48.90 Ⓢ 07005608
1981x838 6'6"x2'9"	FXS29	81.60 07005107	FXS29	81.60 07005401	DF29	48.95 07005796
1981x762 6'6"x2'6"	FXS26	78.45 07005205	FXS26	78.40 07005510	DF26	48.60 07005804
2000x807	-	-	-	-	DFS07	48.95 07005902

SOFTWOOD STAINED	Assembled open in		Assembled open out		Unassembled without cill	
DOOR SIZE						
2032x813 6'8"x2'8"	SFXS28	81.60 Ⓢ 07024408	SFXS28	81.60 07025404	-	-
1981x838 6'6"x2'9"	SFXS29	81.60 Ⓢ 07025001	SFXS29	81.60 Ⓢ 07025502	SDF29	48.95 Ⓢ 07025807
1981x762 6'6"x2'6"	SFXS26	78.45 Ⓢ 07025110	SFXS26	78.45 Ⓢ 07025600	SDF26	48.60 Ⓢ 07025905
2000x807	SFXS807	76.95 07025218	SFXS807	76.95 07025709	SDFS07	48.95 07026009

STAINED HEMLOCK	Assembled open in		Assembled open out		Unassembled without cill	
DOOR SIZE						
1981x838 6'6"x2'9"	SFXS29	89.70 07026107	-	-	-	-

HARDWOOD	Assembled "open in"		Assembled "open out"		Unassembled without cill	
DOOR SIZE						
2032x813 6'8"x2'8"	HFXS28	139.00 07000802	-	-	-	-
1981x838 6'6"x2'9"	HFXS29	139.00 Ⓢ 07000100	-	-	HDF29	119.00 07000601
1981x762 6'6"x2'6"	HFXS26	139.00 Ⓢ 07000209	-	-	HDF26	119.00 07000710
2000x807	HFXS807	134.00 07000307	HFXS807	134.00 07000503	HDFS07	118.90 07000805

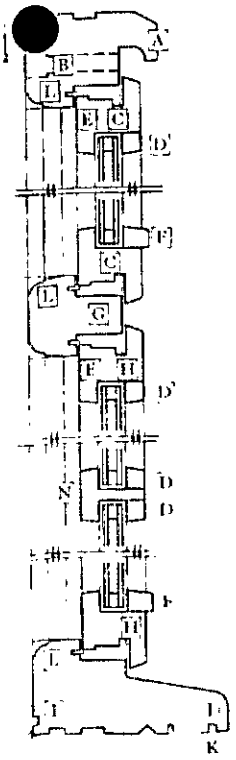


1200 wide DH 2

HIGH	FRAME	PLUS	CODES
750x2 5	2 4	176.20	0497250
900x2 11	2 4	185.30	0497
1050x8 5	2 3	194.20	0497270
1200x8 10	120	202.45	0497280
1350x8 5	2 0	219.25	0497290

GLASS PRICES		PRICE	SASH
Clear	DG2 CC	39.50	2 x 1
Clear	DG2 CC	50.50	2 x 1
Clear	DG2 C	62.80	2 x 1
Clear	DG2 CC	69.50	2 x 1
Clear	DG2 CC	79.50	2 x 1

STATESMAN SECTIONAL DIMENSIONS



A Head 94 x 67mm

B 16mm slot for trickle ventilator in head

C Vent 55 x 45mm

D Glazing beads 15 x 13mm

E Vent and sashes rebated 33 x 15mm for double glazed units

F Bottom glazing beads 18 x 15mm

G Transome 67 x 57mm

H Casement 55 x 45mm

I Cill grooved for window board

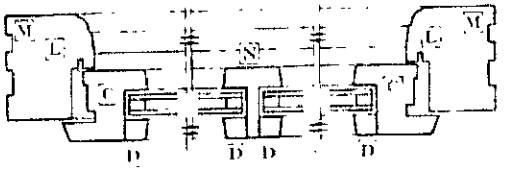
J Cill 139 x 67mm

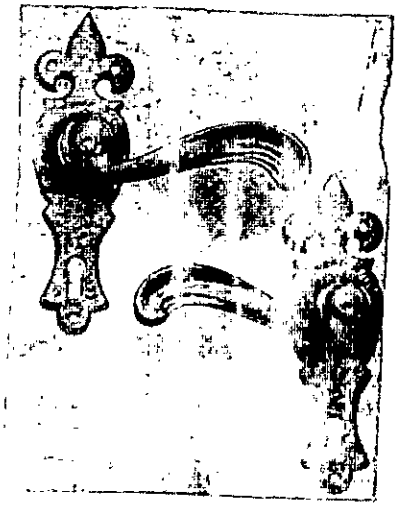
K Cill grooved for weather drip

L Weatherseal gasket (fitted)

M Jamb 67 x 57mm

N Glazing bar 44 x 36mm







2010

ADDITIONAL PLAN

Tel: (0118) 974 6479

Date: 20/11/01

My ref: LB/2000/2810

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

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: LB/2000/2810
52, Rose Street, , Wokingham.
Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 30/11/01

Yours faithfully

for

LISTING FORM
Case officer: **Emy Circuit** Application Number: **LB/2000/2810**
52, Rose Street, , Wokingham.
Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 20/11/01

My ref: LB/2000/2810

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

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: LB/2000/2810
52, Rose Street, , Wokingham.
Proposed replacement of tin roof with slate roof and repositioning of door from side to rear..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

for John Mitchell
Development Control Manager

Tel: (0118) 974 6479

Date: 20/4/01

My ref: LB/2000/2810

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

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: LB/2000/2810
52, Rose Street, , Wokingham.
Proposed replacement of tin roof with slate roof and repositioning of door from side to rear..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

for John Mitchell
Development Control Manager

Tel. (0118) 974 6479 (Direct Line)
Fax. (0118) 974 6484
Email. Emy.Circuit@wokingham.gov.uk
Date 19 November 2001
My ref. EXC/PP/LB/2000/2810

Mrs R N Roberts
52 Rose Street
Wokingham
Berkshire
RG40 1XU

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 Mrs Roberts

REAR EXTENSION: 52 ROSE STREET

Thank you for your letter dated 20th October 2001 sent to Mr Sanders, confirming that you intend to use standard slates as per the adjoining kitchen structures and timber boarding to a profile as shown on the enclosed sketch.

I do not know why you have been unable to contact Woods and Langton as we have spoken to them again today. Their description of the window is: 'traditional cottage-style with the open sashes fully rebated into the frame'. This is the requirement, a storm-proof section is not acceptable.

I can assure you that we are also concerned at the time it has taken us to resolve the problems associated with this application. This is a simple structure of a simple construction. The problem has been for you to supply us with adequate accurate drawings with sufficient information to enable us to consider the application for Listed Building Consent.

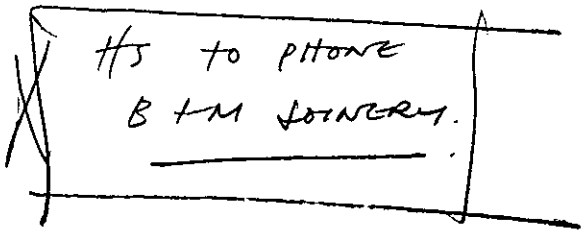
I consider that we now have sufficient information to make a decision.

You can anticipate a decision in the next two weeks and suggest you can now submit your Building Regulations application.

Yours sincerely

EMY CIRCUIT
Senior Planning Officer

48934



52 Rose Street
Wokingham
Berkshire
RG40 1XU.

20th October 2001

Dear Mr Sanders,

pertinent to your letter of 26th September, I confirm that we intend to use standard roofing slates (485 x 250) to match the slates on the existing kitchen roof, & those on the roof of the adjoining rear extension of No 54 Rose Street. I also enclose a profile of the timber boarding, which is smooth planed cladding - see drawing.

With regards to the window we have chased the two companies you suggested - Woods & Langton have failed to respond to six telephone calls, & B&M Joinery inform us that they do not provide joinery diagrams. I therefore can only state that we shall be sourcing an appropriate plain, wooden casement window, with no ventilator window & a single opening casement.

Attempting to source a section diagram from these companies has wasted yet another 2½ weeks in an application which has now taken a year and whilst I fully appreciate the importance of

making an accurate assessment of the impact of the proposed work, we have only requested very simple changes in order to improve the aesthetics of the rear of the property, and tie in with existing structures.

At the time of the initial application, and throughout my correspondences and discussions with Emy Circuit I have continued to ask clearly after your requirements, and yet every time I provide the requested information there appears to be new requirements.

As previously noted, we did not expect an application of this nature to take so long, and are trying to sell our house following the birth of our new baby. Clearly this would be easier once the rear of the property is weatherproof and secure.

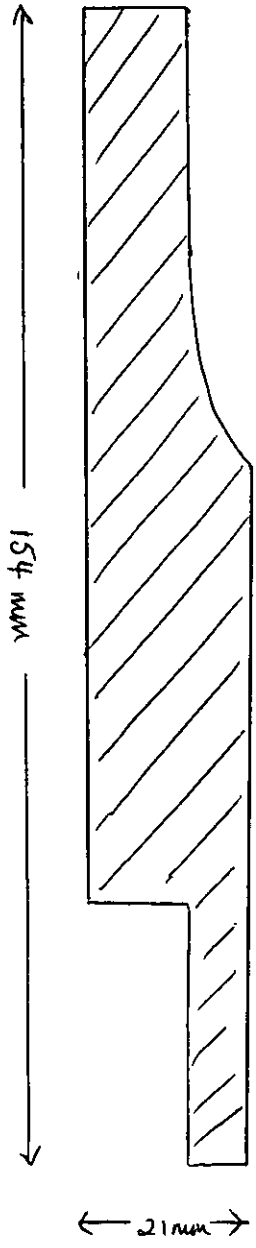
Please advise us when you can expect to offer LB consent so that we can proceed with the details with Building Regulations as we paid fees to them 2-3 months ago on the basis that Emy Circuit seemed to believe she had all the information required.

I look forward to hearing from you very soon. Please telephone if necessary as I have tried to call you several times unsuccessfully.

Thanks + regards,

Mrs Rachael N Roberts.

PROFILE - TIMBER CLADDING



Emy Circuit
From: Chris Roberts [extremem@waitrose.com]
Sent: 14 November 2001 15:46
To: Emy.Circuit@wokingham.gov.uk
Subject: 52 Rose Street

Dear Emy,

I have telephoned twice today but been unable to get hold of you, and have also left messages for you to call me back.

My husband spoke to Harold Sanders on thursday regarding obtaining the listed building consent for this property, and he informed us that having received our responses to the points he needed clarification on, he would be referring this back to you on friday, as you would be responsible for issuing the consent documentation.

We have stressed that this is now of great urgency as we have wanted to move house for some time now and need to complete this work before we can exchange contracts on our sale.
We hoped for a move date of the 19th November which we clearly will be unable to meet now and further delay is likely to cost us dearly.

Harold Sanders did intimate that he expected that we would receive the approval from you immediately and that he would relay the urgency. Please can you respond asap, and if Mr Sanders has not provided you with the detail you need, perhaps you could obtain this? With all due respect, this application has taken in excess of 1 year and I do not feel that there should be any reason for further delay.

I look forward to hearing from you very soon,

Mrs Rachael Roberts.

I did speak to Mr Roberts and explained the reason for the delay was due mainly to them not providing us with adequate information. He agreed there had been a problem. I have a letter from them — I will bring it across and we can agree how we should respond.

H

Tel. 0118 974 6477 (Direct Line)

Fax. 0118 974 6490

Email. Alison.Williams@wokingham.gov.uk

Date. 22 October 2001

My ref. AW/ 48934

Your ref.

