APPLICATION NO:
LB/2000/0813

LOCATION:
The George Wokingham Road, Earley Readin

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**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Scottish & Newcastle Retail
C/O Cliff Walsingham & Company
Bourne House
Cores End Road
Bourne End
Bucks
SL8 5AR

Application Number: LB/2000/0813

Parish: **EARLEY**

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

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** 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.

Reason

1. The proposal by virtue of its scale, form, siting and massing, would have an adverse impact on the character setting and fabric of the Listed Building. As such, it is contrary to Berkshire Structure Plan Policy EN4, Loddon Area Local Plan Policy LBE17 and Wokingham District Local Plan Policy WHE13.

John Mitchell
Development Control Manager
Date: 01/08/2000

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.

Received by Wokingham District Council

Application No: LB/2000/0813

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

Date: 17 April 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/0813

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.

WORK SHEET FOR : Lynette Baker

Application Number : LB/2000/0813

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

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

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

Site Notice Displayed ? :

YES	NO	DATE
✓		22/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/03/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 27/04/2000

Consultation Responses : as for 0812, plus.

Cons. Officer: previous exts. designed to be inkeeping + subsevient. Proposal wd constitute unacceptable mass, v visible & higher than other outbdgs. Extended obmer = unacc.

Planning Issues : Impact on character & fabric of LB

Application Number: LB/2000/0813

Appraisal :

See also comments on 0812.
In addition, the proposal is not considered acceptable in terms of the LBC as its scale and massing cannot be considered to be subservient to the host LB & the additional accommodation does not resolve problems of storage in carpark. Previous additions to the building have maintained a low profile, with fragmented form and roofscape which do not dominate the host building, as this proposal would.

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

Application Number LB/2000/0813
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposal by virtue of its scale, form, siting and massive would have an adverse impact on the character setting & fabric of the Listed Building. As such, it is contrary to Berkshire Structure Plan policy EN4, London Area Local Plan policy LBE17 & Wokingham District Local Plan policy WHE13.

RECORD OF SITE VISIT

SITE ADDRESS: The George
Wokingham Road Earley Reading.

APPLICATION NUMBER: LB/2000/0813

OFFICER: Lynette Baker

DATE OF SITE VISIT: 22/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Backside of fence

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

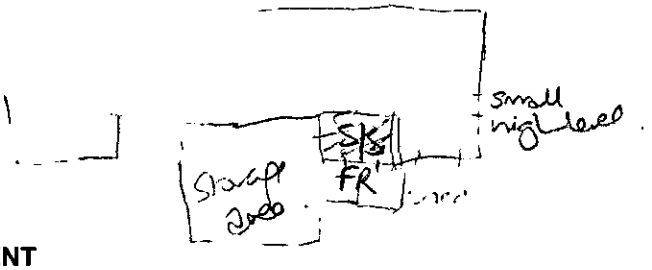
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



- Sections AA BB.
- need to resolve bins / refuse area. (# addressed)
- check prev. re inc in height

Date: 17 April 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/0813

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

PLANNING SERVICES | RPT 27666
POL | PLS
DC | ENF
APP |
27 MAR 2000
COPIES TO: | CK:

EARLEY TOWN CONSULTATION SHEET

Application Number: LB/2000/0813

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** .

Plans are same for both applications enclosed -

Comments made under application no. LB/2000/0811, which apply to this application also.

SIGNED: _____ DATE: 23 MAR 2000

Clerk To Earley Parish/Town Council.

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
14 MAR 2000
COPIES TO: | ACK:
FILE:

Our Ref: MT/LB/B132/99
13th March 2000

Mrs Hurst
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN

Dear Mrs Hurst

The George P.H, Loddon Bridge

I refer to our conversation on Thursday last.

1) The rear elevation will be prepared. It is, of course, a blank wall which is why is has not been drawn to date.

2) The feature timber door at first floor level is not on the floorplan because it has long since been blocked in on the interior of the building.

3) The cellar entrance was omitted from the elevation by mistake, so that drawing will be amended.

I trust that the applications have been registered, as these minor deficiencies do not make the submission invalid, merely incomplete. I look forward to receiving the registration documents very shortly.

