APPLICATION NO:

CON/2000/2202

LOCATION:

Phyllis Court Club Phyllis Court Drive, Henley-On-Thames.

APPLICANT:

Phyllis Court Club C/O Tapp Associates

PROPOSAL:

Consultation from S Oxon D C on application for demolition of existing kitchen/toilet block and rebuilding kitchen/toilet block with store and glazed entrance.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
18/09/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 12 September 2000
My ref: EXC/CON/2000/2202
Your ref: P00/SO676

Mrs J Dew
Area Assistant, Southern Area
PO Box 19
Council Offices
Crowmarsh
WALLINGFORD
Oxfordsahire

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

Dear Mrs Dew

CONSULTATION OF REBUILDING OF KITCHEN/TOILET BLOCK WITH ADDITION OF STORE AND GLAZED ENTRANCE AT TH GRANDSTAND, PHYLLIS COURT CLUB, MARLOW ROAD, HENLEY-ON-THAMES

In response to your consultation on the above application, the proposed redevelopment of the kitchen and toilet block would not be clearly visible from Wokingham Distinct and therefore, there is no objection to the proposals, subject to the Environment Agency being satisfied that there would not be unacceptable flooding implications.

Yours sincerely

John Mitchell,
Development Control Manager

WORK SHEET FOR : Emy Circuit

Application Number : CON/2000/2202

Applicant : Phyllis Court Club C/O Tapp Associates.

Location : Phyllis Court Club, Phyllis Court Drive, , Henley-On-Thames.

Proposal : Consultation from S Oxon D C on application for demolition of existing kitchen/toilet block and rebuilding kitchen/toilet block with store and glazed entrance.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 5 Sept 2000

Date Registered : 21/08/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 18/09/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

W'ham side of river - Greenbelt, ASLI + conservation area

Application Number: CON/2000/2202

Appraisal :

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

Application Number CON/2000/2202
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Phyllis Court Club
Phyllis Court Drive Henley-On-Thames.

APPLICATION NUMBER:
CON/2000/2202

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

CON/2000/2202 - Consultation from South Oxfordshire DC on an application for the rebuilding of the kitchen/toilet block, with the addition of a store and glazed entrance at the grandstand, Phyllis Court Club, Marlow Road, Henley-on-Thames

The property is located on the riverbank and is clearly visible from the Wokingham side of the river. To the south of the site are boat houses in Wharf Lane and the dense, historic frontages of buildings in New Street/Thames Street. The grandstand has a more modern appearance than the majority of the buildings to the south, particularly due to the materials used, and is quite prominent, although it is partially screened by trees.

The area on the Wokingham bank is designated as Greenbelt, ASLI, a conservation area, river valley policy area and flood plain. There is an open grass area between the tow path and Remenham Lane, which is bounded by a 2 metre hedge.

The area proposed to be redeveloped and enlarged is to the west of the grandstand and, hence is largely screened by it when viewed from the opposite bank of the river. The replacement structure would be single-storey and only a small portion would be visible from the opposite bank.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 AUG 2[illegible]	
Officer: EXC	Application No. CON/2000/2202

Map No. ..... **Site** .....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(CON) Consultation from S Oxon DC on application for demolition of existing kitchen/toilet block & rebuilding kitchen/toilet block with store & glazed entrance

Location: Marlow Road.

Parish: Henley-on-Thames Ward: Mr F Browne
Mr S Etheridge.

Applicant: Phyllis Court Club

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A Renaham : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

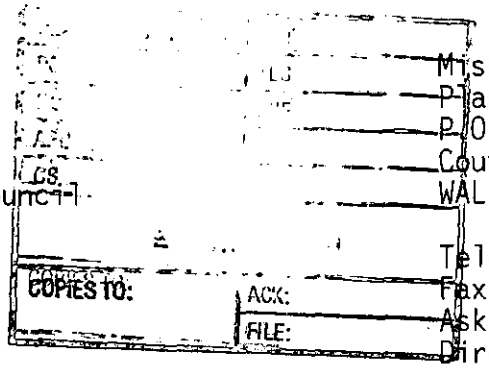
OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

South Oxfordshire District Council



Miss PA Fox B.Sc.(Hons),Dip.UP,MRTPI
Planning Manager (Southern Area)
P.O. Box 19
Council Offices, Crowmarsh,
WALLINGFORD, Oxon.