Mr R Robuts
52 Rose Street
WOKINGHAM
Berks
RG40 1XU

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

Dear Mrs Robuts

RENOVATION WORK TO THE ABOVE PROPERTY

Thank you for your letter dated 20 October which was received today.

I have passed it to Harold Sanders for reply. Unfortunately Mr Sanders is on holiday until 1 November and will not be able to get in touch with you until after this date.

Yours sincerely

Alison Williams
Technical Officer
Landscape and Heritage

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date September 26, 2001
My ref. HS/
Your ref.

Mrs Rachel Roberts
52 Rose Street
Wokingham
Berkshire
RG40 1XU

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 Mrs Roberts

REPLACEMENT STRUCTURE AT REAR

Thank you for your recent letter which was received on 17 September 2001 enclosing the following details.

1. Section through roof and wall detail.
2. Side elevation.
3. Ground floor plan.

The information is still lacking detail but I consider it sufficient to provide an understanding of the impact of the proposed on the character of the listed building.

We will require confirmation of the following:
1. Roof material – slate (not tiles) type
2. Timber boarding – size material and profile
3. Windows – Two manufacturers who can provide appropriate windows for a listed building are:

WOODS AND LANGTON : Hare Hatch. 0118 940 4948
B & M JOINERY: 01344 883343.

Please give me a call when you have the above information as I suggest the quickest way to progress this application would be to bring it in for us to check if there is still any outstanding points.

Yours faithfully

Harold Sanders
Senior Urban Design and Conservation Officer

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date September 26, 2001
My ref. HS/
Your ref.

Mrs Rachel Roberts
52 Rose Street
Wokingham
Berkshire
RG40 1XU

Environmental Services Department
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P.O. Box 157
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Dear Mrs Roberts

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3. Ground floor plan.

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B & M JOINERY: 01344 883343.

Please give me a call when you have the above information as I suggest the quickest way to progress this application would be to bring it in for us to check if there is still any outstanding points.

Yours faithfully

Harold Sanders
Senior Urban Design and Conservation Officer

47801

Enq see letter seeking more details

REPLY REC

52 Rose Street
Wokingham
Berkshire
RG40 1XU

11th Sept 01

Dear Mr Sanders,

Thank you for you letter dated September 6th 2001. I enclose the following;

1) Section showing roof and wall construction to scale 1:20

2) Side elevation showing correct dimensions and detail of junction with existing kitchen roof.

3) Floor plan also showing correct dimensions – and dimensions of window/door/wall across rear.

Window details – I have discussed your comment regarding the storm-proof section of the window, which I understand to be the overhanging ledge of the top bar of the frame. My contractor believes that current standards require the trickle vents in wooden window frames to prevent condensation and rot occurring and it is now common among frame manufacturers to have this ledge to prevent rainwater from entering these vent slots. As the window frame sits high in the wall (right behind the roof overhang, bargeboard and guttering) and this ledge is therefore not obtrusive to the eye, would this be allowable in this circumstance?
If not, do you have any advice regarding where we might source such a window frame as all the standard suppliers catalogues we have searched through do not offer a frame without the ledge and trickle vents?

As you note in your letter, we do require an urgent decision on the LB consent and I should be happy to come to the council offices and meet you if there is anything still amiss.

Please call me on 0118 9627912 to arrange a convenient time to attend if required.

Thanks and regards,

Mrs Rachael Roberts.

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

Mr & Mrs C Roberts
52 Rose Street
Wokingham
RG40 1XU

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 & Mrs Roberts

PROPOSED REPLACEMENT OF BOARDED EXTENSION AT THE REAR OF THE PROPERTY

I note that we have yet to make a decision on your listed building application originally submitted in November 2000. There still appears to be some information which is outstanding or details provided which are unacceptable, when considered in the context of your listed building which has references to the original C15 structure.

I am aware that Emy Circuit has endeavoured to clarify the outstanding points but there still appears some confusion concerning what details are still required. I therefore list below the details:

1. Section - 1:20 scale to show wall and roof construction.

2. Side elevation - see copy of your previous drawing clarifying outstanding information. Note: plan submitted dimensions rear extension as 2250mm (225cm), side elevation 2400mm (240cm). Please confirm correct dimension, and show junction with existing roof.

3. Window details from catalogue indicate storm-proof sections. These are not acceptable and should have the sash and frame on the same plain (i.e. flush).

4. Your comment concerning the pitch and construction of the roof is noted. It is for you and your contractor to determine how a roof of this pitch is waterproofed.

Please note that these works will require consent under the current Building Regulation so you or your contractor will need to prepare the necessary information for this submission.

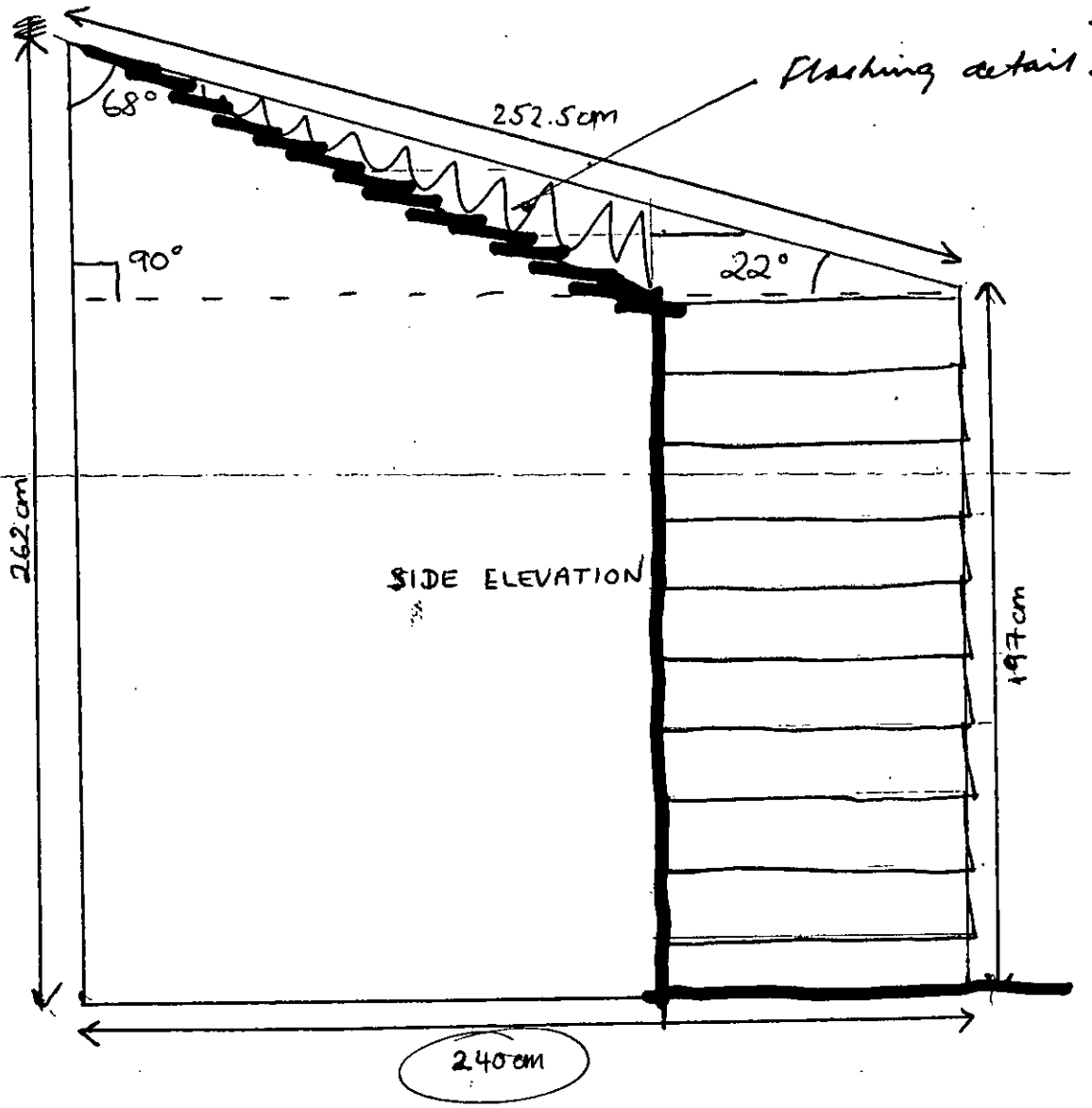
As you suggest you require an urgent response to this application, it may be quicker for you to bring in the outstanding information on the listed building application for us to check prior to making the formal submission.

Yours sincerely

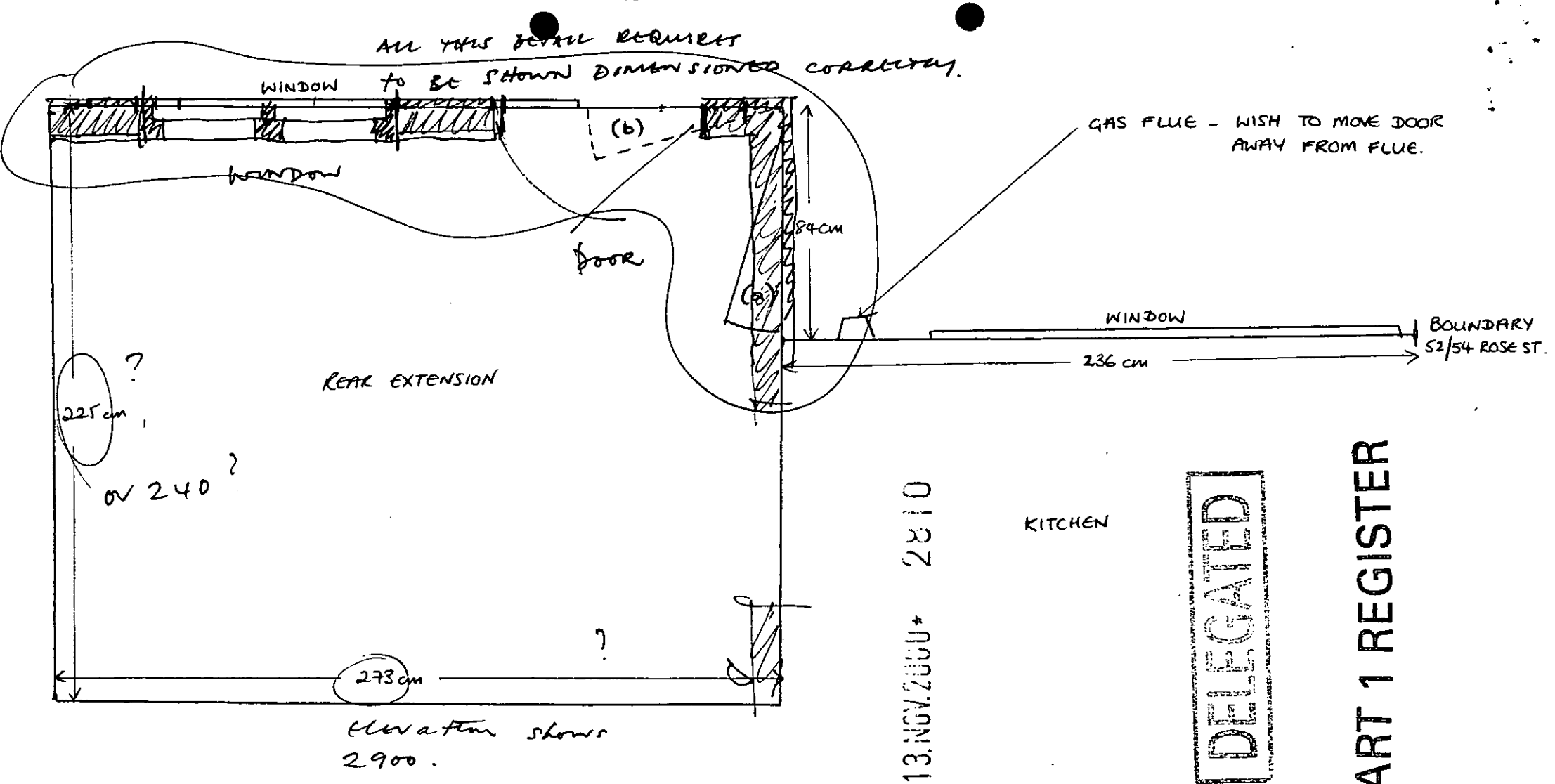


HAROLD SANDERS
Conservation Architect

cc: Emy Circuit


Flashing detail?
68°
252.5cm
90°
22°
262cm
SIDE ELEVATION
197cm
240cm

REAR OF 52 ROSE STREET.