Yours sincerely

pp

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

To:
Harold Sanders
Urban Design And Conservation Officer

15 MAR 2000

From: Lynette Baker

Date: 14 March 2000

Application Number: LB/2000/0813

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 within **7 days** of the above date.

Plans are same for both applicahons.

See comments on F/2000/0810.

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

27170

TLS
PCI
LHS
TPP
CS
04 APR 2000
COPIES TO:
ACK:
FILE:

Our Ref: MT/LB/B132/99
3rd April 2000

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN
Attn: Lynette Baker

Your Ref: F/2000/0810 and 0812

Dear Ms Baker

The George P.H, Loddon Bridge

I refer to the planning applications which seek to extend the above premises and to the letter of 31 March from the Environment Agency.

The latter is confusing, though perhaps the Agency has not viewed the plans before lodging an objection. I would therefore point out the following:

1) Ordnance Datum levels have been shown on both the existing site layout and the proposed layout;

2) Based upon the estimated flood level of 38.79 metres above OD (Newlyn), cited in the Agency's letters, it is clear that the upper level of The George, including the proposed extension is above the floodplain, there being a levels difference of nearly 2 metres between the river bank and the position of the extension, at about 39.8 metres.

3) The Agency's letter objects due to the presence of the development in the floodplain but admits to not knowing the extent of the floodplain and to not having seen the submitted drawings.

In the light of the above I hope that you will accept that flooding is not an issue in this case, discount the objection and advise the Environment Agency of your intention so to do.

The applications have now been with you for nearly five weeks, so I hope you are on target for the next committee, if indeed there needs to be a committee decision for such a minor addition. I am aware, as you will be, of the time taken to deal with previous applications on the site, and I am anxious to avoid a repetition and the need to utilise the duplicate submission. If you have any questions, reservations or concerns about the proposal, please contact me.

Cont/d.....

I note that the next committee meeting is on 26 April, neatly inside the eight-week period, and hope that the matter can be resolved favourably by then.

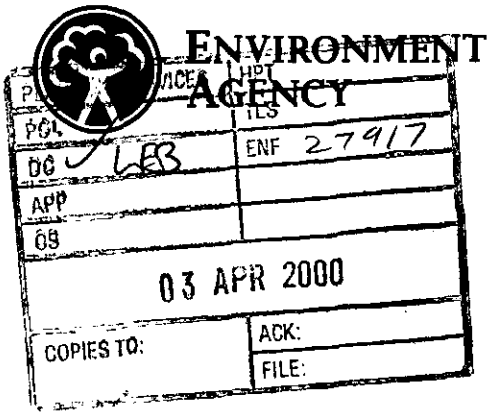
Yours sincerely

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

cc. Environment Agency (Sarah Paxman)
Stuart Wakefield } Scottish & Newcastle
Peter Hussey }
Oulsnam Design

Our ref: SP\2000\001464\001
Your ref: F/2000/0812 + 810

Date: 31st March 2000



District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

PROPOSAL: **Rear extension to public house**
LOCATION: **The George, Wokingham Road, Earley, Reading**

Thank you for your letter dated 14 March 2000 which was received on 17 March 2000. You are asked to quote the following reference in any correspondence: **SU77SE/7/1.** The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding, and will increase the risk of flooding elsewhere.

Development Control: Contact Amanda Reed on 01276 45 4331

This site is partially affected by the 1968 floodplain of the River Loddon. It is estimated that the flood water level at the site at that time was 38.79 metres above Ordnance Datum (Newlyn).

This site has been subject to extensions in the past. In each of these cases there was sufficient area outside the floodplain to provide adequate compensation to mitigate the effects of building within the floodplain.

I am unsure as to the exact extent of the floodplain across the site and as such I will need to see a plan showing representative levels over the site above Ordinance Datum (Newlyn).

If the area in which the extension is to be positioned is shown to be within the floodplain, adequate floodplain compensation will need to be provided. However, I am unsure at this stage as to whether there is any opportunity left at this site for floodplain compensation and as such I must object until it can be proven that adequate compensation can be provided.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 4 June 2000

Location: The George, Wokingham Road, Earley

Proposal: Proposed 2 storey extension.