Telephone (01491) 823740
Fax (01491) 823746
Ask for Mrs J Dew
Direct Line (01491) 823740
Our Ref P00/S0676
Date 16th August 2000

Wokingham District Council
Planning Officer
Council Offices
Shute End
WOKINGHAM, Berks
RG11 1BN

Dear Sir/Madam

REBUILDING OF KITCHEN/TOILET BLOCK WITH ADDITION OF STORE AND GLAZED ENTRANCE.

At : GRANDSTAND, PHYLLIS CT CLUB, MARLOW ROAD, HENLEY-ON-THAMES

Application Reference : P00/S0676 **Grid Ref : 476326/182997**

This application has been submitted to the District Council as Local Planning Authority. I enclose a copy of the application form(s) with appropriate plans.

I am consulting you in accordance with the requirements of Article 10(4) of the Town and Country (General Development Procedure) Order 1995 because the development may be considered to affect land within the administrative area of your Authority.

Any representations on the proposal should be made to the Council, in writing, to the address given above, within 14 days of the date of this letter. These comments will normally be made available to the public.

Should you require any further information or advice please let me know.

Yours faithfully

JDew

Mrs J Dew
Area Assistant
for the Planning Manager (Southern Area)

P00150676

tapp associates chartered architects

822/JJ/jp

SODC Planning Manager
PO Box 19, Council Offices
Crowmarsh
Wallingford
OX10 8NQ

RECEIVED
10 AUG 2000
PLANNING SOUTH

7 August 2000

Dear Madam

Grandstand, Phyllis Court Club, Henley-on-Thames

We enclose 4 copies of a Planning Application and 4 copies of an application for Listed Building Consent to rebuild and extend the existing toilet/kitchen block serving the grandstand at Phyllis Court Club.

We also enclose the following in support of the application:-

1. 8 copies of drg. nos. 822 – 11B, 12A & 13.
2. 8 copies of location and block plans.
3. 2 copies of Certificate A.
4. 1 fee form.
5. Photograph of the existing building and grandstand.
6. Fee cheque.

The existing toilet/kitchen block is in a poor state of repair and the proposal is to rebuild this on the same footprint and to the same height as the existing building.

The club would like to take the opportunity to add some storage to the north and west sides of the building and replace the existing entrance awning with a permanent glazed structure.

This has been designed as a continuation of the glazed screen on the ground floor of the grandstand but at a lower level, so as to be subservient to it.

We have had discussions with your Conservation Officer, Nick Doggett, who has expressed his support for the proposals.

Please contact us if you have any queries regarding this application.

Yours faithfully

Janice Jones

Janice Jones Dip. Arc. RIBA

Encl.

RIBA Registered Practice

83 St. Mark's Road
Henley-on-Thames Oxon RG9 1LP
Tel: 01491 576336 **Fax:** 01491 414101
Email: tapp@legend.co.uk

Principal: Christopher Tapp Dip. Arch. RIBA **Associate:** Janice Jones Dip. Arch. RIBA **Consultant:** David Tapp ARIBA

South Oxfordshire District Council

FOR OFFICE USE
Application Ref. P00/S0676
Date of Deposit. 10.8.00

PLANNING APPLICATION - PART 1

Application for permission to carry out development under the Town and Country Planning Acts

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FOUR copies of this form and plans

1. Name and address of applicant

PHYLLIS COURT CLUB
MARLOW ROAD
HENLEY-ON-THAMES, OXON.
postcode RG9 2HT tel

2. Name and address of agent
(If the applicant has an agent, all correspondence will be sent to the agent)

JAPP ASSOCIATES
83 ST MARKS ROAD
HENLEY-ON-THAMES, OXON. RG9 1LP
contact name JANICE JONES tel 01491 576336

3. Site address

GRANDSTAND, PHYLLIS COURT CLUB
HENLEY-ON-THAMES, OXON.
grid reference

4. Area of application site

m² hectares

5. Description of proposed development
(Give brief details and state for what purpose the site and any buildings will be used)