13 NOV 2008* 2810

DELEGATED

PART 1 REGISTER

Date: 28 August 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/2810

Location: 52, Rose Street, Wokingham.

Proposal: Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

Applicant: Mrs R N Roberts.

Case Officer: Emy Circuit

The new plans show the following: Side elevation, sections of structure, joinery details.

Comments are required by 07/09/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. LB/2000/2810 (Planaps) / (Ludhouse) Date Rec. 13 August.

Location: 52 Rose Street

Parish Wokingham

Applicant: Mrs R N Roberts.

Description of attached plans side elevation, sections of structure, joinery details

Drawing No's: /

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ✓
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 50 Rose Street

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

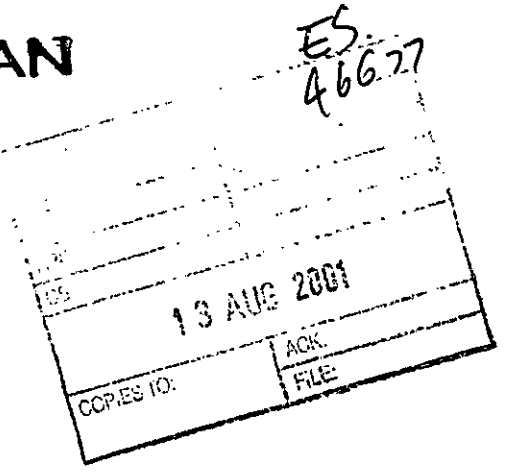
CASE OFFICER Exc

Consultations Sent by Admin. on 28.08.95

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN
2810

ES 46627



52 Rose Street
Wokingham
RG40 1XU

7th August 2001

EXC/LB/2000/2810

Dear Ms Circuit,

Further to our telephone conversation I enclose the outstanding information for the listed building consent for work to rear extension 52 Rose Street.

1) Enc. Elevation drawing showing dimensions connecting with neighbouring property 50 Rose Street. (2 copies)

2) Enc. Drawing of cross section of replacement roof showing construction dimensions and materials. (2 copies)

3) Enc. Joinery diagram for window frame, plus catalogue pictures of window, door and door furniture. Plain casement window/door, painted white, (as per Harold Sanders recommendation).

4) Timber cladding to exterior - dark wood stain, (as per Harold Sanders recommendation).

5) Flashings – standard lead flashings where new roof adjoins other elevations, namely a) original external wall of main property, and b) vertical external wall of flat roof kitchen extension of 50 Rose Street.

6) Elevation adjoining existing kitchen – as discussed, I confirm that there is no change to the construction, layout, dimensions or access on this side of the room.

7) The Building Controls department require the submission of a Building Notice with regard to the change in roof material, which I have completed and sent in.

I hope this information completes your requirements and that we shall hear from you in the near future. Please call me if you foresee any delay.

Best regards,

Mrs R N Roberts

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 25 July 2001
My ref: EXC/LB/2001/2810
Your ref:

Mrs R Roberts
52 Rose Street
Wokingham
Berkshire
RG40 1XU

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

Dear Mrs Roberts

PROPOSED AT 52 ROSE STREET WOKINGHAM – LB/2001/2810

Thank you for your email of 17 July.

In response to your queries.

1. The required elevation is the north-east elevation and should, as you suggest, show the kitchen, rear wall of the house, the side of the extension, as proposed, and the side of the extension at 50 Rose Street. If there is to be any work to the wall between the kitchen and extension, please show this as well.
2. I do mean a floor plan - this should be a scale drawing and show the depth of the wall, position of the door and window and the link into the kitchen.
4. From the discussion during the site visit it was understood that you would be replacing the existing walls with a more substantial structure, to be timber clad. This is the reason why sections are required. Similarly sections are required to show the construction of the roof.

The reason that such detailed information is required is that 52 Rose Street is a listed building and any work to a listed building must maintain and enhance its character. As I indicated previously, in principle your proposal is welcomed but it must be demonstrated that the materials and construction used will be appropriate to the building.

With regard to the need for additional consultation, I have checked the original description of the work proposed and agree with you that it does include the relocation of the door and that the alterations to the window are implicit in this. I apologise for this oversight. However, some additional public consultation will still be required. This is because, so far, the information provided has not been adequate to assess the impact of the proposal fully.

If you are still unclear what is required I will be happy to discuss it with you and/or your builder and to show you examples of the type of drawings required for listed building applications, if this would be helpful. I will be on leave until 6 August but if you need to speak to anyone in the meantime Harold Sanders, the Council's Conservation Architect or Mike Thorp, the Principle Development Control Officer may be able to assist,

In addition please could you confirm your telephone number? I find it is often easier to discuss requests such as this but have not been able to contact you on the number supplied, which is 962 7912.

Yours sincerely

MCT

for Emy Circuit
Planning Assistant, Development Control

Emy Circuit
From: Chris Roberts [extremem@waitrose.com]
Sent: 20 July 2001 09:25
To: emy.circuit@wokingham.gov.uk
Subject: Fw: your ref EXC/LB/2000/2810

Importance: High

Dear Emy,

I now have the catalogue pages relating to the window and door and will post these into you asap.

Please could you respond to the other points asap as I have not heard back from you yet.

We have now decided to sell the property, however our prospective purchaser wishes to rent the house out and we have therefore said we shall still obtain the planning consent as clearly the current rear structure is not suitable or secure.

It is therefore imperative that we obtain this planning consent as swiftly as possible and your assistance in expediting this would be greatly appreciated.

Many thanks - Mrs Rachael Roberts.

----- Original Message -----
From: Chris Roberts
To: emy.circuit@wokingham.gov.uk
Sent: Tuesday, July 17, 2001 3:35 PM
Subject: your ref EXC/LB/2000/2810

PROPOSED AT 52 ROSE STREET

Dear Emy,

thank you for your letter dated 5th July 2001.

In response to your enquiry, I confirm that the rear elevation drawing provided by our builder is scale 1:50.

Please could you acknowledge / respond to the following points so that I can be clear on exactly what is required and avoid further long delays with this matter;

1) Please confirm that the side elevation drawing you require is of the view as it will be (i.e. following repositioning of door) with the purpose of defining the roof gradiant and lines where it adjoins all three faces, (the existing kitchen roofline, the rear wall of the main house, and the flat roof extension at number 50 Rose Street)?

2) you request a plan. Do you mean a floor plan, and if so, please list what measurements / information you require in addition to that detailed on the floor plan enclosed in the original planning application?

3) We shall provide a copy of the catalogue specification for the window and door.

4) We are proposing to replace the existing rundown structure with one of exactly the same dimensions and basic structure (i.e. timber framed and timber clad, with the only application for changes to be 1) change of roof material from corrugated tin, to slate tiled, and 2) reposition door from side to wall affacing garden.

Whilst I appreciate the input from Harold Sanders regarding strengthening and watertighting of roof to prevent the possibilities of leaking, and the discussions we had regarding his flexibility on materials used, we have decided to proceed with the original plan and our builder has confirmed that the timbering and felting he will use will be of sufficient standard to achieve this.

Hence there will be no change to the materials used - only the replacement of the timber framework with new, sound wood.

Please advise therefore, what need there would be for further public consultation as there is nothing additional to that which was on the original planning application documents issued?

Please also confirm that upon receipt of the drawings listed above there should be no cause for further delay in processing this application.

Thanks and regards,

Mrs R Roberts.

Emy Circuit
From: Chris Roberts [extremem@waitrose.com]
Sent: 17 July 2001 15:35
To: emy.circuit@wokingham.gov.uk
Subject: your ref EXC/LB/2000/2810

PROPOSED AT 52 ROSE STREET

Dear Emy,

thank you for your letter dated 5th July 2001.

In response to your enquiry, I confirm that the rear elevation drawing provided by our builder is scale 1:50.

Please could you acknowledge / respond to the following points so that I can be clear on exactly what is required and avoid further long delays with this matter;

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Please also confirm that upon receipt of the drawings listed above there should be no cause for further delay in processing this application.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 5 July 2001
My ref: EXC/LB/2000/2810
Your ref:

Mrs R Roberts
52 Rose Street
Wokingham
Berkshire
RG40 1XU

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

Dear Mrs Roberts

PROPOSED AT 52 ROSE STREET WOKINGHAM – LB/2000/2810

I apologise for the delay in contacting you regarding the additional plans for the above proposal, which were received on 14 June. As was discussed on site in January, the proposal is acceptable in principle but much more detailed information is required to enable the application to be determined and the additional plans still do not provide this.

In addition to the rear elevation, a plan and side elevation, showing the wall where the existing door is and the roof slope, are required. Also, sections to show the construction of the roof and walls and the junctions between the replacement roof and walls and the existing structures, in particular the party wall. Joinery details will also be required for the proposed window and door. The latter could be catalogue extracts proving they show the profile and dimensions of what is proposed.

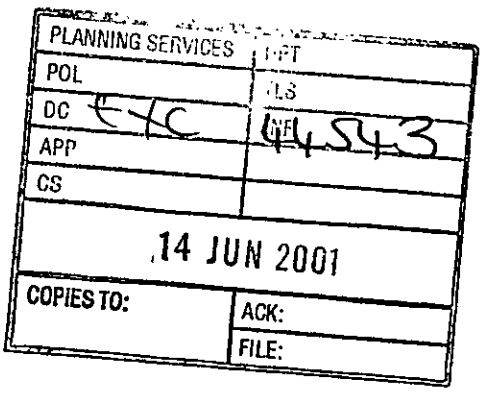
The rear elevation provided appears to be at scale 1:50. Please can you confirm whether this is the case.

May I also draw to your attention that, as the work now proposed is much more extensive than was indicated on the original application, additional public consultation will be required, once the required information has been provided.

I hope it is clear what is needed. However, if you have any queries about the information required, either you or your builder are welcome to contact me on 0118 974 6479.

Yours sincerely

Emy Circuit
Planning Assistant, Development Control



52 Rose Street
Wokingham
Berkshire
RG40 1XU

12th June 2001

Dear Ms Circuit,

PROPOSED WORK TO REAR EXTENSION AT 52 ROSE STREET WOKINGHAM
(Repositioning of door and replacement of roof.)

Further to my recent letter, I enclose the builder's elevation drawing for the above work.

Following your site visits and previous discussions it is my understanding that this is the only outstanding requirement that you have prior to giving consent for the work to proceed.

In addition I have already provided a copy of the enclosed drawing to Mrs Guile at number 50 Rose Street, whose property the building work adjoins, and she informs me that she has already provided her approval for this work to proceed following previous correspondence from yourselves.

I apologise for the delay on our builder's part in providing the required drawings and hope this application may now be granted as swiftly as possible so that we may begin work. Please call me on 0118 9627912 if you foresee any reason for delay.

