See also 0810

APPLICATION NO:
LB/2000/0811

LOCATION:
The George Wokingham Road, Earley Reading.

APPLICANT:
Scottish & Newcastle Retail C/O Cliff Walsingham & Company

PROPOSAL:
Proposed two storey rear extension to listed building (Duplicate Application)

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **27/04/2000**

CASE OFFICER: **Lynette Baker**

Appeal Decision

Site visit held on 9 August 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Terence N Povey BA Barch MA FRTPI RIBA MIMgt

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
25 AUG 2000

Appeal A Ref: APP/X0360/E/00/1042851
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: LB/2000/0811) is dated 25 February 2000.
- The works proposed are an extension to an outbuilding, including the introduction of a first floor.

Summary of Decision: The appeal is dismissed and listed building consent is refused.

Appeal B Ref: APP/X0360/A/00/1042852
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: F/2000/0810) is dated 25 February 2000.
- The development proposed is an extension to an outbuilding to form a staff room, office, store and cellar.

Summary of Decision: The appeal is dismissed and planning permission is refused.

Procedural Matters

1. The George public house is a listed building. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard shall be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The Main Issue

2. The main issue in both appeals is whether the proposal would preserve the listed building or its setting or any features of special architectural interest which it possesses.

Development Plan and Other Planning Policy Matters

3. Policy EN4 of the Berkshire Structure Plan, which was adopted in 1995, seeks to protect listed buildings from inappropriate change and, among other things, requires that proposals should conserve their historic fabric and character and preserve or enhance their settings. Policy LBE2 of the Loddon Area Local Plan, which was adopted in 1995, seeks to resist proposals for development which would be inappropriate in terms of its

relationship with adjoining sites and buildings, and policy LBE17 aims to ensure that listed buildings are afforded appropriate uses and settings.

4. I have noted that policy WOS3 of the Deposit Draft of the Wokingham District Local Plan 1997 largely carries forward the terms of policy LBE2. In addition, policy WHE13 provides that extensions to listed buildings should be subservient to the listed building and sympathetic to the building's historic or architectural character. I have attributed weight to these policies of the emerging local plan in accordance with the advice contained in paragraph 48 of Planning Policy Guidance 1.

5. National policy on listed buildings is set out in Planning Policy Guidance 15, and acknowledges that many listed buildings can sustain some degree of sensitive alteration to accommodate continuing uses. It advises, however, that modern extensions should not dominate the existing building in either scale, material or situation and states that successful extensions require an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail.

Reasons

6. The George public house is a handsome building dating from the 18th century which is situated alongside the River Loddon and adjacent to a road junction. To the north of the main building is a group of outbuildings having a lower roofling and, a smaller scale than the public house itself. The building which is the subject of these appeals forms part of this group, and is the closest building to Wokingham Road. It is a single storey brick structure which, like the other outbuildings, has a simple and unassuming traditional character and a roof covering of modern, imitation slates.

7. The proposals involve extending the length of the building and increasing its height to allow first floor accommodation to be introduced. In my opinion the proposed increase in height would not be so great as to alter fundamentally the building's simple vernacular character, nor would it result in the building's scale being significantly different from that of the other neighbouring outbuildings. Furthermore, it is clear to me that the proposals would not alter or harm any features of special interest of the listed building. However, I consider that the increase in height would lead to the building's roof becoming rather more prominent in terms of the setting of the old public house; this would be particularly apparent in terms of views of the site from the west and south.

8. In this context I believe that the large dormer, with its steel balcony, French windows and ungainly bargeboards, would appear as an elaborate and obtrusive large-scale feature, out of keeping with the simple traditional character and rooflines of the other buildings on the site. The scheme also proposes a further expanse of imitation slates, and taking into account the prominence of the altered roof, I take the view that these would appear as an insensitive feature when seen against the old, mellow roof files of the 18th century public house.

9. Consequently I find that the proposal would result in an incongruous and obtrusive form of new development within the grounds of The George, serving to harm rather than to preserve its setting contrary to the aims of the development plan and national planning policies.

Conclusion

10. For the reasons given above and having regard to all other matters raised, I conclude that both appeals should be dismissed.

Formal Decision

Appeal A: APP/X0360/E/00/1042851

11. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the listed building consent applied for.

Appeal B: APP/X0360/A/00/1042852

12. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the planning permission applied for.

Terence Pavey

INSPECTOR

Received by Wokingham District Council

Application No: LB/2000/0811

PROPOSAL:
Proposed two storey rear extension to listed building (Duplicate Application)

LOCATION:
The George, Wokingham Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2000. 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 of Planning and Transportation

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/2000/0811

Proposal:
Proposed two storey rear extension to listed building (Duplicate Application)

Location:
, The George, Wokingham Road, Earley, Reading

This application is being advertised in the Reading Chronicle newspaper on the 31/03/2000 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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/04/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 31/03/2000

Erected LEB 29/3

Lynette Baker

From: Cliff Walsingham [bourne.end@walsingplan.co.uk]
Sent: 29 August 2000 15:51
To: Lynette.Baker@wokingham.gov.uk
Subject: The George, Loddon Bridge

Ms Baker

The appeal decision has gone your way on points rather than by a knock-out, so S&N need to know whether it's worth their while getting back into the ring.

The Inspector was critical of the dormer and the roof materials as factors which increased the prominence of the roof, though the increase in height did not, in its own right, appear to concern him greatly. Is this a fair interpretation of the decision, and, more important, is it your interpretation? If we were to omit the dormer and change the roofing materials, would you support an application, in the light of the appeal decision?

Mark Thackeray

forwarded to Harold. 30/8.

Date: 17 April 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/0811

Location: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to listed building (Duplicate Application)

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Case Officer: Lynette Baker

The new plans show the following: Rear elevations. Drawing no 9722/05A.