DEMOLITION OF EXISTING KITCHEN/TOILET BLOCK: REBUILDING KITCHEN/TOILET BLOCK WITH ADDITION OF STORE & GLAZED ENTRANCE

6. Plans and drawings accompanying application

Detailed drawings *(Floor Plans, Elevations etc)* ☑
Location plan ☑
Block plan ☑

7. Does the application involve any of the following ?
(Tick box or boxes)

Change of use ☐
Demolition ☑
Engineering or other operation ☐
New building ☑
Alteration or extension ☑

RECEIVED
10 AUG 2000
PLANNING SOUTH

8. What kind of application is this ?
(Tick one box only)

Full permission ☑
Outline permission *(See question 9)* ☐
Approval of details *(Reserved matters)* ☐
Temporary permission or renewal of previous temporary permission ☐
Relaxation of conditions *(Please amplify your application in a covering letter)* ☐

State relevant outline permission no.
State period required or previous application no.
State relevant application no.

9. Outline applications.

Which of the following do you wish to be considered as part of the application ?

External appearance ☐
Means of access ☐
Siting ☐
Design ☐
Landscaping ☐

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 SOLAPS applications processing systems) and may be used by the Council only for the purposes registered under the terms of the Data Protection Act'

10. What is the existing use of the land ? e.g. residential. If the site is vacant, say so and also state its previous use.	EXISTING PRIVATE CLUB
11. Is there any public right of way across or bordering the site ? *(If so, show it clearly on the plans)*	YES ☐ NO ☑
12. Where new building is proposed. (a) State material and colour of walls (b) State material and type of roof covering	GLASS & WHITE PAINTED RENDER TO WALLS. HIGH PERFORMANCE FELT.
13. How will surface water be disposed of ?	INTO EXISTING SOAKAWAY
14. How will foul sewage be disposed of ?	INTO EXISTING FOUL DRAIN
15. Is it proposed to construct a new access or alter an existing access ? If so please give details	PRIVATE FOOTPATH ALTERED

16. If the proposal involves residential development, please give the information requested.

	No. of new dwellings proposed	No. of existing dwellings to be retained
House		
Bungalow		
Flat/Maisonette		
Other		

17. Does the proposal involve any non-residential building or use ?	*(If YES complete part 2 of form)*	YES ☑ NO ☐
18. Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)		YES ☐ NO ☑

I herby apply for planning permission for the proposal described above and in the attached plans and drawings.

	Please tick all boxes
I attach 4 copies of the completed Application Form Part 1, AND	☑
I attach 4 copies of the completed Application Form Part 2 (where relevant), AND	☑
I attach 4 copies of each of the plans specified at item 6 overleaf, AND	☑
I attach a completed Ownership Certificate, AND	☑
I enclose a completed fee form and a fee of £ 190	☑

Signed Janice Jones on behalf of Plymtris Comm Club date 09-08-00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary is clearly edged RED on the plans. Any adjoining land owned or controlled by the applicant should be edged BLUE. AN INCORRECT APPLICATION WILL BE RETURNED. SEE GUIDE TO HELP APPLICANTS.

P00150 6 16

South Oxfordshire District Council

PLANNING APPLICATION - PART 2

This part of the form need only be completed of the application involves non-residential development. Please answer all questions in block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