With thanks,

Mrs R Roberts.

detail sections of roof construction 1:50
+ walls

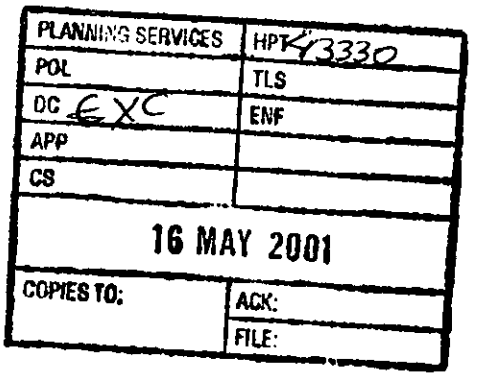
Scale of elevation ?

Side elevation

Plan.

1:50 party wall detail


1
3
LEXMARK
2



52 Rose Street
Wokingham
Berkshire
RG40 1XU

14th May 2001-05-14

Dear Ms Circuit,

PROPOSED REPLACEMENT ROOF TO EXISTING EXTENSION AT 52 ROSE STREET WOKINGHAM

Further to your recent letter I wish to inform you that we have not withdrawn our application and have not stated that we will not be submitting the requested drawings.

We have given our proposed builder a revised instruction based on the council's recommendations and he is providing drawings to this end. We expect to have these in our possession within a couple of weeks and will forward them to you upon receipt so that the application can be completed.

Yours sincerely,

Mrs R Roberts.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 27 March 2001 April ?
My ref: EXC/LB/2000/2810
Your ref:

Mrs R N Roberts
52 Rose Street
WOKINGHAM
Berkshire
RG40 1XU

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

Dear Mrs Roberts

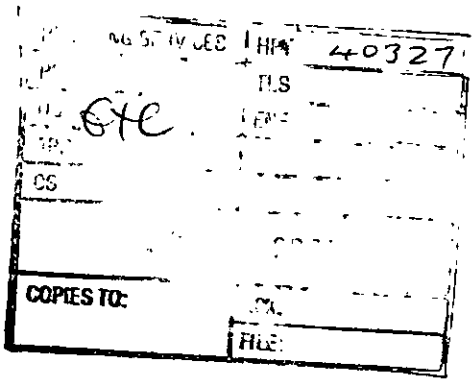
PROPOSED REPLACEMENT ROOF TO EXISTING EXTENSION AT 52 ROSE STREET WOKINGHAM

Following our conversation on 4 April, I understand that you will not be submitting the additional, detailed drawings, required to enable the application to be determined, and that, in view of this, you are willing to withdraw the application. The application will, therefore, be considered as withdrawn, unless I hear from you by 14 May 2001. If you would like to speak to me about this matter, I can be contacted on 0118 974 6479.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Spoke 4/4 –
will withdraw –
not getting drawings
due to cost at moment



52 Rose Sheet
Wokingham
Berks
RG40 1XU

19th February 2001

Dear Ms Cuciut,

I enclose completed form as per your last letter, confirming that we have served notice on Mrs Hazel Guile of number 50 Rose Sheet. Further to your last site visit, we have discussed the proposed works with our builder and wish you to note the following points which we have requested further to the suggestions Howard made;

1) due to low roof pitch, marine ply and external grade felting have been requested, thus making the slates more of an aesthetic requirement than a water-tighting one.

2) we intend to use blocks to build the walls infilling the old door void and beneath the window. This will be clad with stained timber externally.

3) we are awaiting full architectural drawings which shall be forwarded to you as soon as possible.

I hope this covers the issues you raised adequately and would greatly appreciate it if you could notify me if this is not the case, as I would hope that the provisions of the architectural drawings are the only outstanding concern.

Yours sincerely



MRS R. N. ROBERTS.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 February 2001
My ref: EXC/LB/2000/2810

Mrs R N Roberts
52 Rose Street
WOKINGHAM
RG40 1XU

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

Dear Mrs Roberts

PROPOSED WORK TO REAR EXTENSION AT 52 ROSE STREET – LB/2000/2810

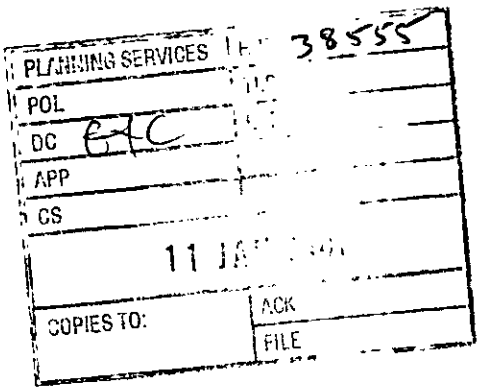
Following our site meeting on 31 January, please can you let me know when you anticipate being able to submit further plans of the proposed alterations?

I notice that you have indicated on the ownership certificate that you own the property and have not served notice on your neighbour at 50 Rose Street. If the proposed work would encroach on the neighbouring property at all, and this would include work affecting the side wall of their extension, you would need to serve notice on them. As it appears that this will be the case, I have enclosed the relevant forms. If the work would encroach on the neighbouring property please complete these – you should give the single sided form to your neighbour and return the double sided one to me.

Please contact me on 0118 974 6479 if you have any queries.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control



52 Rose Street
Wokingham
Berks
RG40 1XU

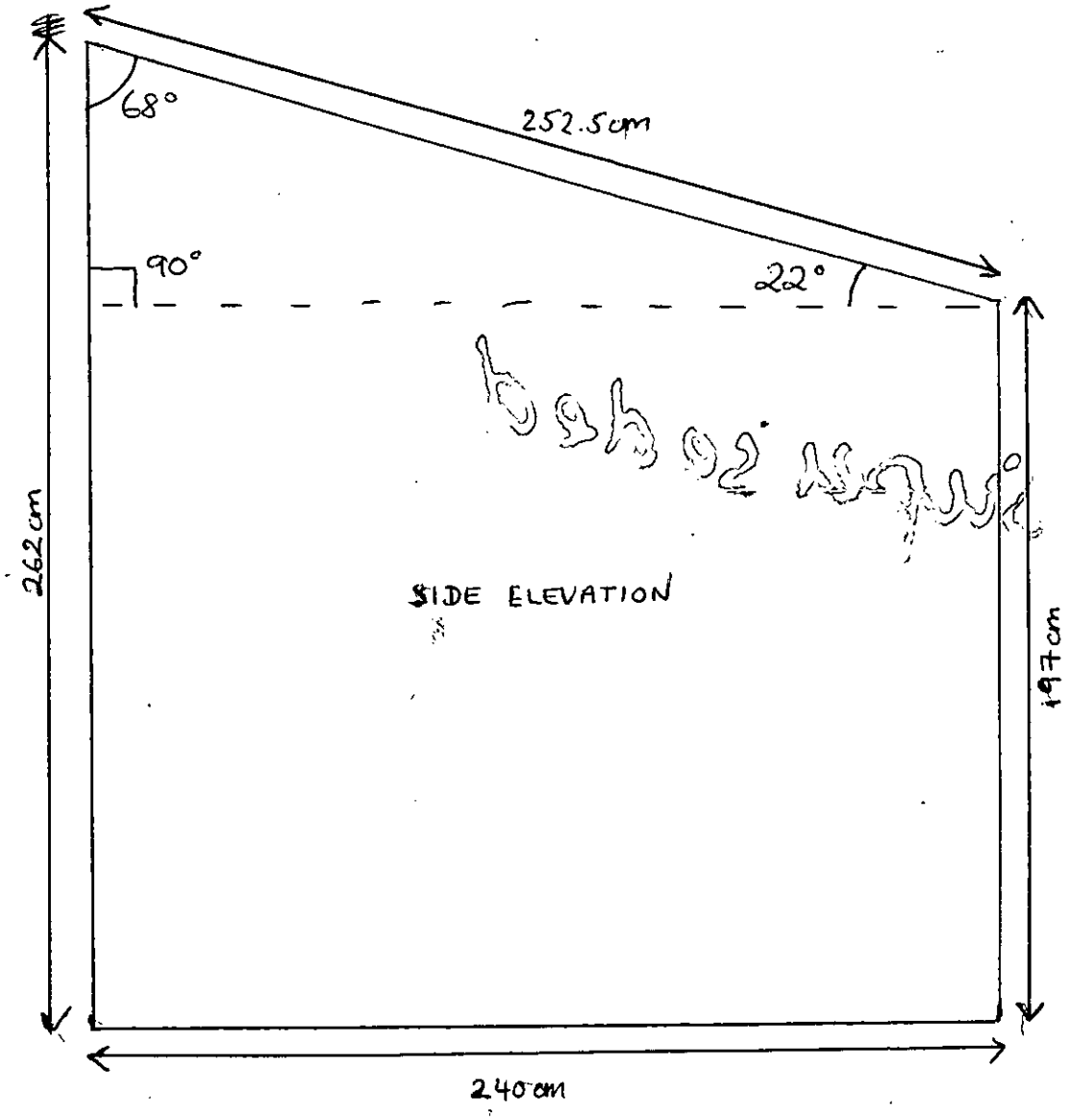
9th January '01.

F.A.O. Emy Arcuit,

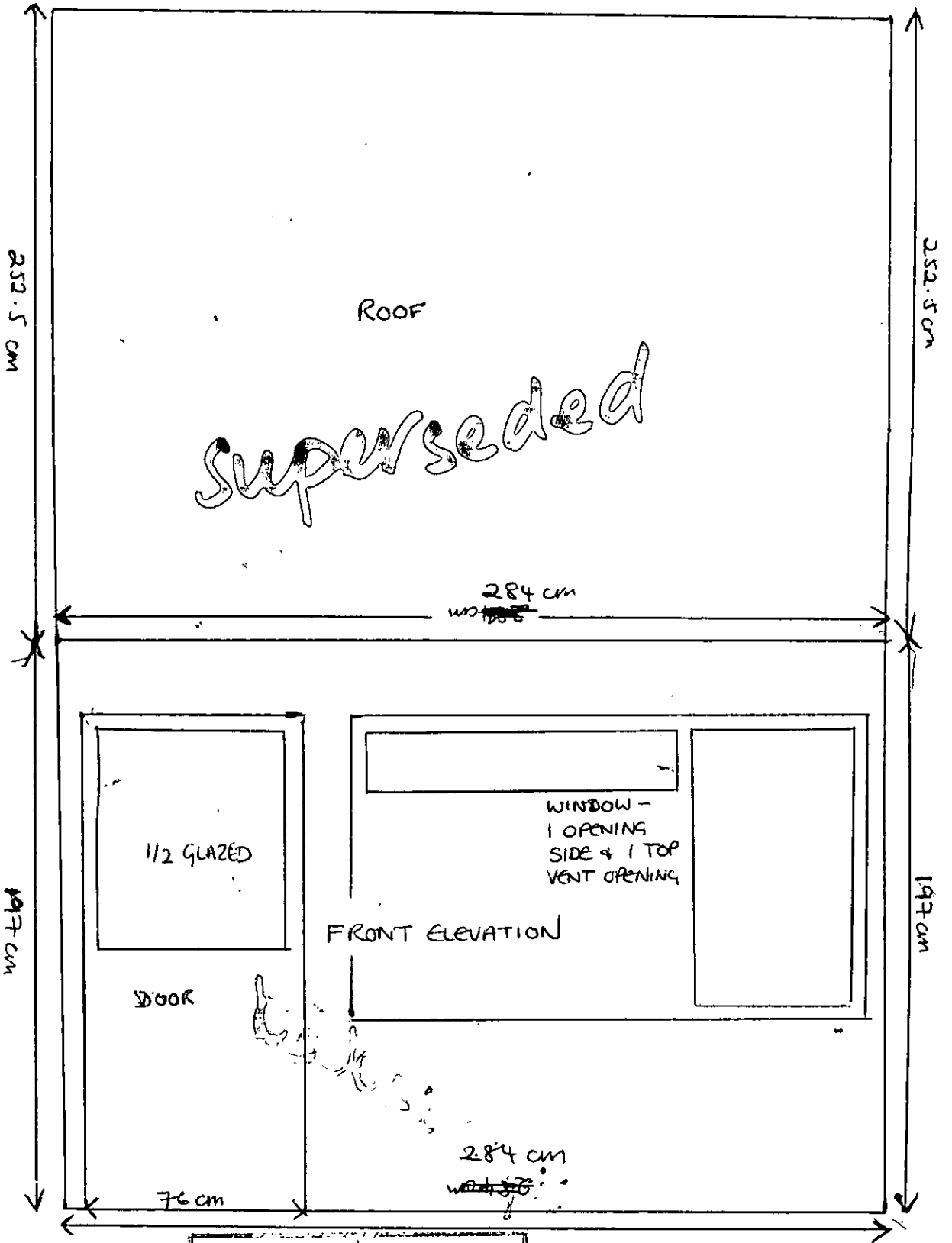
Further to your telephone message I enclose side & front elevations with dimension & roof angles/pitch shown. I hope this is clear enough?