Comments are required by 27/04/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

Date: 17 April 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/0811

Location: The George, Wokingham Road, Earley, Reading.

Proposal: Proposed two storey rear extension to listed building (Duplicate Application)

Applicant: *Scottish & Newcastle Retail C/O Cliff Walsingham & Company.*

Case Officer: Lynette Baker

The new plans show the following: Rear elevations. Drawing no 9722/05A.

Comments are required by 27/04/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

See comments F/2000/0810

FROM: Lynette Baker

DATE: 14 March 2000

RECEIVED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES
POL
APP
CS
HPT 27665
T S
ENF
27 MAR 2000
COPIES TO:

Application Number: LB/2000/0811

Proposal: Proposed two storey rear extension to listed building (Duplicate Application).

Site Address: The George, Wokingham Road, Earley, Reading.

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 07/04/2000** .

Members of the Planning Committee were surprised to receive details of proposals for further development of this site. Considerable expansion has already taken place in recent years, and it was felt that this latest proposal further demonstrated a lack of appreciation on the part of the applicants of their role as custodians of a listed building. This latest proposal, if allowed, would further undermine the unique character of The George and the Town Council, therefore, feels strongly that the time has come to say 'enough is enough' and to reject this application.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 2000	
Officer: LEB	Application No. LB/2000/0511

Map No. 53 Site 0:89

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LA) PROPOSED TWO STOREY REAR EXTENSION TO LISTED BUILDING (DUPLICATE APPLICATION)

Location: THE GEORGE PH WOKINGHAM RD

Parish: EARLEY Ward: Little Hungerford

Applicant: NEW CASTLE SCOTTISH AND RETAIL

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	as for full app. to follow 8/3		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

~~Listed Building~~ 1 (2) 2*

~~Advertisement~~ Required ..listed Bdg. Cnst. in Cons. Area).....

Date Site Notice Sent : 14.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
~~Conservation Officer~~	(NK) .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: Winnersh & Woodley
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N + 477 Wokingham Road, Earley

Garage at 660 Wokingham Road, Earley

3 Haddon Bridge Road, Earley

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: enquiries@cliffwb.enterprise-plc.com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwk.enterprise-plc.com

Our Ref: MT/LB/B132/99
25th February 2000

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

Dear Sir/Madam

The George P.H, Loddon Bridge

We act for Scottish & Newcastle Retail and on their behalf enclose duplicate planning applications and listed building applications for an extension to the outbuildings of the above premises.

There have, as you know, been applications in the past for similar works (99/69270 and 69271) which appear to have taken an inordinate amount of time to process and, even after nine months on your books, were not determined by the local planning authority. As the period for a non-determination appeal was also overrun, Scottish and Newcastle Retail had no choice but to withdraw the applications. My brief is to avoid a repetition of such delays, as the need for this modest but essential accommodation has become crucial.

The earlier files included records of meetings that were arranged, cancelled by the LPA and never reconvened, and I wish to be sure that a more positive attitude is taken by all parties this time around. You will know why the applications are made in duplicate, but this by no means implies a wish to avoid reasonable negotiation and discussion. If, in your view, there is a deficiency in the scheme that can be resolved through discussion and amendment to effect a favourable decision within eight weeks, then we most certainly wish to consider your views and respond to them.

Given the history of the site, it may be unnecessary to repeat the background to the proposal, but I shall do so for any new consultees. The George, always a popular pub, has become even more popular since the opening of the multiplex cinema on the opposite side of the Loddon. The capacity of the pub, and in particular its kitchen, to cater for the volume of restaurant trade now required has been shown to be inadequate, and the proposal to extend stems from the need for provide more back of house space for food preparation, administration, storage and for staff.

In listed building terms the existing structure has a high ceiling height of nearly 2.5 metres so we can effect the additional floor internally with only a modest increase in the height of the outbuilding, less than a metre to eaves level. Because the width of the building is unchanged the roof pitch also remains the same, overcoming a criticism of an earlier scheme.

Cont/d.....

02.MAR2000* 0811

The materials would be chosen to match those of the existing structures.

This very modest extension would make a very big difference to the operation of the pub and to the service provided for its patrons. I trust that you can deal with the applications favourably and speedily. If you have any questions or reservations, please do not hesitate to contact me.

Yours faithfully

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

Encl.

1871A

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

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: SCOTTISH + NEWCASTLE ROAD
ADDRESS: RIVERSIDE HOUSE, RIVERSIDE WAY, NORTHAMPTON
POST CODE: NN1 5NU
PHONE: 01604 239000

---

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENTS NAME: CLIFF WALSINGHAM & CO.
ADDRESS: BOURNE HOUSE, CORES END RD, BOURNE END, BUCKS
POST CODE: SL8 5AR
PHONE: 01628 532244

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans
BUILDING LOCATION: THE GEORGE P.H LODDON BRIDGE ROAD

(b) What type of building, e.g. barn dwelling, does the Application relate to.
BUILDING TYPE: PUBLIC HOUSE

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

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

---

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

SEE ATTACHED SCHEDULE

---

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

EXTENSION TO OUTBUILDING INCLUDING INTRODUCTION OF FIRST FLOOR.

[illegible] C11

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

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

Listed Building Consent	☑
Relaxation of Condition	☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

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

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

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

10. IF THE ANSWER TO NUMBER 9(c) is **YES**
(See Note 8)
(a) What is the cubic content of the building as originally listed ?
(b) What is the cubic content of the part to be removed ?
(c) What was the date (approx.) of the erection of the section to be removed ?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING ?
(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 ..... C. WILKINSON & CO. on behalf of SCOTTISH & NEWCASTLE RETAIL

Date 25/2/00

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).

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT 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.

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 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

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

(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

[illegible] 0611

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed ..... C. WALSINGHAM & CO.