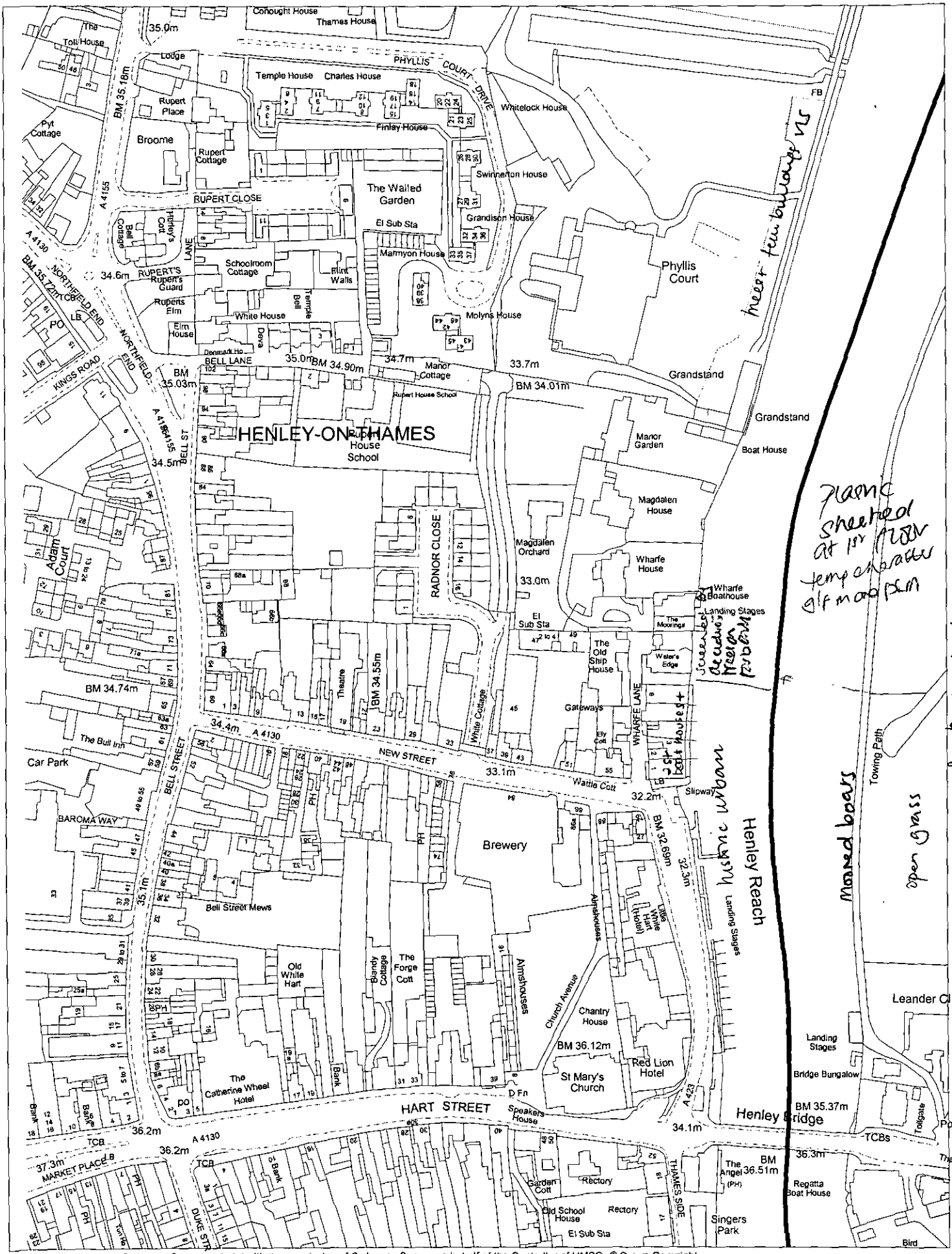
19. State the gross floor space (by external measurement) of all buildings to which this application refers. Please give all floor areas in SQUARE METRES (m^2).

	User Class	Existing floorspace	Proposed change + or -	Total
A1	Shops			
A2	Financial & professional services			
A3	Food & drink			
B1(a)	Office (other than A2)			
B1(b)	Research & development			
B1(c)	Light industrial			
B2	General industrial			
B8	Storage or distribution			
C1	Hotels			
C2	Residential institutions			
C3	Dwellings			
D1	Non-residential institutions			
D2	Assembly & leisure	87.7	+ 68.2	155.9
	Other please specify			

RECEIVED
10 AUG 2000
PLANNING SOUTH

20. If a C1 or C2 use is proposed, please state number of bed spaces	C1 _____ C2 _____
21. What provision has been made for parking ?	No. of cars / No. of lorries
Existing	N/A / N/A
Proposed	/
What is the estimated number of vehicles going to the site in a normal working day ?	/
22. Describe the activity or processes to be carried on *(Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter)*	REPLACEMENT OF TOILET ACCOMMODATION & KITCHEN (HEATING UP & STORAGE ONLY - NO COOKING)
23. Who will occupy the premises ? *(a) Give the name and current operating address of the proposed occupier. (b) Will these premises be vacated ?*	EXISTING OCCUPATION
25. How many people are likely to be employed on site after completion of the development ?	Existing staff / Transferred / New staff / Total: N/A / / /
26. Does the proposal involve the use or storage of any hazardous substances as listed overleaf ? *(If so state which material, the quantity and the method of storage)*	NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "GUIDE TO HELP APPLICANTS."