Application Number: F/2000/0810 and F/2000/0812

In response to your consultation dated 14th March and 17th April 2000 for the above application, the arboricultural comments are as follows:

Whilst I have no objection to the proposed extension I am confused as to why the mature Sycamore tree is shown to be removed. This is a highly significant tree and is included in Tree Preservation Order No. 623/1993. It does not need to be removed to facilitate the construction of the extension and should be retained. If the applicants wish to remove it they must submit a separate application under the TPO stating the reasons why they wish to do so.

Neil Etherington
Senior Arboriculturist

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO:	F/2000/0812	PLANNING OFFICER: LynetteBaker
PARISH:	EARLEY	
PROPOSAL:	Additional Plans showing rear elevations	
ADDRESS:	The George, Wokingham Road.	
APPLICANT:	Scottish & Newcastle Retail.	

POL 29735
DC
AFP
CS
25 MAY 2000
COPIES TO: ACK:
FILE:

The Town Council acknowledges receipt of this additional plans.

SIGNED: _____ DATE: 19 MAY 2000

CLERK TO EARLEY TOWN COUNCIL

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

PLANNING SERVICES 21585
APP
CS
19 MAY 2000
COPIES TO: ACK:
FILE:

Our Ref: MT/LB/B132/99
17th May 2000

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1BN
Attn: Lynette Baker

Your Ref: 2000/0812 and 0813

Dear Sirs

The George P.H, Loddon Bridge

I note from the appeal papers received today that there have been objections to the applications. I should like to address them in the context of the duplicate applications still before you.

1) Earley Town Council (23/3/00). We have corresponded before on the irresponsible and inaccurate comments attributed in the press to the town council. Scottish and Newcastle, with the other major brewers and pub operators, are custodians of more listed buildings than many organisations more traditionally associated with such structures, e.g. The National Trust, and are fully aware of their obligations in this regard. The company spends many millions of pounds each year restoring and refurbishing listed buildings and do not appreciate the uninformed comments of the town council. The Council's comments on parking and servicing and on the removal of a tree are equally inaccurate. I refer you to my letter of 12 April in this regard.

   The tree is of course already protected by a TPO which is why we would need permission to remove it. The water chestnut reported in the press turns out to be a horse chestnut in the minutes, though the TPO cites it as a sycamore. I have indicated that we would retain the tree if necessary.

2) Mr Sanders. The conservation officer's comments are of more concern. I should really like to meet to discuss these views before the current applications are determined. The first sentence requires clarification as Mr Sanders does not actually state why it is unacceptable. The building is indeed much extended, always with the approval of the LPA, as indeed it was prior to becoming a listed building. This merely reflects the changing demands made upon a listed building which as to earn a living and pay its way.

   The extended structure would be an appreciable distance from the original parts of the building, and, being on higher ground than the pub, is already as high as the two-storey rear element. Is Mr Sanders' statement about the ridge height a criticism. It appears as a statement of fact and no more. The front elevation is of course deceptive in this regard, insofar as the pub is some 12m beyond the outbuilding and not as it appears on a two-dimensional elevation.

Cont/d.....

The reference to parking and refuse storage is out of context and not really a conservation issue. The use of wheely bins is not in my view something requiring planning permission or listed building consent, though their removal from a position next to a listed building would be an improvement.

I disagree with Mr Sanders' third point though the degree of enhancement is academic. The LPA's obligation is to preserve the building or its setting and not necessarily to enhance it, and this duty passes to the applicant. In my view no harm derives to the listed building from its further extension, and Mr Sanders does not appear to disagree with this view.

3) Environment Agency. We have corresponded already on this, or rather I have corresponded and I await your response. If the Agency has misplaced its ground level survey of the site, as appears to be the case from item 3), then they might wish to approach Scottish and Newcastle to see if, in the spirit of co-operation, a new one might be prepared. It is unreasonable to withhold support for a planning application on this basis when it is readily apparent from known information that the proposed extension would be well above the highest recorded floodlevel.

4) Woodley Town Council. These comments do not really relate to the application in question. The parking situation has been considered previously, and the proposal has no bearing on manoeuvring on the site or into the road, as indicated by your own engineer's views.

As you have not made a decision on any of the application, I do not at this stage know what weight you intend to give to the comments from consultees. From the above response you will see that I would, in your shoes, afford them little weight. Nonetheless, I remain willing to discuss any changes to the proposal should you wish to do so.