*On behalf of SCOTTISH & NEWCASTLE RETAIL

Date 25/2/00

* Delete where inappropriate

(1) "THE GEORGE", P.H. Earley 1.4.86

ADDRESS 479 WOKINGHAM ROAD PARISH ~~WOODLEY~~ E

PLOT No. ORD. SHEET No. SU.7671(5

BUILDER Old Property LISTED BUILDING 4/113

Plan No.	Applicant	Description of Development	Date of Decision	Decision
266/50	Nicholson & Sons Ltd.	New lavatory accomm	4-8-50	App, N/E
FD/511/59	" " "	Alterations	8-12-59	App N/
A/2/60	Mr. E.G. Pyke	Advertisement sign	14-7-60	N/A Refus
A/14/60	Nicholson & Sons Ltd.	" "	1-12-60	N/A App
0/331/63	Courage (Central) Ltd.	Development at rear	3-2-64	N/A Refus
R/77/67	Courage, Barclay & Simmonds Ltd.	Ext to car park	27-4-67	N/A C/A
A/21/67	Courage (Central) Ltd.	Replacement of Illuminated sign	26.10.67	N/A C/A
05949	"	(LISTED BUILD. NOT APP) Ext. to Lounge Bar	17.3.77	N/A C/A
05950	"	" "	17.3.77	N/A C/A
06220	LBC. "	" "	~~12.5.77~~	N/A C/A
06221	"	" "	12.5.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 623/93

DRAINAGE

(2) 'THE GEORGE', P.H., 1.4.86

ADDRESS 479 WOKINGHAM ROAD PARISH ~~WOODLEY~~ EARLEY E

PLOT No. ORD. SHEET No. SU.7671(53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 6656	COURAGE LTD.	EXT. TO BAR, ALTN. OF W.C.	29.6.77	APP. N/
24013	IMPERIAL INNS & TAVERNS	" "		
		EXT. TO CARPARK / ALTN. OF JUNCTION ROAD		
BR 25088	"	EXTS. & INT. ALTS.	5.9.85	APP N/A
24013	"	DEM. OF O/HOUSE / ERECT FRONT PORCH & GR. FLOOR EXT / ALT. CAR PARK	11.9.85	N/A CA
24093 (LBC)	"	"	11.9.85	N/A CA
41003	W/DR.			N/ISSUED
41004 LBC	W/DR.			
43901	INVALID			
94/60074/A				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 623/93

DRAINAGE

091074

02.MAR2000* 0811

1933

(3) THE GEORGE P.H. E

ADDRESS 479 WOKINGHAM ROAD PARISH EARLEY

PLOT No. LISTED ORD. SHEET No. SU. 7671 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
43902	INVALID			
94/60075/LA				
HP94/3224	SCOTTISH & NEWCASTLE	EXT & ALTS.	10.2.95	APP
45055	"	RETURB & "	31.1.96	C
95/61146/AS				
45152	"	" " + ADV. SIGNS	31.1.96	C
95/61244/LA				
45264	"	FASCIA, POST & CANOPY	31.1.96	C
95/61356/A		ADVERTISEMENTS		
HP95/4092	"	S/SC. EXT. / INT. ALTS.	26.1.96	APP
96/64183/LA	" (REVD)	SIGNS & LIGHTING REVISION	27.9.96	C
96/64182/A	"	VARIOUS SIGNS (REVISION)	26.9.96	C
HP96/5709	"	INT. ALTS. TO 1ST FLOOR	26.9.96	APP

MINISTRY DECISION

SPECIAL ORDERS

1933

(4) THE GEORGE P.H. E

ADDRESS 479 WOKINGHAM ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7671

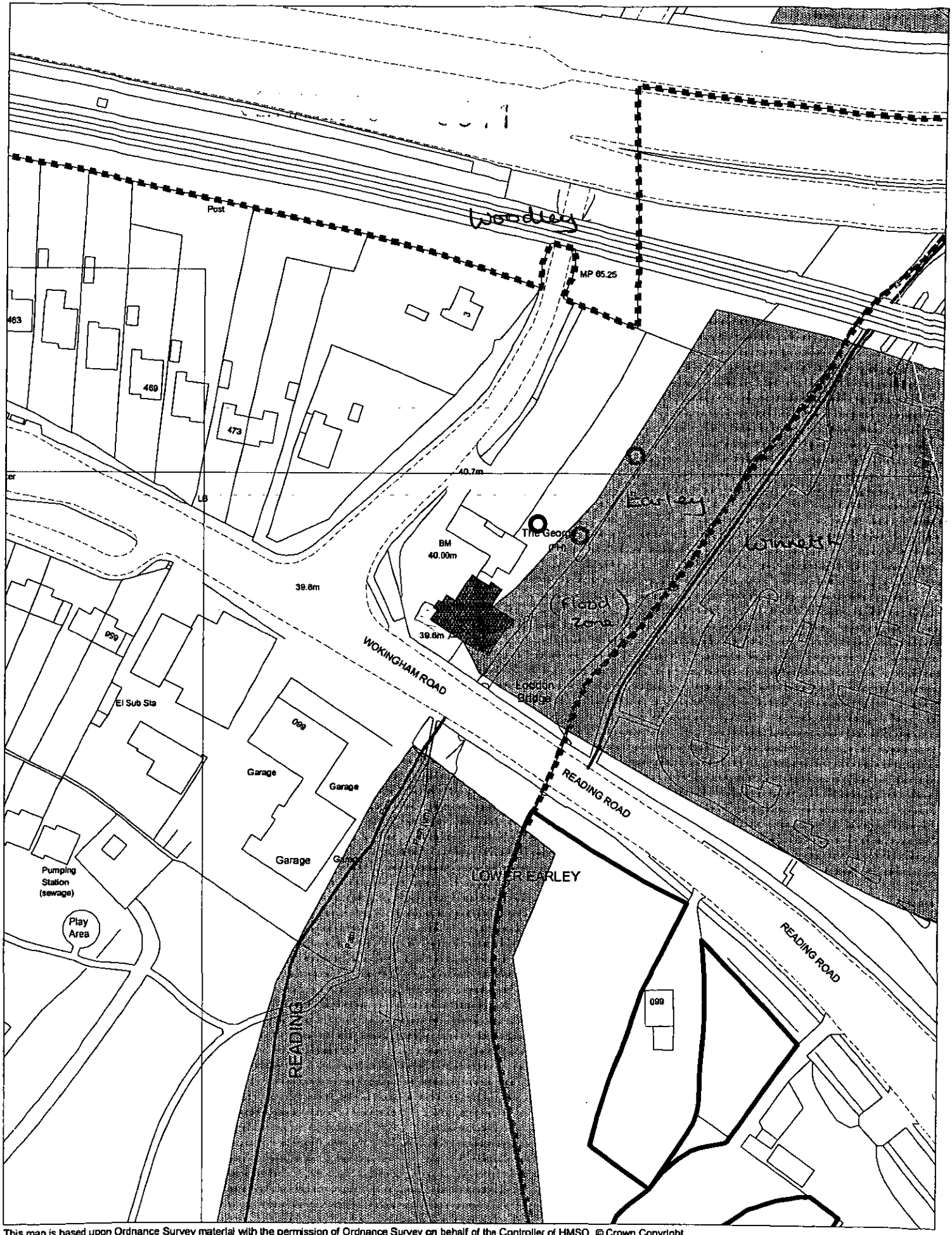
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/65560/F	Scottish & Newcastle	S/St/R Ext.	24.9.98	R
97/65558/LA	"	"	25.9.98	R
99/69270/LA	"	Prop. 2 ST R Ext to PH	WDR.	
99/69271/F	"	" " "		
99/70349/F				
99/70350/F				