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.

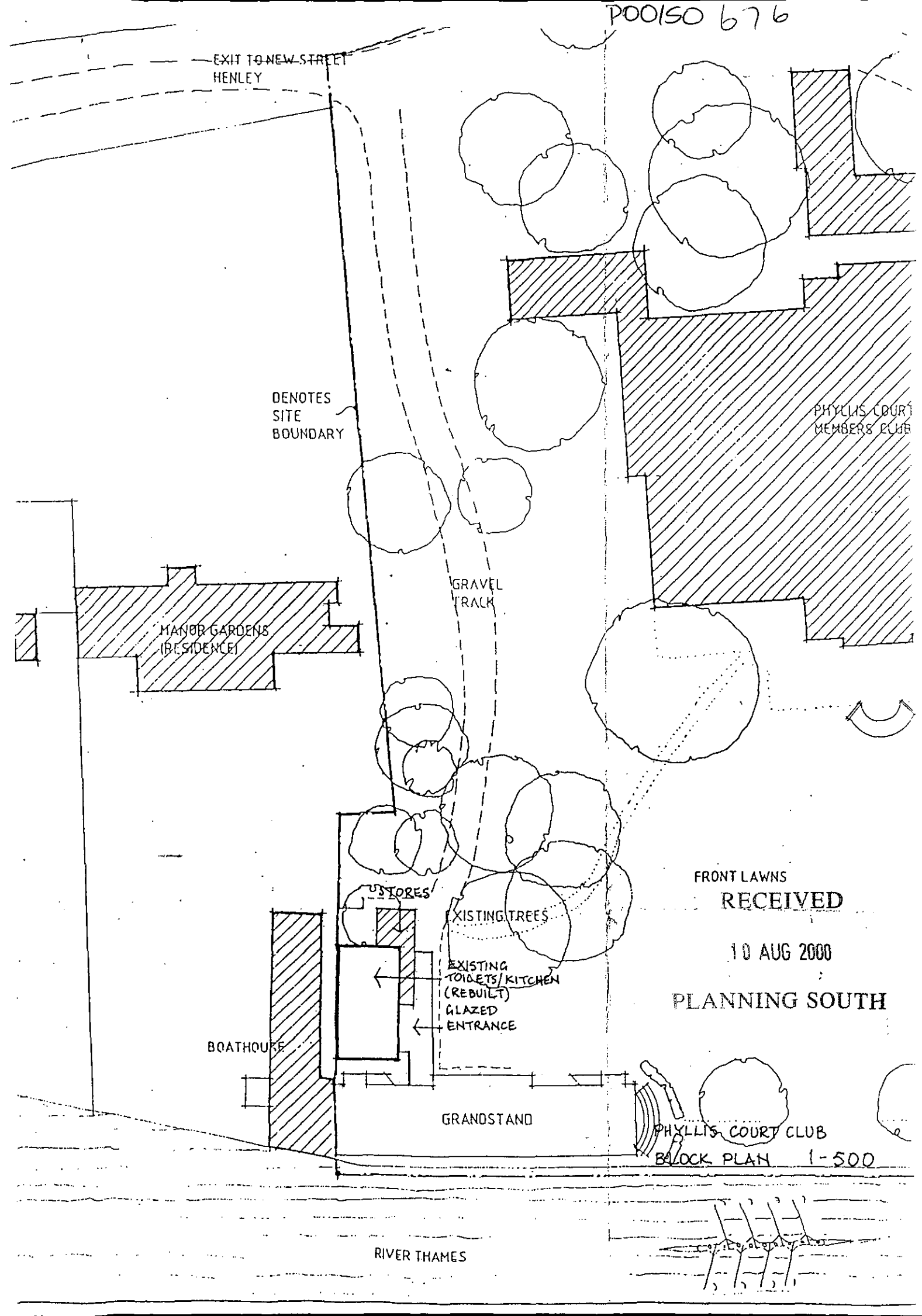
4 September 2000 Scale: 1 : 2379

N W E S

P001SO676



P00150 676

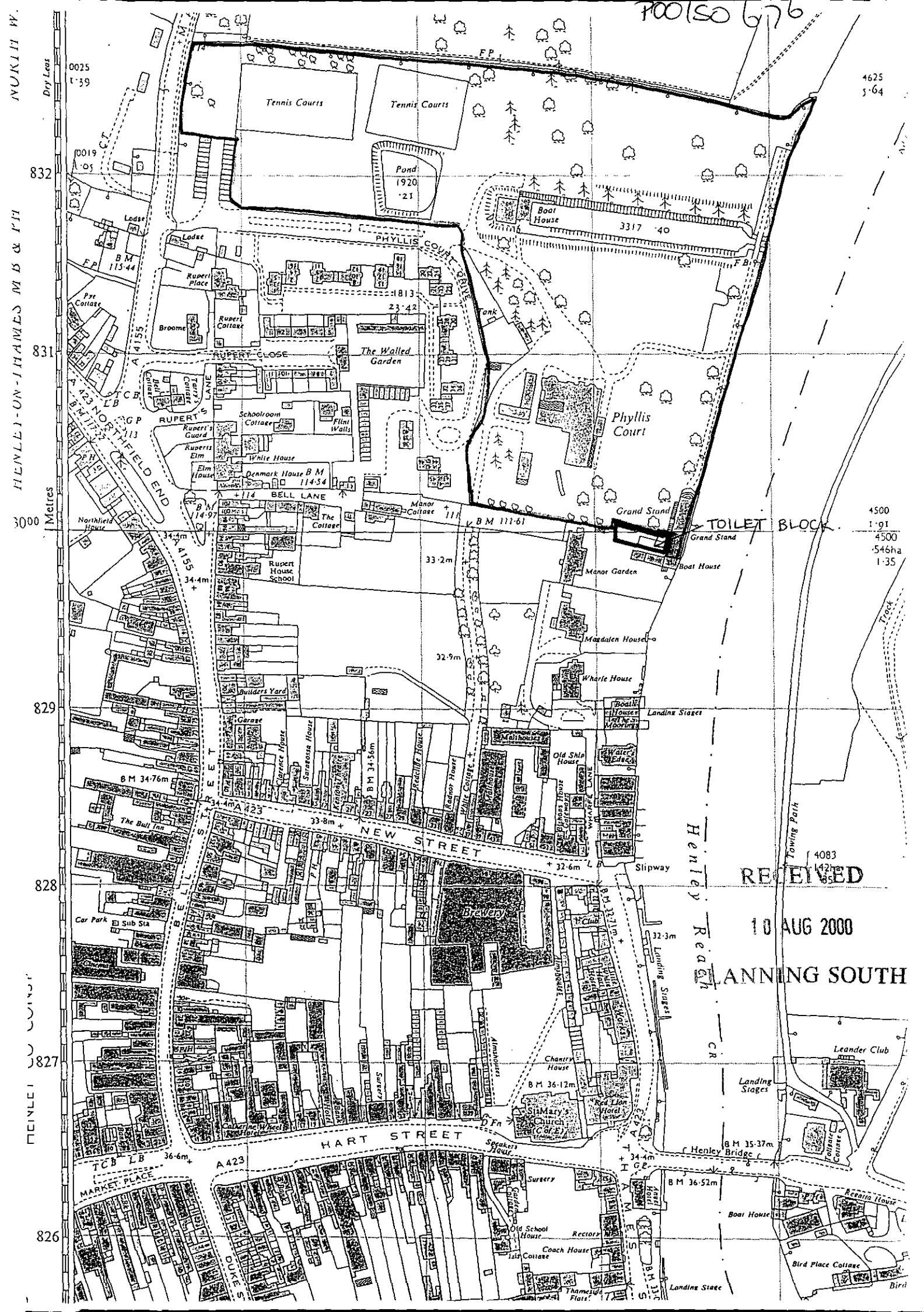


RECEIVED

10 AUG 2000

PLANNING SOUTH

BLOCK PLAN 1-500


P00150 676
Tennis Courts
Tennis Courts
Pond
1920
·21
Boat House
3317 ·40
PHYLLIS COURT DRIVE
Tank
Phyllis Court
The Walled Garden
RUPERT CLOSE
RUPERT'S LANE
Schoolroom Cottage
Flint Walls
Rupert's Guard
Rupert's Elm
White House
Denmark House B M 114·54
BELL LANE
Manor Cottage
The Cottage
B M 111·61
Grand Stand
TOILET BLOCK
Boat House
Manor Garden
Rupert House School
Maddalen House
Wharfe House
Builders Yard
Garage
Clarence House
Saratoga House
Kenton Theatre
B M 34·56m
Prideaux House
Radnor House
White Cottage
Malthouses
Old Ship House
Boat House
Landing Stages
Waterside
WHARFE LANE
Bishops House
Cartmel House
B M 34·76m
The Bull Inn
NEW STREET
Slipway
Towing Path
Brewery
Car Park
Sub Sta
Club
Landing Stages
Leander Club