Yours faithfully

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

cc. S Wakefield
P Hussey
Oulsnam Design

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501. email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

29266

Our Ref: MT/LB/B132/99
10th May 2000

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1BN
Attn: Lynette Baker

Your Ref: F/2000/0810-0813

Reply rqd

Dear Ms Baker

The George P.H, Loddon Bridge

You should by now have received the appeals made in respect of the failure to determine two of the current applications. This in no way implies a wish to stop talking about the remaining two applications. If we can see them approved, I will be happy to withdraw the appeals.

When we last spoke we discussed your response and mine to the Environment Agency's request for a full site survey. It was my view that the information on the application drawings made clear the fact that the extension was not a problem in terms of flooding, and I believe you accepted this. Is the matter closed as far as you are concerned?

The second point to be discussed was the view of Harold Sanders for which you were still waiting. It is now some ten weeks since I made the application and I would hope that by now your consultation process would be complete. Is there anything you wish to share with me in this regard? Please let me know where things stand and when we might receive the approvals.

Yours sincerely

Mark Thackeray
BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

cc. Stuart Wakefield

Date: 17 April 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0810

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

Proposal: Proposed two storey rear extension to public house (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 01/05/2000.

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

No Comments.

N.S. Tatler

26-4-00

PLANNING SERVICES REF 27850
DC LEB
APP
31 MAR 2000
COPIES TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Lynette Baker, Planning

My Ref: JPE/george4

Your Ref: F/2000/0812
F/2000/0810

Date: 30 March 2000

PROPROSED TWO STOREY REAR EXTENSION TO PUBLIC HOUSE
THE GEORGE P.H. WOKINGHAM ROAD EARLEY

These proposals have been evaluated and I have no environmental health objections but recommend that the following conditions are imposed should the application be granted planning consent:-

1. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties.

2. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.



Joanne Ellis

Tel. (0118) 974 6447

Date: 14 March 2000

Your Ref:

My Ref: Lynette Baker / LB/2000/0811

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

WOKINGHAM DISTRICT COUNCIL

16 MAR 2000

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

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

ADJOINING PARISH CONSULTATION

Application Number: LB/2000/0811

Parish: EARLEY

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

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

I enclose details of the above application which is **not** within your parish area but is close to the boundary and would be grateful to receive your observations within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **LB/2000/0811** in all communications and any response should be addressed to **Lynette Baker** the case officer dealing with this application at the above address.

I look forward to hearing from you.

WPC
No comments
30.03.00

Yours faithfully,

Chris Wood
Head of Planning and Transportation

Plans are same for both applications.

1327

WOKINGHAM DISTRICT COUNCIL

To Lynette

Date 2013 Time 10.25

WHILE YOU WERE OUT

Name Mr Bradshaw

Of 3 Hoddon Bridge Road.

Phone No. Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re F/2000/0812

The George P.H.

Asked his comments to be taken into account – no time to write or fax, so I have taken down the gist of his comments by phone – see attached.

Signed Jan

Re: F/2000/0812

The George Public House.

Comments from Mr Bradshaw, 3 Haddon Bridge Road

Application for building itself is no real problem but he is concerned by underlying problems: —

(1) Will have to remove a v. large tree (horse chestnut?) towards the rear of the site, between car park & river. This tree is missing from the plan. Is there a TPO on it?

(2) He fears that if the tree is demolished it would leave the way clear for a further extension on the river frontage.

(3) Car parking: He feels they are already in breach of a previous consent regarding the car parking area (was intended to be 78 spaces min, compromised on 72 spaces. Since then 4 spaces have been used for shed/skip bins. Extension means relocation of bins etc, so more parking will be lost)

(4) Lorry movements for deliveries may be restricted once new extension built & bins relocated — may need to lose even more parking spaces to allow for this.

(5) Can it be made a condition that there should be no parking on the pub side of Haddon Bridge Road? Currently cars park half on footpath, half on road.

(6) Hedging on NW boundary adjacent to Haddon Bridge Road — Can it be made a planning obligation to put this hedging in order? Currently some light nuisance from PH due to poor hedging

(7) No orange notice at the moment.