MINISTRY DECISION

SPECIAL ORDERS

02.MAR2000* 0811



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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2000

Scale: 1 : 1250

N
W E
S

02 MAR 2000 * 0811

SITE LOCATION PLAN 1: 2500

02.MAR2000* 0811

SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

See also 0810

APPLICATION NO.0811

Name of appellant:
Scottish & Newcastle Retail

Site address:The George Public House, Loddon Bridge Rd, Earley

Proposal:Listed Building-Extension to outbuilding including introduction of 1st floor.

Case Officer:LEB

WRITTEN REPRESENTATION APPEAL

CASE OFFICER: LEB

APPLICATION NUMBER: 0811

APPELLANT: Scottish & Newcastle Retail

SITE: The George Public House, Loddon Bridge Rd, Earley

APPEAL REF: APP/X0360/E/00/1042851

START DATE: 10/05/00

DATE OF SITE VISIT 9/8/00.

Progress Record	Date Actioned	Initials	Time Hours : Mins.
Appeal Logged:	11/05/00	DG	
Entered on Access:	11/05/00	DG	
Notification Letters Due:	**17/05/00**		
Notification Letters Sent:	16/5/00	DG	
Questionnaire Due:	**24/05/00**		
Questionnaire Sent:	16/5/00	DG	
Venue Booked:	N/A.		
File received by Officer:			
Statement Due:	**07/06/00**		
Checked by Team Leader:			
Statement Sent: **(Don't forget to inform Den)**	5/7/00	DG	
Site Visit:	9/8/00		
Decision letter circulated:	29/8/00	DG	
Decision entered on Access.	29/8/00	DG	

See Also 0810

Appeal Decision

Site visit held on 9 August 2000

The Planning Inspectorate
Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

by Terence N Povey BA Barch MA FRTPI RIBA MIMgt

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date
25 AUG 2000

Appeal A Ref: APP/X0360/E/00/1042851
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: LB/2000/0811) is dated 25 February 2000.
- The works proposed are an extension to an outbuilding, including the introduction of a first floor.

Summary of Decision: The appeal is dismissed and listed building consent is refused.

Appeal B Ref: APP/X0360/A/00/1042852
Site at The George Public House, Wokingham Road, Earley, Reading

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Scottish and Newcastle Retail against Wokingham District Council.
- The application (ref: F/2000/0810) is dated 25 February 2000.
- The development proposed is an extension to an outbuilding to form a staff room, office, store and cellar.

Summary of Decision: The appeal is dismissed and planning permission is refused.

Procedural Matters

1. The George public house is a listed building. Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require that special regard shall be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

The Main Issue

2. The main issue in both appeals is whether the proposal would preserve the listed building or its setting or any features of special architectural interest which it possesses.

Development Plan and Other Planning Policy Matters

3. Policy EN4 of the Berkshire Structure Plan, which was adopted in 1995, seeks to protect listed buildings from inappropriate change and, among other things, requires that proposals should conserve their historic fabric and character and preserve or enhance their settings. Policy LBE2 of the Loddon Area Local Plan, which was adopted in 1995, seeks to resist proposals for development which would be inappropriate in terms of its

relationship with adjoining sites and buildings, and policy LBE17 aims to ensure that listed buildings are afforded appropriate uses and settings.

4. I have noted that policy WOS3 of the Deposit Draft of the Wokingham District Local Plan 1997 largely carries forward the terms of policy LBE2. In addition, policy WHE13 provides that extensions to listed buildings should be subservient to the listed building and sympathetic to the building's historic or architectural character. I have attributed weight to these policies of the emerging local plan in accordance with the advice contained in paragraph 48 of Planning Policy Guidance 1.

5. National policy on listed buildings is set out in Planning Policy Guidance 15, and acknowledges that many listed buildings can sustain some degree of sensitive alteration to accommodate continuing uses. It advises, however, that modern extensions should not dominate the existing building in either scale, material or situation and states that successful extensions require an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail.