Chantry House
Almshouses
Surrey
St Mary's Church (C of E)
Red Lion Hotel
HART STREET
Speakers House
MARKET PLACE
Surgery
Garden Cottage
Old School House
Rectory
Coach House
1st Cottage
Thamesside Flats
Henley Bridge
Boat House
Regatta House
Bird Place Cottage
Landing Stage
Dry Leas
Lodge
Rupert Place
Broome
Rupert Cottage
Pye Cottage
Northfield House
Elm House
Garage
Builders Yard
Garage
Car Park
Sub Sta
Surgery
Garden Cottage
Old School House
Rectory
Coach House
1st Cottage
Thamesside Flats
Landing Stage
Bird Place Cottage
Tennis Courts
Pond
1920
·21
Boat House
3317 ·40
PHYLLIS COURT DRIVE
Tank
Phyllis Court
The Walled Garden
RUPERT CLOSE
RUPERT'S LANE
Schoolroom Cottage
Flint Walls
Rupert's Guard
Rupert's Elm
White House
Denmark House B M 114·54
BELL LANE
Manor Cottage
The Cottage
B M 111·61
Grand Stand
TOILET BLOCK
Boat House
Manor Garden
Rupert House School
Maddalen House
Wharfe House
Builders Yard
Garage
Clarence House
Saratoga House
Kenton Theatre
B M 34·56m
Prideaux House