See part 1 for plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Lynette Baker

Date: 14 March 2000

Application Number: F/2000/0810

Proposal: Proposed two storey rear extension to public house (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 within **7 days** of the above date.

- THIS LISTED BUILDING HAS BEEN EXTENDED MANY TIMES OVER ITS RECENT HISTORY.

  THE STRUCTURES HAVE BEEN KEPT IN SIZE AND SCALE TO MAINTAIN THE HOST BUILDING AS THE MAJOR ELEMENT WITH A NUMBER OF OUTBUILDINGS REFLECTING ITS EXPANDED USE.

- THE PROPOSED EXTENSION WILL CREATE AN UNACCEPTABLE MASS OF BUILDING, FRONTING THE ROAD WITH A RIDGE LINE HIGHER THAN ALL THE ADJOINING OUTBUILDINGS.

- THE EXTENDED PORCH REINFORCES THE SCALE OF THE PROPOSED ADDITION.

- THESE PROTRACTED DISCUSSIONS ON A POSSIBLE EXTENSION TO THE EXISTING CELLAR AREA HAVE NOT ADDRESSED THE REFUSE STORAGE FACILITIES AND CONFLICT WITH PARKING AREAS SHOWN ON THE SUBMITTED PLAN

Harold Sanders
04.04.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 2000	Map No. 53 Site 0.39
Officer: LEB / Application No. 2000/0813	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 / SCOTTISH AND Ward: Little Hungerford 14.3.2000

Applicant: NEW CASTLE 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 (not 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 Parish Council
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:

SN + 477 Wokingham Road, Earley

Garage at 616a Wokingham Rd, 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 532944 Fax: 01628 532255 email: enquiries@cliffwa enterprise-plc com

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: enquiries@cliffwa 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

08 13

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.....

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.

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

I hereby certify that:-

(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.

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:-

0813

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

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. 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 .....

† 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)

Copy of notice as published

Signed ..... C. WALSINGHAM + Co.

*On behalf of SCOTTISH + NEWCASTLE RETAIL

Date 25/2/00

* Delete where inappropriate

1871A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

Date Received

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

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

12 MARCH 0813

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	SCOTTISH + NEWCASTLE PLC RIVERSIDE HOUSE, RIVERSIDE WAY, NORTHAMPTON NN1 5NU 01604 239000
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENTS NAME ADDRESS POST CODE PHONE	CLIFF WALSINGHAM & CO. BOURNE HOUSE, CORES END RD, BOURNE END, BUCKS SL8 5AR 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.

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 25/9/00

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.'

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

ADDRESS 479 WOKINGHAM ROAD PARISH ~~WOODLEY~~

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'd N/A
FD/511/59	" " "	Alterations	8-12-59	App N/A
A/2/60	Mr. E.G. Pyke	Advertisement sign	14-7-60	N/A Refused
A/14/60	Nicholson & Sons Ltd.	" "	1-12-60	N/A App
0/331/63	Courage (Central) Ltd.	Development area	3-2-64	N/A Refused
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 (LISTED BUILDING APP)	26.10.67	N/A C/A
05949	"	EXT. TO COURAGE BAR	17.3.77	N/A C/A
05980	"	" "	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., 479 WOKINGHAM ROAD PARISH ~~WOODLEY~~ EARLEY 1.4.86

ADDRESS

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, FORM. OF W.C.	29.6.77	APP. N/A
24013	IMPERIAL INNS & TAVERNS	" "		
		ALT. TO CARPARK/REPT. OF BOUNDARY WALL		
BR 25098	"	ALTS. & INT. ALTS.	5.9.85	APP N/A
24013	"	DEM. OF O/BLDG./ERECT FRONT PORCH & GR. FLOOR ALT/EXT.	11.9.85	N/A GA
		CAR PARK		
24093 (LBC)	"	"	11.9.85	N/A GA
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