Reasons

6. The George public house is a handsome building dating from the 18th century which is situated alongside the River Loddon and adjacent to a road junction. To the north of the main building is a group of outbuildings having a lower roofling and, a smaller scale than the public house itself. The building which is the subject of these appeals forms part of this group, and is the closest building to Wokingham Road. It is a single storey brick structure which, like the other outbuildings, has a simple and unassuming traditional character and a roof covering of modern, imitation slates.

7. The proposals involve extending the length of the building and increasing its height to allow first floor accommodation to be introduced. In my opinion the proposed increase in height would not be so great as to alter fundamentally the building's simple vernacular character, nor would it result in the building's scale being significantly different from that of the other neighbouring outbuildings. Furthermore, it is clear to me that the proposals would not alter or harm any features of special interest of the listed building. However, I consider that the increase in height would lead to the building's roof becoming rather more prominent in terms of the setting of the old public house; this would be particularly apparent in terms of views of the site from the west and south.

8. In this context I believe that the large dormer, with its steel balcony, French windows and ungainly bargeboards, would appear as an elaborate and obtrusive large-scale feature, out of keeping with the simple traditional character and rooflines of the other buildings on the site. The scheme also proposes a further expanse of imitation slates, and taking into account the prominence of the altered roof, I take the view that these would appear as an insensitive feature when seen against the old, mellow roof files of the 18th century public house.

9. Consequently I find that the proposal would result in an incongruous and obtrusive form of new development within the grounds of The George, serving to harm rather than to preserve its setting contrary to the aims of the development plan and national planning policies.

Conclusion

10. For the reasons given above and having regard to all other matters raised, I conclude that both appeals should be dismissed.

Formal Decision

Appeal A: APP/X0360/E/00/1042851

11. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the listed building consent applied for.

Appeal B: APP/X0360/A/00/1042852

12. In exercise of the powers transferred to me, I dismiss this appeal and refuse to grant the planning permission applied for.

Terence Pavey

INSPECTOR

The Planning Inspectorate

Room 1202W
Tollgate House
Houlton Street
Bristol BS2 9DJ
http://www.planning-inspectorate.gov.uk

Direct Line 0117-9878460
Switchboard 0117-9878000
Fax No 0117-9878804
GTN 1374-8460

PLANNING SERVICES
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Ms Z Smith (Planning Department)
Wokingham District Council
P O Box 151
Shute End
Wokingham
Berks,
RG11 1WQ

Your Ref: LB/2000/0811

Our Ref: APP/X0360/E/00/1042851
APP/X0360/A/00/1042852

Date: 19 July 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEALS BY SCOTTISH & NEWCASTLE RETAIL
SITE AT THE GEORGE P.H., WOKINGHAM ROAD, EARLEY, READING

I am writing to inform you that the inspector appointed by the Secretary of State to determine the above appeals in accordance with the provisions of Schedule 6 of the act is

Mr T N Povey BA BArch MA RIBA FRTPI MIMgt

With reference to the above appeals the Secretary of State has arranged for the inspector to visit the appeal site at 12:45 on Wednesday 9/8/2000 and you are requested to arrange for the inspector to be met at the site at 12:45 to enable the inspection to be made.

The inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeals or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, due for example to the receipt of late representations, we will let you know.

Yours faithfully

Miss H Langridge

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

APPEAL QUESTIONNAIRE — TO BE USED FOR THE HEARING TO ADDRESS MATTERS RELATING TO ADDITIONAL HOUSE ON OR NEAR AS AMENDED 1995

APPEAL REF: APP/X0360/E/00/1042851 GRID REF: SU 767 71

APPEAL BY: SCOTTISH + NEWCASTLE RETAIL

SITE: GEORGE P.H. WOKINGHAM RD. EARLEY.

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE ON WHICH YOU RECEIVED THE APPEAL FORM.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1. Do the Council agree to the written representations procedure?	YES / ~~NO~~
OR Do the Council wish to appear before and be heard by an Inspector at: a. a local inquiry?	~~YES~~ / NO
b. a hearing?	~~YES~~ / NO
2 a If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	~~YES~~ / NO
b From your knowledge of the issues, would the Inspector need to enter the site for any reason eg to view/measure any dimensions from within it?	YES / ~~NO~~
3. Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / NO
4. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	YES / ~~NO~~ / NA
5. Was it necessary for the Council to advertise the proposals under Article 8 of the GDPO 1995 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO
6. Is the appeal site within an approved Green Belt or ANOB? Please specify which	~~YES~~ / NO
7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)	~~YES~~ / NO
8. a Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State? If YES, please attach details and, where necessary, give the Inspectorate's reference numbers. APP/X0360/A/00/1042852 (attached)	YES / ~~NO~~
b Where the development would affect a public right of way, please provide an extract from the Definitive Map and Statement for the area, and any other details.	~~YES~~ / NO
9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10. Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11. a Does the proposed development involve the demolition, alteration or extension of a Grade~~I~~ / II listed building? (Delete as appropriate.)	YES / ~~NO~~
b Would the proposed development affect the setting of a listed building?	YES / ~~NO~~
If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)	
12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES / NO
13. Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO
14. a Is the appeal site in or adjacent to or likely to affect an SSSI? If so, please attach the comments of English Nature.	YES / NO
b Are any protected species likely to be affected by the proposals? If so, please give details.	~~YES~~ / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

	YES/NO	Sch 1	Sch 2 col 1	Number of Documents Enclosed	N/A
a. Is the development in Schedule 1 or column one of Schedule2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If so, please indicate which Schedule.					
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?	YES/NO				
c. Has a screening opinion been placed on Part 1of the planning register? If yes, please attach a copy.	YES/NO				
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;				0	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;					✓
f. Copy of any notice published under Article 8 and/ Buildings and Conservation Areas) Act 1990 and/or Regulation 5;or Section 73 of the Planning (Listed Buildings and Conservation Areas)Act 1990 and/or Regulation 5;					✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);					✓
h. Details of any other applications or matters currently before the Council relating to the same site; APP/X0360/A/00/1042852					
i. In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision; TO follow with statement					
j. A list of any conditions or limitations the Council would favour if the appeal were to be allowed; TO follow with statement					
k. Any other relevant information or correspondence the Council consider the Inspectorate should be aware of.					✓