Radnor House
White Cottage
Malthouses
Old Ship House
Boat House
Landing Stages
Waterside
WHARFE LANE
Bishops House
Cartmel House
B M 34·76m
The Bull Inn
NEW STREET
Slipway
Towing Path
Brewery
Car Park
Sub Sta
Club
Landing Stages
Leander Club
Chantry House
Almshouses
Surrey
St Mary's Church (C of E)
Red Lion Hotel
HART STREET
Speakers House
MARKET PLACE
Surgery
Garden Cottage
Old School House
Rectory
Coach House
1st Cottage
Thamesside Flats
Henley Bridge
Boat House
Regatta House
Bird Place Cottage
Landing Stage
Dry Leas
Lodge
Rupert Place
Broome
Rupert Cottage
Pye Cottage
Northfield House
Elm House
Garage
Builders Yard
Garage
Car Park
Sub Sta
Surgery
Garden Cottage
Old School House
Rectory
Coach House
1st Cottage
Thamesside Flats
Landing Stage
Bird Place Cottage
A 4155
A 423 NORTHFIELD END
A 423
A 423
A 423
A 423
FP
FP
FP
FP
Henley Reach
Track
RECEIVED
10 AUG 2000
PLANNING SOUTH
0025 1·39
0019 1·05
4625 5·64
4500 1·91
4500 ·546ha 1·35
4083 1·42ha 1·35
832
831
830
829
828
827
826
Metres