Best regards

Mrs Rachael N Roberts.



Superseded



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POL	TLS
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APP	
CS	
COPIES TO:	FILE:

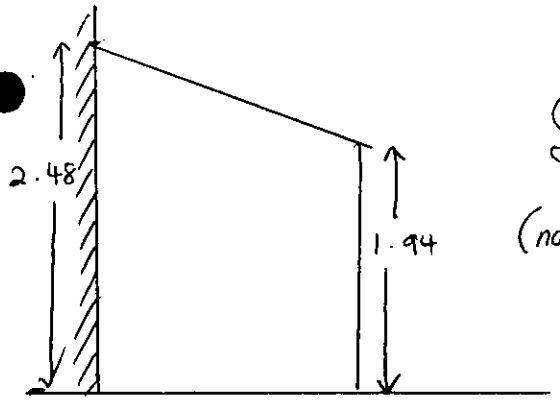
52 Rose Street
Wokingham
Berkshire
RG40 1XU

27th December 2000.

Listed Building Consent ref: LB/2000/2810

Dear Sir / Madam,

Further to the recent visit from one of your planning officers, we have been requested to supply elevation measurements for the rear extension. This is currently 2.48 m high where it adjoins the rear wall of the main house structure, & descends to 1.94 m.



(not to scale)

Superseded

Please note that all dimensions, <u>including</u> elevation & slope of roof shall remain the same during planned work to replace the ~~roof~~ roofing <u>material</u>. Please contact us as soon as possible should there be further points for clarification.

Thanks & regards

MRS R N ROBERTS.

38138

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: LB/2000/2810

Proposal: Proposed replacement of tin roof with slate roof and repositioning of door from side to rear

Site Address: 52 Rose Street, Wokingham

Applicant: Mrs R N Roberts

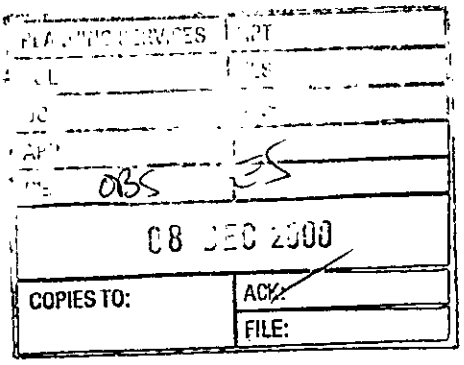
Your observations are required in respect of this application **by 16/12/2000**

- **The overall size should not exceed existing dimensions.**
- **There is no indication as to how the roof will tie into the old original outer wall of the building which is old, soft brick.**

This will improve the appearance of the existing lean-to and be in keeping with No 54's rear extension,

SIGNED: _____ **DATE:** 20/12/2000

CLERK TO Wokingham Town Council



Ms Emy Circuit
Case officer
Planning Department
Wokingham District Council

Hazel Guile
50 Rose Street
Wokingham
Berkshire RG40 1XU

7 December 2000

Dear Ms Circuit

Re: LB/2000/2810 – 52 Rose Street, Wokingham, Listed Grade II
Proposed replacement of tin roof with slate & repositioning of door

Having viewed the above application, I would comment that no mention is made, that this extension abuts and joins onto the side of my property at No 50.

Some queries that spring to mind are as follows, there is no diagram of the existing roof, will there be any change to the height and pitch re. the additional weight of slate and how will this tie into my kitchen wall? How is the roof to be tied into the existing rear wall of the original building – No 52 (old soft bricks)?

If the door position is to be changed will this affect the guttering down pipe – run off should be well away from what in effect is a 'party wall' on my boundary.

I would be grateful if you would bear in mind these concerns when reviewing the above application.

Yours sincerely

Hazel Guile

HAZEL GUILE

cc Harold Sanders
Conservation Architect

TO:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 22 November 2000 23 NOV 2000

Application Number: LB/2000/2810

Proposal: Proposed replacement of tin roof with slate roof and repositioning of door from side to rear..

Site Address:
52, Rose Street, , Wokingham.

Applicant:
Mrs R N Roberts .

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

I SUPPORT THE CHANGE OF MATERIAL FOR THE ROOF BUT SUGGEST FURTHER INFORMATION IS SOUGHT TO SUPPORT THE APPLICATION

I ENCLOSE AN EXTRACT FROM CIRCULAR 14/97 WHICH MAY HELP TO AMPLIFY WHAT INFORMATION IS REQUIRED

Harold Sanders . CONSERVATION + DESIGN .

29.11.00

CLARIFICATION OF PARAGRAPH B.3 OF ANNEX B OF PPG15

1. Paragraph B.3 of Annex B of PPG15 advises local planning authorities not to accept applications for listed building consent until they have sufficient information to provide a full understanding of the impact of a proposal on the character of the building in question.

2. The Secretary of State considers that to avoid any doubt about what is required by way of information from an applicant, authorities should set out at the beginning of discussions exactly what information they will require to enable them to consider an application for listed building consent. For all but the simplest work, this will normally include a plan to identify the building in question; measured drawings of all floor plans; and external or internal elevations affected by the proposed works. Drawings should also show the building as existing and as proposed. The inclusion of photographs is particularly helpful – in relation to all elevations in demolition cases or of the part of the building affected (interior or exterior) in alteration or extension cases. Other plans and drawings as are necessary to describe the works proposed would be helpful.

PLAN — WE HAVE
ELEVATIONS — WE REQUIRE
PHOTOGRAPHS — WOULD BE HELPFUL.

Received by Wokingham District Council

Application No: LB/2000/2810

Proposal:
Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

Location:
52, Rose Street, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

22 November 2000

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2000/2810

Proposal:
Proposed replacement of tin roof with slate roof and repositioning of door from side to rear.

Location:
52 Rose Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 29/11/2000 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **20/12/2000**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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: 29/11/2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2000
Officer: EXC	Application No. LB/2000/2810

Map No. 75B Site ..O:O1.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(LB) PROPOSED REPLACEMENT OF TIN ROOF WITH SLATE ROOF & REPOSITIONING OF DOOR FROM SIDE TO REAR

Location: 52 ROSE STREET

Parish: WOKINGHAM Ward: NORREYS
22.11.00

Applicant: MRS ROBERTS

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	mark position door & roof.	22.11.00	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	elevations showing door & roof	22.11.00	
6	Floor plans			
7	Metric scale disclaimer	Scale?	22.11.00	
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Wokingham

Listed Building: 1 (2) 2*

Advertisement Required: listed building + Conservation area 22.11.00

Date Site Notice Sent : 22.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	.....
Trees	.....
Conservation Officer	..... ✓ .....
Environmental Health	.....
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	.....
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	.....
Strategic Planning (JSPU)	.....
Minerals (INTERNAL)	.....
Archaeological Site (BABTIE)	: .....
Education	.....
Social Services	.....
Highways	.....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency	.....
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

The Georgian Group	.....
Ancient Monuments Society	.....
Council for British Arch.	.....
RCHME	.....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

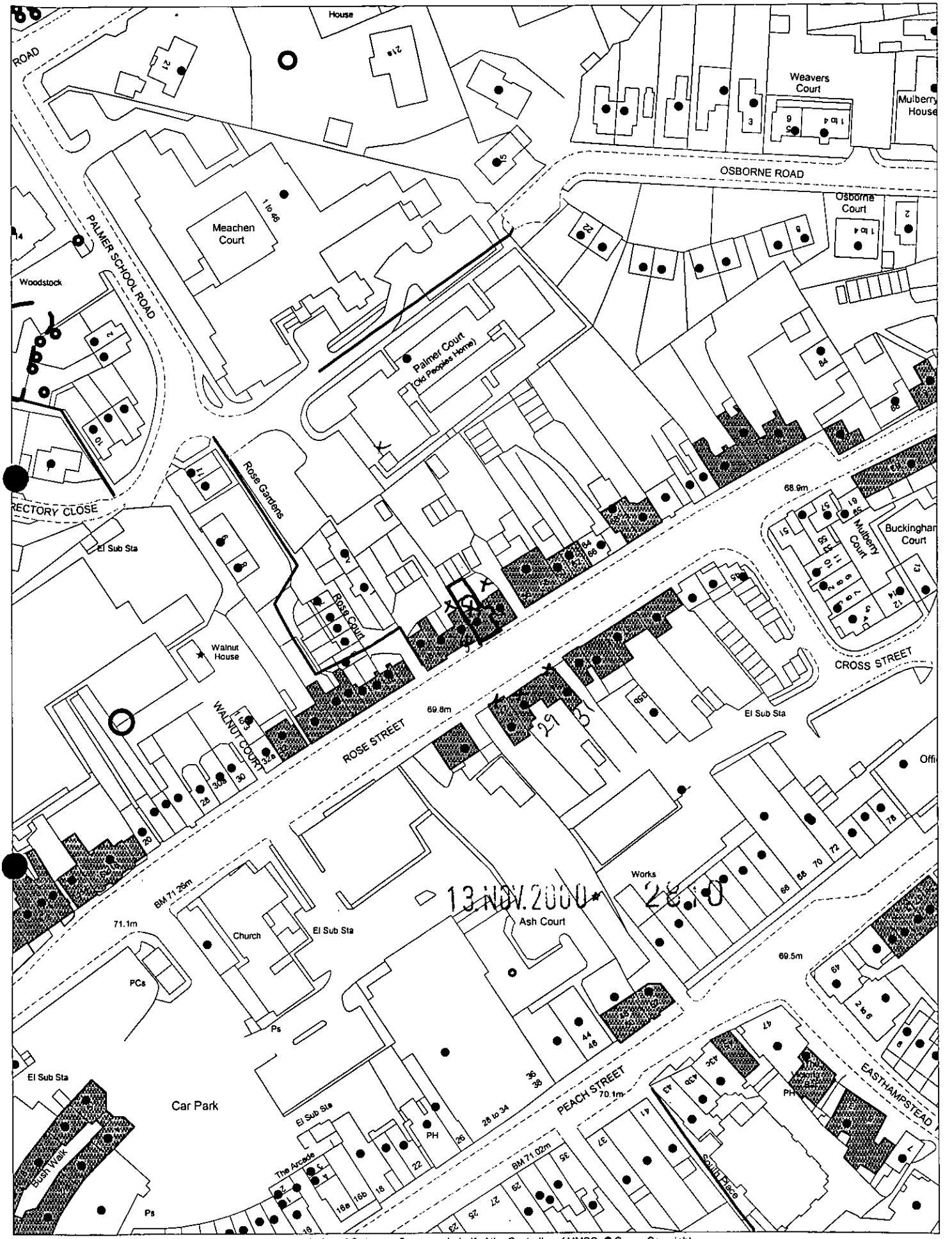
no pre-apps

NEIGHBOURS:

S/N + 27, 29, 31, 50 + 54 Rose St ✓

Palmer Court, Palmer School Rd

D



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Development Control Section, Environmental Services, Wokingham District Council.
17 November 2000

Scale: 1 : 1250

N
W E
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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

13.NOV.2000* 2810

---

1. APPLICANTS NAME: MRS R N ~~BEN~~ ROBERTS
   ADDRESS: 52 ROSE STREET
   WOKINGHAM
   POST CODE: RG40 1XU
   PHONE: 0118 9018423

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME
   ADDRESS: N/A
   POST CODE
   PHONE

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: 52 ROSE STREET, WOKINGHAM

   (b) What type of building, e.g. barn, dwelling, does the Application relate to.
   BUILDING TYPE: 2 BED MID TERRACE C. 15TH

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

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

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   1) SITE PLAN - SITE OUTLINED IN RED
   2) PLAN SHOWING EXISTING (a) AND PROPOSED (b) POSITION OF DOOR.