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

	YES /NO	Number of documents enclosed	N/A
16. a Please confirm that, in accordance with Regulation 5(1), you have notified details of the appeal to authorities and other persons who made representations to you about the application.	YES ●		
b On what date did you give those notified at 16a for the submission of their representations?	12·06·00		
c Copies of the following documents must, if appropriate, be enclosed with this questionnaire.			
i representations received from interested parties about the original application		2	
ii the planning officer's report to committee			✓
iii any relevant committee minute			✓

17. Relevant plans and policies - please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given. ✓

18. Do the documents listed above comprise the Council's full statement of case?	YES / NO

Council's reference: LB/2000/0811

I certify that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: _____ on behalf of WOKINGHAM DISTRICT Council

Date of despatch: 16/5/00

NB: PLEASE TELL US OF ANY CHANGES TO THE INFORMATION YOU HAVE GIVEN ON THIS FORM.

SU 77 SE

WOODLEY

HEADLEY ROAD EAST
(north side)

5/43

Nos. 283 and 285 (Apple Tree Cottage and The Cottage)

II

Range of 4 cottages, now 2 cottages. c1700 altered C20. Part brick, part timber framed with painted brick infilling, old tile gabled roof of varying heights. Rectangular plan of 4 and 6 framed bays. 2 storeys, brick dentil eaves on left hand part; 3 chimneys on ridge. South front:- painted brick ground floor, thin timber framing above. One, 2 and 3 light irregular leaded casements. 3 C20 entrance doors, one in centre in tiled gabled open porch, one to left with hipped closed porch and one on right in open hipped porch on brackets. Small C20 lean-to tiled extension on left. Interior:- much of the frame exposed.

SU 77 SE

WOODLEY
Now in Earley

LODDON BRIDGE READING ROAD
(north side)

5/51

26.1.67

The George Inn

II

Inn, now public house. C18 altered C20. Brick, old tile gabled roof hipped on east. Plan irregular. 2 storeys and cellar. Chimney on west. South front:- 3 bays with outer tripartite sash windows with glazing bars flanking upper 3-pane sash window over 6-panelled central door with 3-pane rectangular fanlight and flat moulded hood over on cut brackets; secondary plain door in left hand corner. East front:- 2 hipped gables and 2 bays with upper sash windows over altered angular bays with C20 sash windows with glazing bars. C20 extensions to north. B.O.E. (Berkshire) p.311.

SU 77 SE

WOODLEY

LODDON BRIDGE ROAD
(east side)

5/48

19.8.82

United Reformed Church

II

Non-conformist chapel. 1834 in a Neo-Perpendicular style. Ashlar stone and stucco, slate gabled roof. West front:- central projection with battlemented parapet and small spire and a 'Perpendicular' door on ground floor. The projection is flanked by windows with cusped tracery and corner buttresses. South front:- 5 bays of pointed lattice leaded windows separated by buttresses. Ecclesiastical cast iron railings to road with pierced and cusped spear heads. Of special interest because this was a period when few non-conformist chapels in Perpendicular style were being built.

WOODLEY TOWN COUNCIL CONSULTATION SHEET

APPLICATION NUMBER:	LB/2000/0811 & F/2000/0812
PROPOSAL:	Proposed two storey rear extension
SITE ADDRESS:	The George, Wokingham Road, Earley
APPLICANT:	Scottish & Newcastle Retail

PLANNING SERVICES
HPT 279 4
POL
TLS
DC
ENF
APP
CS
31 MAR 2000
COPIES TO:
ACK:
FILE:

COMMENTS:

The committee expressed the following concerns on these applications:

- the resultant loss of car parking spaces
- the turning/negotiation area for cars and service/delivery vehicles would be difficult
- the particular hazards for vehicles turning right from Wokingham Road/Loddon Bridge Road

SIGNED: [signature] DATE: 29.3.00.

For Woodley Town Council

FROM: Lynette Baker

DATE: 14 March 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: LB/2000/0811

Proposal: Proposed two storey rear extension to listed building (Duplicate Application).

Site Address: The George, Wokingham Road, Earley, Reading.

Applicant: Scottish & Newcastle Retail C/O Cliff Walsingham & Company.

PLANNING SERVICES
HPT 2766
POL
TLS
APP
ENF
CS
27 MAR 2000
COPIES TO:
ACK:
FILE:

Your observations are required in respect of this application **by 07/04/2000** .

Members of the Planning Committee were surprised to receive details of proposals for further development of this site. Considerable expansion has already taken place in recent years, and it was felt that this latest proposal further demonstrated a lack of appreciation on the part of the applicants of their role as custodians of a listed building. This latest proposal, if allowed, would further undermine the unique character of The George and the Town Council, therefore, feels strongly that the time has come to say 'enough is enough' and to reject this application.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Scottish & Newcastle Retail
SITE: The George Public House, Loddon Bridge Rd, Earley.
APPLICATION NO: 0810
PROPOSAL: Listed Building-Extension to outbuilding including introduction of 1st floor.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Little Hungerford

Mrs D F Carpenter
8 Stanton Close
Earley
Reading
Berks

Ms C A Smith
7 Northam Close
Lower Earley
Reading
Berks

Mr D Swindells
12 Culford Close
Lower Earley
Reading
Berks

Clerks of Parish Councils of Earley, Winnersh & Woodley

Mr R Raymond
Council Office
Earley Town Council
Radstock House
Radstock Lane
Reading
RG6 2UL

Mrs J Harlin
Winnersh Community Centre
New Road
Sindlesham
RG41 5DU

Ms D Mander
The Pavilion
Woodford Park
Haddon Drive
Woodley
RG5 4LY

Copy

Tel. (0118) 974 6448 (Direct Line)
Date. May 15, 2000
My ref. F/2000/0810 & LB/2000/ 0811
Your ref. SU77SE/7/1)

Environment Agency
Frimley Office
Swift House
Frimley Business Park
Camberley
Surrey
GU16 5SQ

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 Sirs
TOWN AND COUNTRY PLANNING ACT 1990
APPEALS BY: **Scottish & Newcastle Retail**
SITE: **The George Public House, Wokingham Rd, Earley.**

I am writing to inform you, that these appeals have been lodged with The Planning Inspectorate, and will be dealt with by means of an exchange of written statements between the appellant and the Council.