02.MAR2000* 0813

091074

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	Decisi
43902	INVALID			
94/60075/LA				
FP94/3224	SCOTTISH & NEWCASTLE	EXT & ALTS.	10.2.95	APP
45055	"	RETURB & "	31.1.96	C
95/61146/LA				
45152	"	" " + ADV. SIGNS	31.1.96	C
95/61244/LA				
45264	"	FASCIA, POST & GENERAL	31.1.96	C
95/61356/A		AMENITY SIGNS		
FP95/4092	"	S/ST. EXT. / INT. ALTS.	26.1.96	APP
96/64183/LA	" (RETRO)	SIGNS & LIGHTING REVISION	27.9.96	C
96/64182/A	"	VARIOUS SIGNS (REVISION)	26.9.96	C
FP96/5709	"	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

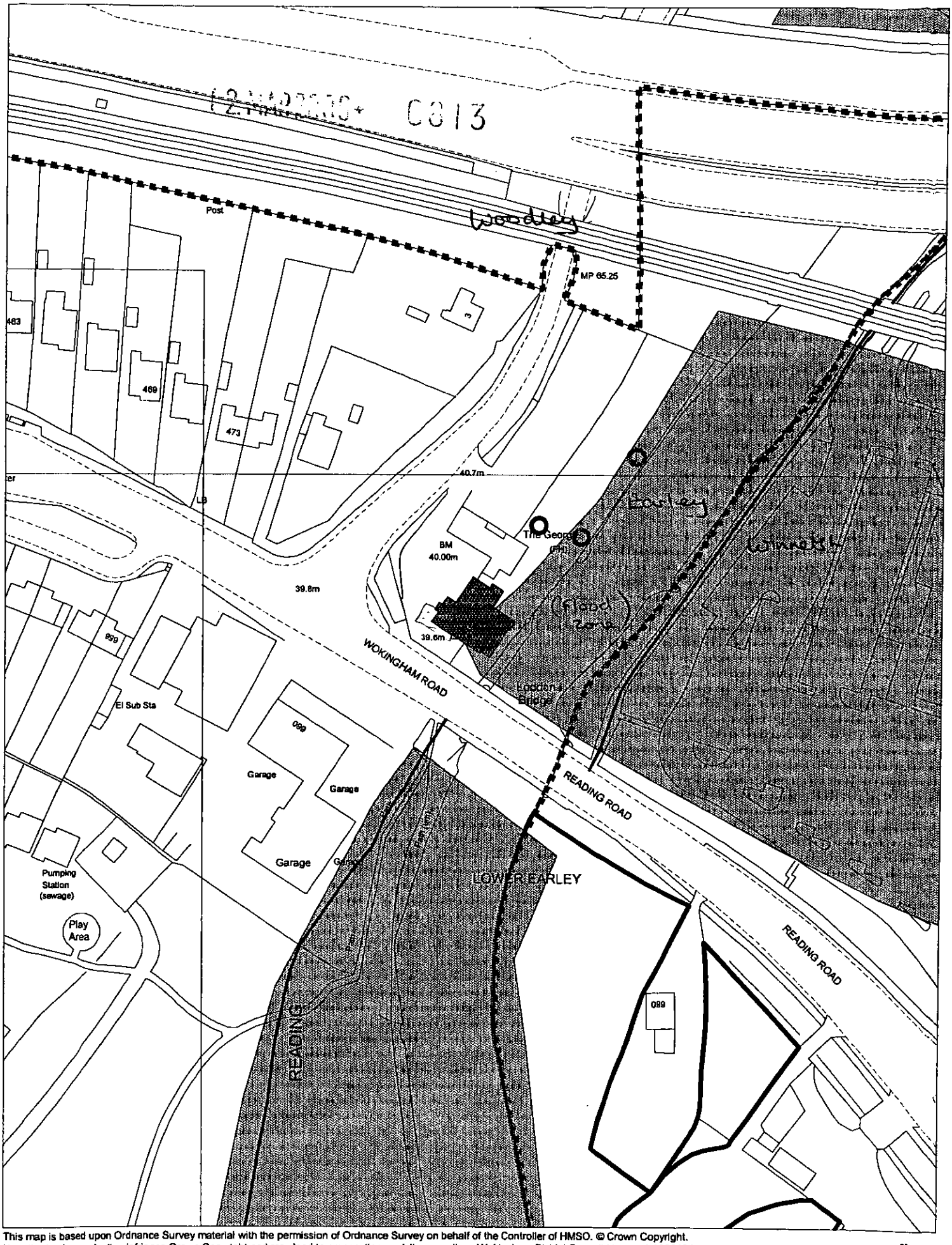
BUILDER

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* 0813



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

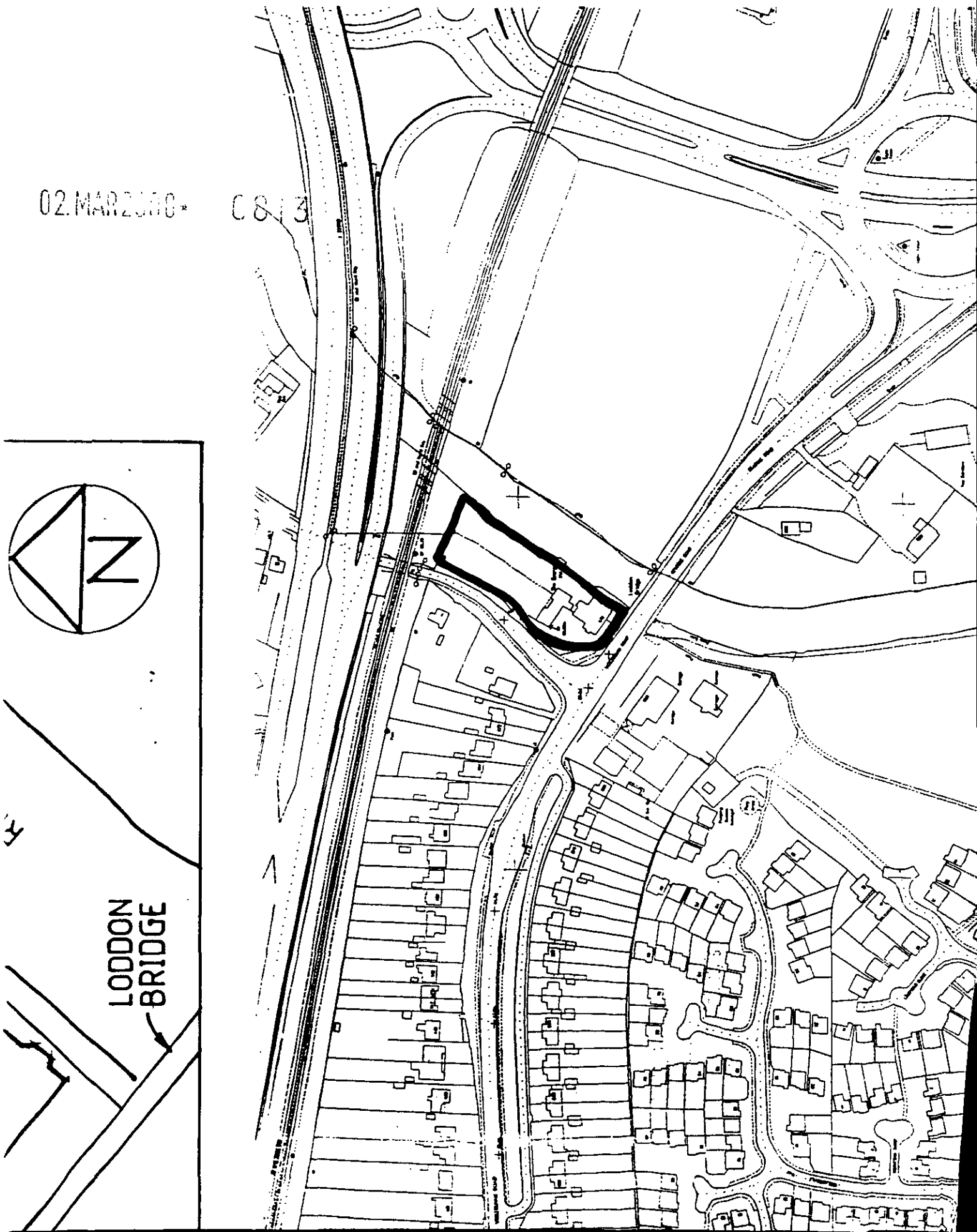
8 March 2000

Scale: 1 : 1250

N
W E
S

SITE LOCATION PLAN 1: 2500

02.MAR2000 C813



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/2000/0813

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