---

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.
   1) REPLACEMENT OF CORRUGATED TIN ROOF WITH SLATE ~~FELT~~ ROOF ON REAR EXTENSION.
   2) REPOSITIONING OF DOOR FROM SIDE TO REAR.

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.
   ONLY CHANGE TO MATERIALS WILL BE ~~STANDARD~~ RECLAIMED ~~GREY BLACK ROOFING FELT~~. SLATES FOR 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?
(b) What is the cubic content of the part to be removed? N/A
(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?
If **YES**, state date, to whom application was made and the result of the application if known. NO

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~~ MISS K N BEW

Date 6/6/00

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

CB/2000/2810

LISTED BUILDING CONSENT APPLICATION

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ASP	
CS	
26 FEB 2001	
COPIES TO:	ACK:
	FILE:

CERTIFICATE A

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;

(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.

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice
MRS H QUILE	50 ROSE STREET WOKINGHAM BERKSHIRE	16/02/01

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 .....

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

† See note (a) to Certificate A

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

(d) on.....

Copy of notice as published SEE OVERLEAF

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:

(b) .....

.....

.....

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~~ .....

Date 16/02/01

† 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)

* Delete where inappropriate

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

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. *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
		13 NOV 2010

or:-

CERTIFICATE C

I hereby certify that:-

1. *I am / *The applicant 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. *I have / *The applicant has given the requisite notice to the following persons other than *myself / *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. *I have / *The applicant has taken the steps listed below, being steps reasonably open to *me / *him to ascertain the names and addresses of the other owners† of the building and *have / *has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

(d) on.....

Copy of notice as published SEE OVERLEAF

1772B

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)

MRS R N ROBERTS

Signed ..... MISS R N BE

*~~On behalf of~~ .....

Date ....6/11/00.....

* Delete where inappropriate

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

(Notice for service on individuals)

Notice for Service on Individuals under Regulation 6 for listed building consent

Notice Number LB1

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant.

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is served.

(f)) Insert address of Council.

Proposed development at *(a)* 52 ROSE STREET, WOKINGHAM, BERKS. RG40 1XU.

TAKE NOTICE that application is being made to the *(b)* WOKINGHAM DISTRICT Council by *(c)* MRS RACHAEL N ~~BEN~~ ROBERTS for listed building consent to *(d)* REPLACE ROOF MATERIAL AND REPOSITION DOOR ON REAR EXTENSION

If you should wish to make representations about the application, you should make them in writing not later than *(e)* ~~7TH JULY 2000~~ 30/11/00 to the Council at *(f)* SHUTE END, WOKINGHAM, BERKSHIRE, RG40 1WR.

Signed MISS R.N BEN

~~*On behalf of~~ MRS R.N ROBERTS

Date 6/11/00

* Delete where inappropriate

13 NOV 2000

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

(Notice for publication in local newspaper)

Notice for Publication in Local Newspapers where not all the Owners are known under Regulation 6 for listed building consent

Notice Number LB2

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is published

(f) Insert address of Council

Proposed development at *(a)* .....

NOTICE is hereby given that application is being made to the *(b)* ..... Council by *(c)* ..... for listed building consent to *(d)* .....

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations to the above-mentioned Council about the application should make them in writing not later than *(e)* ..... to the Council at *(f)* .....

.....

Signed .....

*On behalf of .....

Date .....

* Delete where inappropriate

1

ADDRESS 52 Rose Street PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
		LISTED		
120/62	Wok Area Housing Assoc	Dwelling to house elderly resid 46/76	26/7/62	C/A
110/64 —	E G Ellis	Demolish exist houses & erect 6 flats & garages (52, 52a, 54, 54a, 56, 56a)	26/3/64	Ref
134/64 —	Colstar Dev. Ltd	Modernisation of existing property	29/4/65	App
25/65	- do -	Erect 8 garages at rear	24/6/65	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2.

ADDRESS R/O 52-54 Rose Street PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
78/66 20/6/66	Mr. McDonagh.	Erect block of 6 garages at rear of 52 & 54	30/6/66	App
44417	RANDOM OAK LTD.	R/O 6 GARAGES	20-11-95	C/A
75/60506(2)		13 PARKING SPACES		

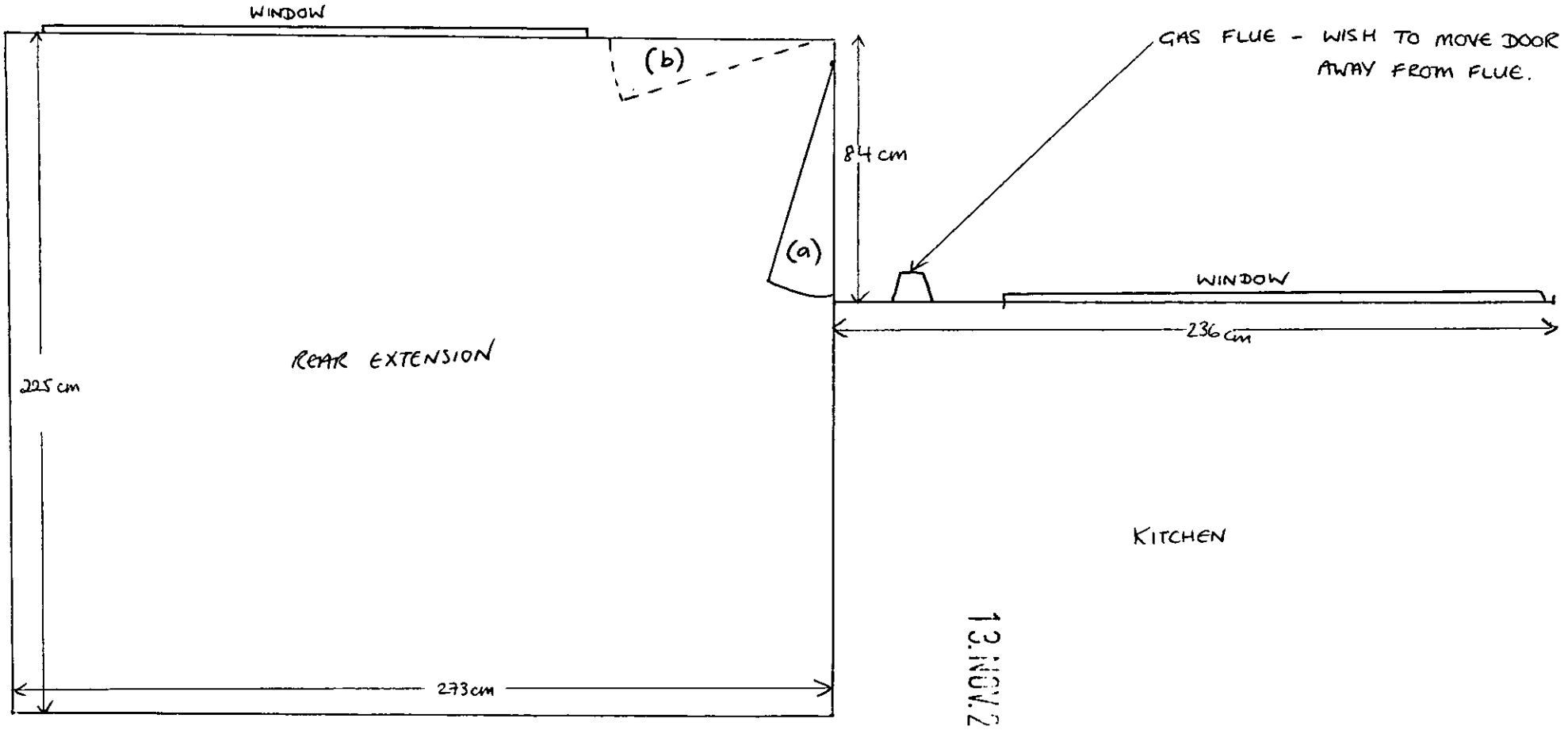
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

REAR OF 52 ROSE STREET.



13.NOV.2000* 2810

superseded

PATTERN 2XG HEMLOCK



HEMLOCK · UK MADE · 4" STILES · BEADED · DOUBLE GLAZING · PAINT GRADE ONLY · KILN DRIED · PRESERVATIVE TREATED · Commodities

- Lower panel fitted with 6mm meranti-faced external plywood.

PATTERN 2XG HEMLOCK
44 1¼" finish doors

SIZE	DOWELLED	M&T
2134x914 7'0"x3'0"	96.00 00500509	– –
2032x813 6'8"x2'8"	94.25 (GS) 00500400	148.60 00801001
1981x838 6'6"x2'9"	94.25 (GS) 00500302	148.60 00801110
1981x762 6'6"x2'6"	51.95 (GS) 00500204	148.60 00801208
1981x686 6'6"x2'3"	84.60 00500106	– –
2000x807	94.25 00500008	– –
2040x826	95.45 00499909	– –
2040x726	90.05 00499800	– –

TOUGHENED DOUBLE GLAZED UNITS

SIZE	CLEAR	OBSCURE
2032x813 6'8"x2'8"	68.20 09247804	89.45 09247902
1981x838 6'6"x2'9"	68.20 (GS) 09247009	89.45 09247107
1981x762 6'6"x2'6"	68.20 (GS) 09246807	78.20 09246905

4MM TOUGHENED GLASS

2032x813 6'8"x2'8"	25.40 (GS) 09200906	26.70 (GS) 09201010
1981x838 6'6"x2'9"	25.40 (GS) 09200710	26.70 (GS) 09200808
1981x762 6'6"x2'6"	19.90 (GS) 09200503	24.20 (GS) 09200601

- Available in 4 finishes – Hardwood, Stained or Primed Softwood and Stained Hemlock. Where cills are included these are in hardwood.
- All frames include neoprene weatherseal gaskets and water bars on 'open in' and 'open out' frames.
- All Comb jointed with Mortice and Tenon construction to vestibule and french frame mullions.
- Full range of matching weatherboards available.