As your interests might be affected, you can give your views on the appeals in writing by sending them, within 28 days of this letter to Mr S Raychell, The Planning Inspectorate, Room 1004, Tollgate House, Houlton Street, Bristol, BS2 9DJ quoting references APP/X0360/A/00/1042852 & APP/X0360/E/00/1042851.
Comments already made, following the original applications for planning permission, will be forwarded to The Planning Inspectorate and copied to the appellant.

The applications, decision notices, and the appellant's grounds of appeal can be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during normal office hours (08.30 to 17.00 on Mondays to Thursdays, 4.00pm on Fridays).

The Planning Inspectorate will send the decision on these appeals only to those persons who ask to be notified.

Yours faithfully



Site Plan, Scale: 1 to 1250

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Date: 15 May 2000

N
W E
S

Tel. (0118) 974 6448 (Direct Line)
Date: May 16, 2000
My refs: LB/2000/0810 & F/2000/0811
Your refs: APP/X0360/E/00/1042851
APP/X0360/A/00/1042852

COPY

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

Mr S Raychell
The Planning Inspectorate
Room 1004
Tollgate House
Houlton Street
BRISTOL
BS2 9DJ

Dear Mr Raychell

APPEALS BY: Scottish & Newcastle Retail

SITE: The George Public House, Wokingham Rd, Earley.

With reference to these appeals, I enclose a copy of the completed questionnaires & associated documents.

I have also sent copies to the agent.

Yours sincerely

Den Gumbrell
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. May 16, 2000
My refs: LB/2000/0810 & F/2000/0811
Your ref:B133/99

Copy

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

Cliff Walsingham & Co
Bourne House
Cores End Rd
Bourne End
Bucks
SL8 5AR

Dear Sirs

APPEALS BY: **Scottish & Newcastle Retail**
SITE: **The George Public House, Wokingham Rd, Earley.**

With reference to these appeals, I enclose a copy of the completed questionnaires & associated documents.

I have also sent copies to The Planning Inspectorate.

Yours faithfully

Denise Gumbrell
Appeals Assistant

Enc

The Planning Inspectorate

Room 1004
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-9876079
Switchboard 0117-9878000
Fax No 0117-9878443
GTN 1374-6079

PLANNING SERVICES | HPT
POL DG | TLS
DC | ENF
12 MAY 2000
COPIES TO: | ACK:
FILE:

Ms Z Smith
Wokingham District Council
Planning Department
P O Box 151
Shute End
Wokingham
BERKS, RG11 1WQ

Your Ref:
LB/2000/0811

Our Ref:
APP/X0360/E/00/1042851
APP/X0360/A/00/1042852

10 May 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEALS BY SCOTTISH & NEWCASTLE RETAIL
SITE AT THE GEORGE P.H., WOKINGHAM ROAD, EARLEY, READING

I have received listed building and conservation area appeal forms and accompanying documents for this site. I am the case officer. I am checking the papers and if I need further information, or if for legal reasons the appeals are not acceptable, I will write again.

The appellant has chosen the written procedure. The date of this letter is the starting date for the appeals. Unless you tell me otherwise, I will assume that you do not wish to be heard.

As you know, if you agree to the written procedure, you are asked to:

- **Within 5 working days** - notify interested persons who were required to be consulted on the original planning applications, and all those who made representations at application stage, that appeals have been made. You should tell interested persons that any comments they have on the appeals should be made in writing and sent directly to me within the next 28 days. Please also tell them that if they wish to receive a copy of the appeal decision letter, they must write to me asking for one.

- **Within the next 14 days** - send the appellant and me, a completed appeal questionnaires together with all the necessary enclosures.

- **Within the next 28 days** - send the appellant and me, any further statement you wish to make, if the questionnaires and supporting documents do not comprise your case. Please keep the statement concise as recommended in Annex 1 (ii) of DOE circular 15/96.

We will arrange for our inspector to visit the appeal site and will send you details.

You should keep to this timetable. Inspectors will not accept representations at the site visit, nor will they wait for representations. As I have given you details of the timetable, I will not send reminders to you or the appellant.

Please send any further correspondence to me, giving the full appeal reference numbers. If you have any questions, please contact me.

Yours faithfully

Mr S Raychell
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SITE VISIT DATES

Please note that we have improved the time taken to fix the date for a site visit. Most visits are now being arranged within 8 to 12 weeks from the start of the appeal. Ministers are anxious that appeal decisions are issued quickly. It is essential, therefore, that you comply with the timetable in the accompanying letter, and ensure that your representations are with us on time. If the representations are late, the inspector may proceed to issue a decision without them.

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

FOR OFFICIAL USE ONLY

Date received

LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL TO THE SECRETARY OF STATE

The appeal must reach the Inspectorate within 6 months of the date of receipt of the notice of the Local Planning Authority's decision, or within 6 months of the date by which they should have decided the application.

A. INFORMATION ABOUT THE APPELLANT(S)

Full name: SCOTTISH + NEWCASTLE RETAIL

Address RIVERSIDE HOUSE
RIVERSIDE WAY
NORTHAMPTON

Postcode NN1 5NV

Failure to provide the post code may cause delays in processing your appeal.