Commodities

DOOR FRAMES

Ex 89x64 3½x2½" rebated for 44 1¼" finished doors

SOFTWOOD PRIMED

DOOR SIZE	*Assembled 'open in'*		*Assembled 'open out'*		*Unassembled 'without cill'*	
2032x813 6'8"x2'8"	FNS28	81.60 07005009		– –	DF28	48.90 (GS) 07005608
1981x838 6'6"x2'9	FNS29	81.60 07005107	FXS29	81.60 07005401	DF29	48.95 07005706
1981x762 6'6"x2'6"	FNS26	78.45 07005205	FXS26	78.40 07005510	DF26	48.60 07005804
2000x807		– –		– –	DF807	48.95 07005902

SOFTWOOD STAINED

DOOR SIZE	*Assembled 'open in'*		*Assembled 'open out'*		*Unassembled 'without cill'*	
2032x813 6'8"x2'8"	SFNS28	81.60 (GS) 07024908	SFXS28	81.60 07025404		– –
1981x838 6'6"x2'9"	SFNS29	49.50 (GS) 07025001	SFXS29	81.60 (GS) 07025502	SDF29	48.95 (GS) 07025807
1981x762 6'6"x2'6"	SFNS26	49.50 (GS) 07025110	SFXS26	78.45 (GS) 07025600	SDF26	48.60 (GS) 07025905
2000x807	SFNS807	76.95 07025208	SFXS807	76.95 07025709	SDF807	48.95 07026009

STAINED HEMLOCK

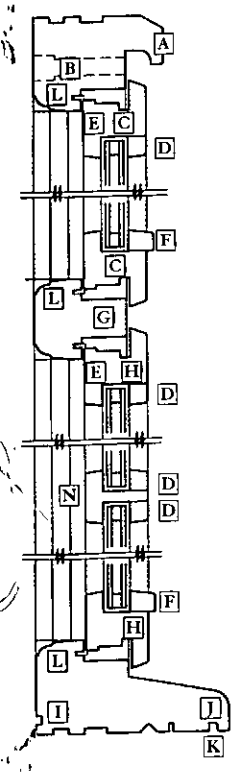
DOOR SIZE	*Assembled 'open in'*		*Assembled 'open out'*		*Unassembled 'without cill'*	
1981x838 6'6"x2'9"	SFNS29	89.70 07026107		– –		– –

HARDWOOD

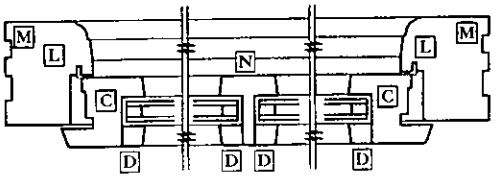
DOOR SIZE	*Assembled 'open in'*		*Assembled 'open out'*		*Unassembled 'without cill'*	
2032x813 6'8"x2'8"	HFNS28	139.00 07000002		– –		– –
1981x838 6'6"x2'9"	HFNS29	139.00 (GS) 07000100		– –	HDF29	119.00 07000601
1981x762 6'6"x2'6"	HFNS26	139.00 (GS) 07000209		– –	HDF26	119.00 07000710
2000x807	HFNS807	134.00 07000307	HFXS807	134.00 07000503	HDF807	118.90 07000808

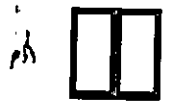
Superseded

STATESMAN SECTIONAL DIMENSIONS



A Head 94 x 67mm
B 16mm slot for trickle ventilator in head
C Vent 55 x 45mm
D Glazing beads 15 x 13mm
E Vent and sashes rebated 33 x 15mm for double glazed units
F Bottom glazing beads 18 x 15mm
G Transome 67 x 57mm
H Casement 55 x 45mm
I Cill grooved for window board
J Cill 139 x 67mm
K Cill grooved for weather drip
L Weatherseal gasket (fitted)
M Jamb 67 x 57mm
N Glazing bar 44 x 38mm





1200 wide 3'11¼"

HIGH	FRAME	PLUS	CODES
750 2'5½"	207CC	176.20	04972508
900 2'11½"	209CC	185.30	04972606
1050 3'5⅝"	210CC	194.20	04972704
1200 3'11¼"	212CC	202.45	04972802
1350 4'5⅛"	213CC	219.25	04972900

GLASS PRICES		PRICE	SASH
Clear	DG207CC	39.80	2/08991403
Clear	DG209CC	50.80	2/08991501
Clear	DG210CC	62.00	2/08991610
Clear	DG212CC	69.60	2/08991708
Clear	DG213CC	79.50	2/08991806



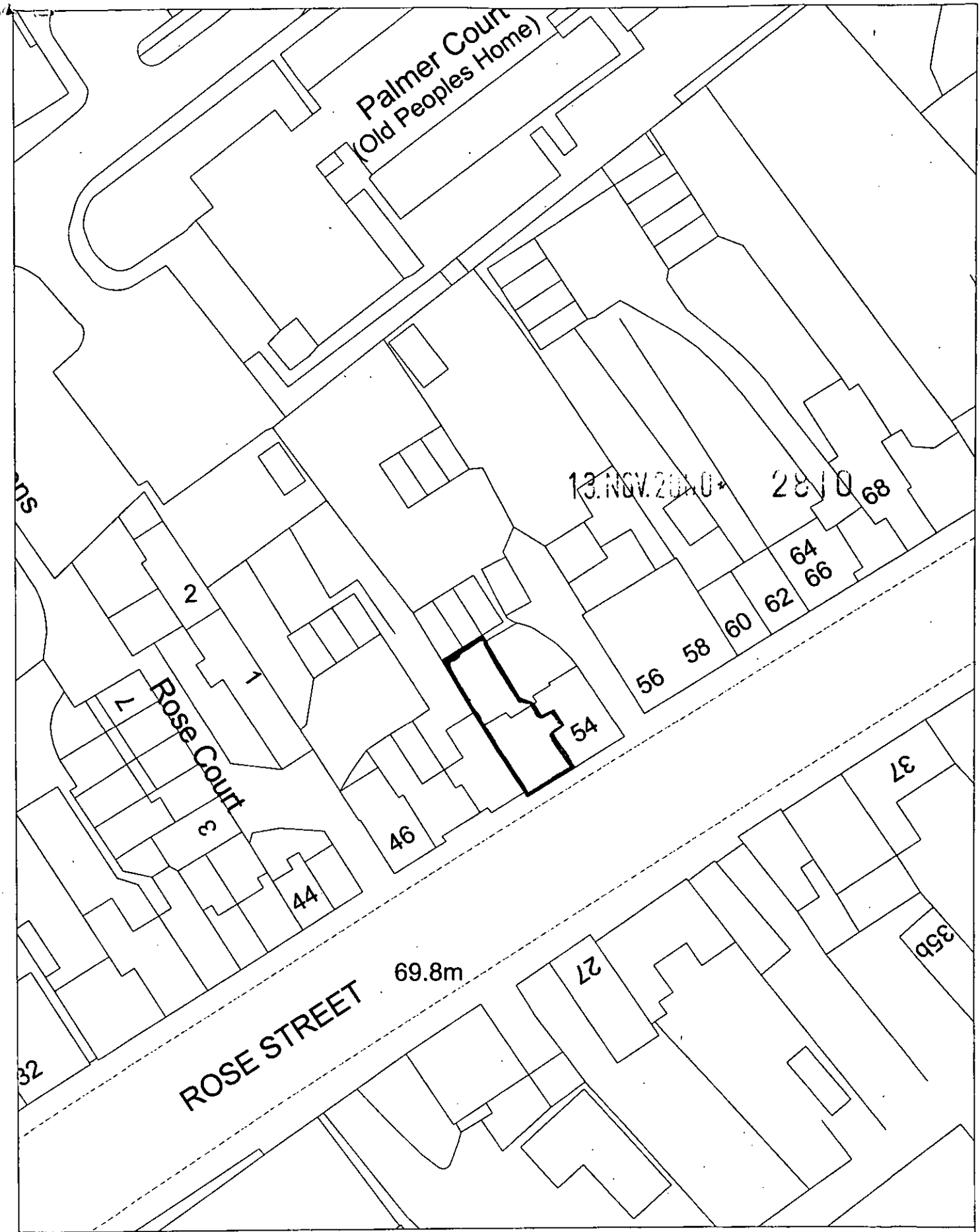


superseded

2810

ADDITIONAL PLAN

superseded



Site Plan, Scale: 1 to 500

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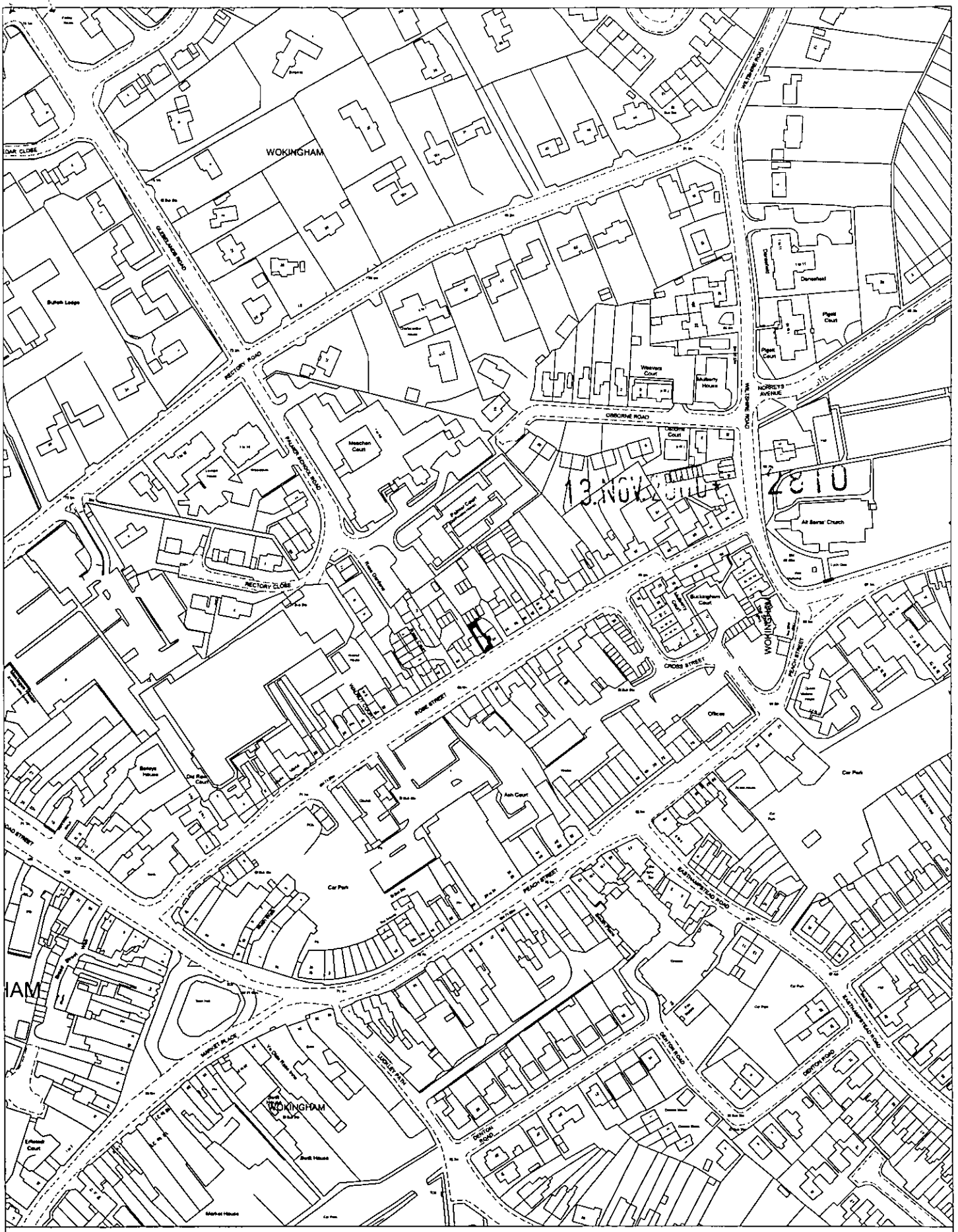