Daytime Telephone number ..... Reference .....

Agent's name (if any) CLIFF WALSINGHAM + Co.

Agent's Address BOURNE HOUSE, CORES END ROAD
BOURNE END, BUCKS

Postcode SL8 5AR

Failure to provide the post code may cause delays in processing your appeal.

Daytime Telephone number 01628 532244 Reference B132/99

B. DETAILS OF THE APPEAL

Name of the Local Planning Authority (LPA) WOKINGHAM

Description of the works

EXTENSION TO OUTBUILDING INCLUDING INTRODUCTION OF FIRST FLOOR

Address of the site THE GEORGE P.H.
WOKINGHAM ROAD, EARLEY
READING
Postcode

Failure to provide the post code, if any, may cause delays in processing your appeal.

National Grid Reference (see key on OS map for instructions).
Grid Letters: Grid Numbers
eg TQ 298407

Date and reference no. of the LBC/CAC application in respect of which you are appealing.

25 FEB 2000, Ref: LB/2000/0811

Date of LPA notice of decision (if any)

—

(Rev 1994

C. THE APPEAL

THIS APPEAL IS AGAINST the decision of the LPA:- (✓)

1. to *refuse/grant subject to conditions, *listed building consent/conservation area consent for the works described in Section B. [ ]

2. to refuse to *vary/remove a condition(s) attached to a previous grant of *listed building consent/ conservation area consent. [ ]

Or the failure of the LPA:-

3. to give notice of their decision within the appropriate period on an application for *listed building consent/ ~~conservation area consent~~. [✓]

*Delete as appropriate

D. PROCEDURE

1a. Do you agree to the written procedure? (ie an exchange of written statements with the LPA and a visit to the site by an Inspector). If yes, please tick opposite and answer question 1b below. [✓]

1b. Tick if the whole site can clearly be seen from a road or other public land (An unaccompanied site visit will be arranged if the Inspector can adequately view the site from public land). [ ]

or

2. Do you wish to appear before and be heard by an Inspector at a local inquiry? If yes, please tick. [ ]

3. If the LPA agree and the Inspectorate considers your appeal suitable, do you wish to proceed by way of a hearing rather than a local inquiry? If yes, please tick. [ ]

E. SUPPORTING DOCUMENTS

A copy of each of the following should be enclosed with this form.

1. The application submitted to the LPA: [✓]

2. Any Regulation 6 certificate (site ownership details) submitted to the LPA. [✓]

3. Plans, drawings and documents forming part of the application submitted to the LPA: [✓]

4. The LPA's decision notice (if any): [ ]

5. Other relevant correspondence with the LPA: - please identify the correspondence by date or otherwise: [ ]

.....

6. A plan showing the site in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS map) [✓]

Copies of the following should also be enclosed, if appropriate:

7. Any plans, drawings and documents sent to the LPA but which do not form part of the submitted application (eg drawings for illustrative purposes): [ ]

8. Additional plans or drawings relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: ..... [ ]

F. SUPPORTING INFORMATION

If the building is listed, state the grade of the building: I, II* or II (delete whichever is inappropriate).

GRADE II

	YES	NO
Has a grant made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?		✓
Does the appeal relate to an application for conservation area consent?		✓

G. APPEAL CERTIFICATION

IMPORTANT: THE ACCOMPANYING GUIDANCE NOTES SHOULD BE READ BEFORE THE APPROPRIATE CERTIFICATE IS COMPLETED.

SITE OWNERSHIP CERTIFICATES

PLEASE DELETE INAPPROPRIATE WORDING WHERE INDICATED .* AND STRIKE OUT INAPPLICABLE CERTIFICATE

CERTIFICATE A

I hereby certify that:

No person other than ~~*myself~~/the appellant was the owner (*see Note (i) of the Guidance Notes*) of any of the building to which the appeal relates at the beginning of the period of 21 days ending with the date of the appeal.

OR

CERTIFICATE B

I hereby certify that:

*I have/The appellant has given the requisite notice to all the persons other than *myself the appellant who, at the beginning of the period of 21 days ending with the date of this appeal, were owners (*see Note (i) of the Guidance Notes*) of the building to which this appeal relates.

Name of Owner	Address	Date of service of Notice

Signed ..... C. LARSINGHAM (on behalf of) Scottish + Newcastle

Name (in capitals) ..... M. A. THACKERAY ..... Date 8-5-00

***Delete as appropriate**

H. GROUNDS OF APPEAL

If the written procedure is requested, the appellant's FULL STATEMENT OF CASE **MUST** be made. If the written procedure has not been requested, a brief outline of the appellant's case should be made here.

The LPA has failed to determine the application within a reasonable period and has failed to give any reason for the non-determination. The proposal is a modest addition to an outbuilding which would have no adverse impact on the listed building.

continue on a separate sheet if necessary

PLEASE SIGN BELOW

I confirm that a copy of this appeal form and any supporting documents not previously seen by the LPA has been sent to them.

I undertake that any future document submitted in connection with this appeal will also be copied to the LPA at the same time.

Signed ..... C. WALSINGHAM & CO on behalf of: SCOTTISH & NEWCASTLE

Name (in capitals) M. A. THACKERAY Date 8-5-00

CHECKLIST

- This form signed and fully completed.
- Any relevant documents listed at Section E enclosed.
- Full grounds of appeal/outline of case set out at Section H.
- Relevant ownership certificate A, B, C or D completed and signed

Send one copy of the appeal form with all the supporting documents to:

The Planning Inspectorate
Tollgate House
Houlton Street
Bristol BS2 9DJ

A copy of the appeal form **must** be sent to the LPA at the address from which the decision on the application (or any acknowledgements, etc). was received enclosing only copies of those documents not previously seen by the LPA.

HMSO PT C W & W 109533/1/B03054 5m 2/95 DTP