Site Plan, Scale: 1 to 2500

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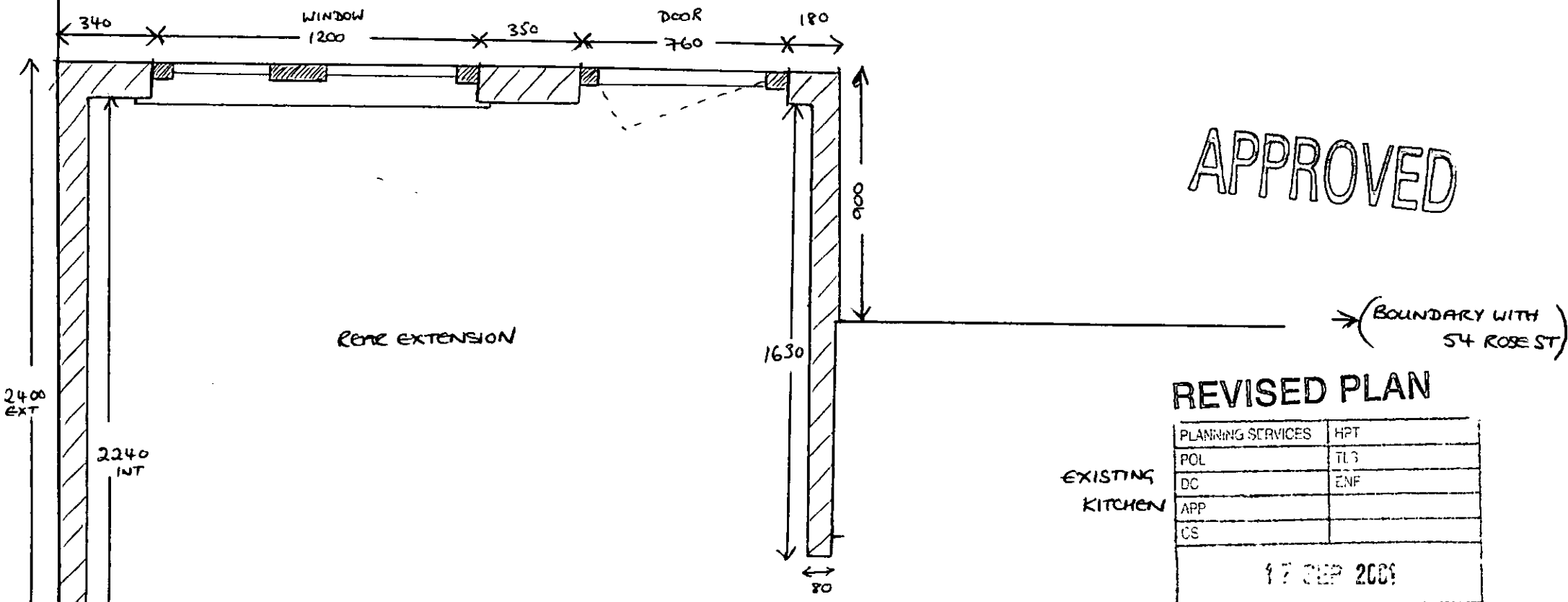
1:20 (MEASUREMENTS IN MM)



APPROVED

REVISED PLAN

PLANNING SERVICES	HPT
POL	TLB
DC	ENF
APP	
CS	
17 SEP 2001	
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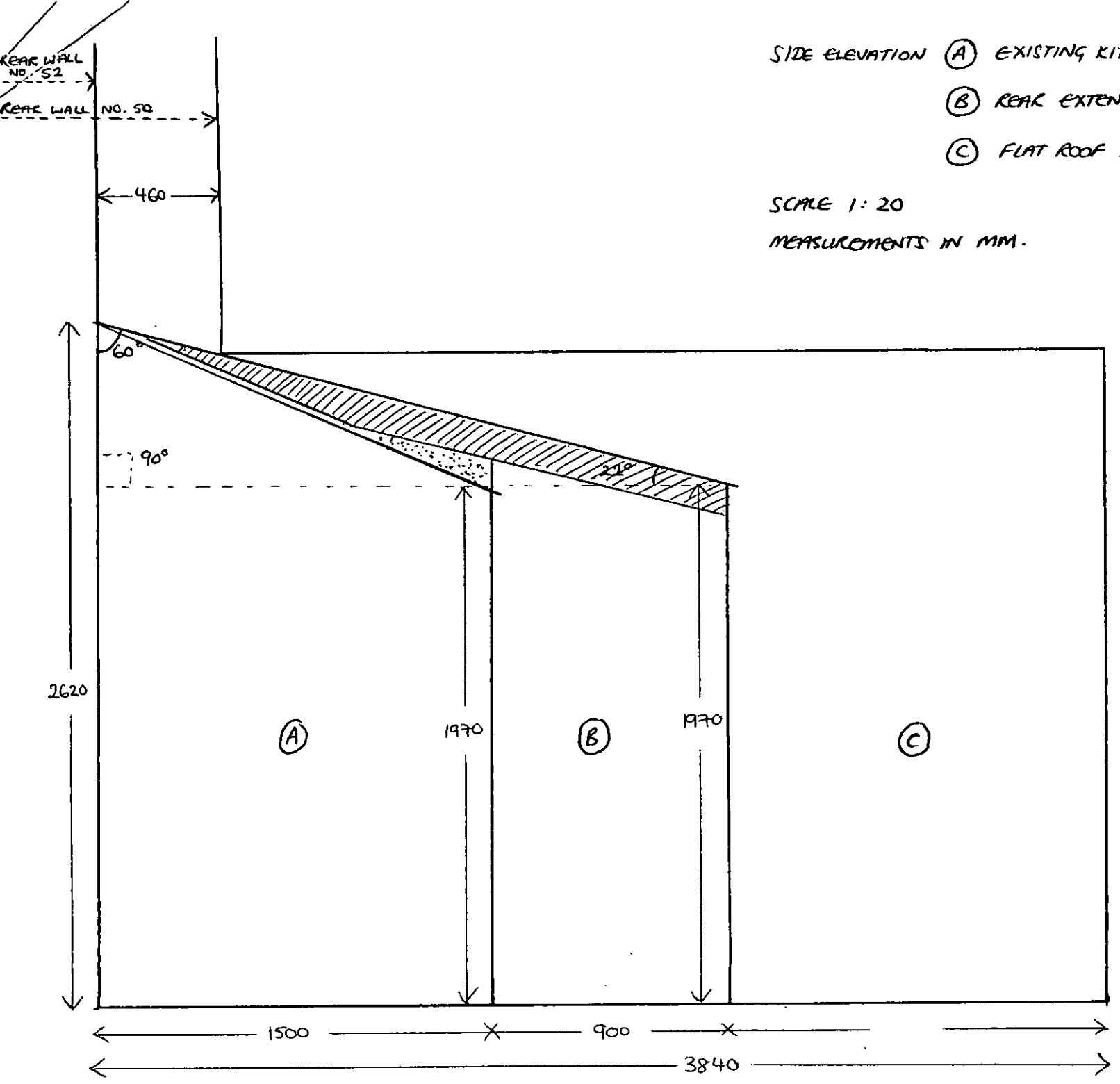
SIDE ELEVATION (A) EXISTING KITCHEN NO. 52 ROSE ST

(B) REAR EXTENSION NO. 52 ROSE ST

(C) FLAT ROOF KITCHEN EXT. NO 50. ROSE ST.

SCALE 1:20

MEASUREMENTS IN MM.



FLASHING DETAIL ADJOINING ROOFLINES OF KITCHEN AND REAR EXTENSION (B)

BARGEBOARD

LEAD FLASHING FROM UNDERNEATH BARGEBOARD ON (B) – OVERLAYING SLATE TILES ON ROOF (A)

REVISED PLAN

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
17 SEP 2001	
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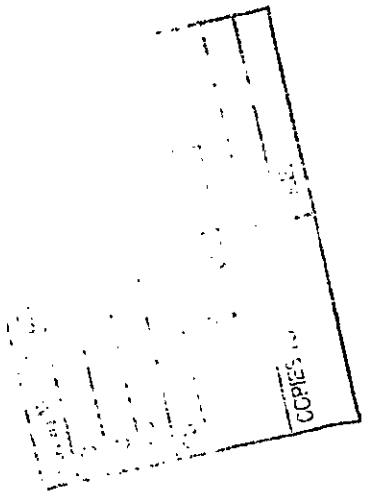
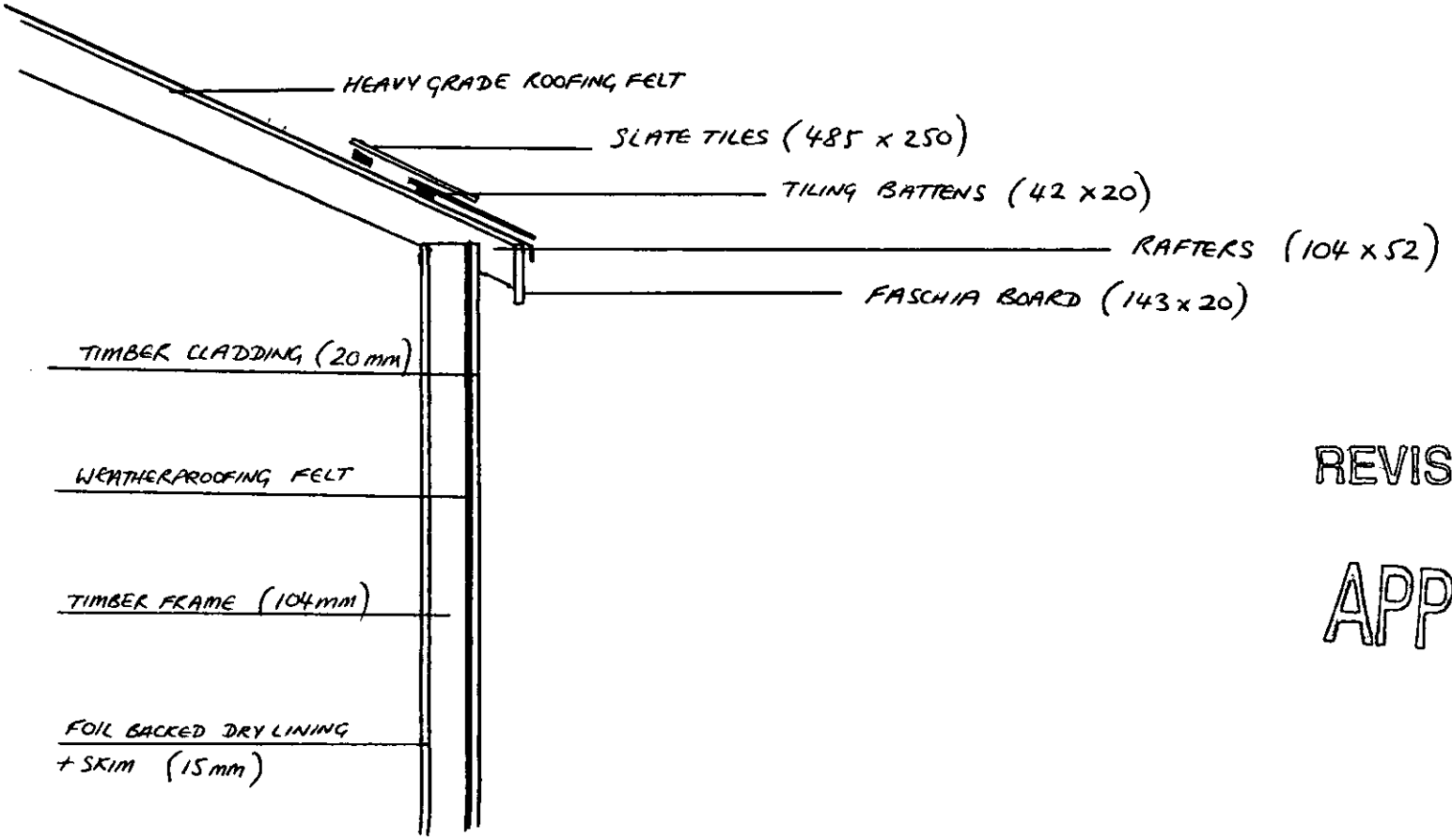


SCALE 1:20

SECTION SHOWING ROOF & WALL CONSTRUCTION



REVISED PLAN

APPROVED