

From: he1paxton@gmail.com <he1paxton@gmail.com>
Sent: 03 March 2025 13:20:11 UTC+00:00
To: "Kieran Neumann" <Kieran.Neumann@wokingham.gov.uk>
Subject: RE: Applications 242661/242662 - 2 Ruscombe Road
Attachments: PL2467_AdditionalInfoWindowsFinal.pdf

Dear Kieran,

Thanks for your patience on this one. Took a lot of research to age and date the windows based on historical data on windows/ style/ glass etc. My summary attached here together with required information for the heritage officer, which I hope allays any concerns they may have. Happy to discuss anything further once the heritage officer has had the opportunity to review the attached, but I strongly believe the proposed new window casements are as near identical to the existing windows as possible. Whilst I believe the windows are not the originals, they are still dated to between 1920 – 1940s.

Kind regards,

Heather

Wallace Bacon Consultants

Building design, structural and civil engineering
53, Eastheath Avenue,
Wokingham,
RG41 2PP

Tel: 0118 9794959
Mob: 0774 810 7359
Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 18 February 2025 10:11
To: he1paxton@gmail.com
Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Thanks Heather,

Not a prob, will action the EOT today and will await the report.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)
Senior Planning Officer
Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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From: he1paxton@gmail.com <he1paxton@gmail.com>

Sent: 18 February 2025 09:50

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Morning Kieran,

Finally catching up after an interruption to my normal schedule. This sounds reasonable. Will get the report over to you ASAP.

Kind regards,

Heather

Wallace Bacon Consultants

Building design, structural and civil engineering

53, Eastheath Avenue,

Wokingham,

RG41 2PP

Tel: 0118 9794959

Mob: 0774 810 7359

Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Sent: 18 February 2025 08:14

To: he1paxton@gmail.com

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Morning Heather,

Just checking in to see how the report is progressing and whether you have been able to consider the extension request below?

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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From: Kieran Neumann

Sent: 10 February 2025 09:21

To: he1paxton@gmail.com

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Thanks Heather,

The apps are currently extended until 25th February. Taking into account consultations, I would suggest another 4 weeks, let me know your thoughts.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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From: he1paxton@gmail.com <he1paxton@gmail.com>

Sent: 10 February 2025 06:46

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Morning Kieran,

Thank you for your patience with this. I am now in the office working normally. The report should reach you this week. If we could then agree an EOT accordingly I would be grateful.

Kind regards,

Heather

Wallace Bacon Consultants

Building design, structural and civil engineering

53, Eastheath Avenue,

Wokingham,

RG41 2PP

Tel: 0118 9794959
Mob: 0774 810 7359
Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 05 February 2025 08:27
To: Heather Paxton <he1paxton@gmail.com>
Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Morning Heather,

I hope you are well. Just checking in to see how it is going with these applications? As discussed below, I am flexible on organising an EOT to facilitate the reconsultation/determination.

Kind Regards,
Kieran

Kieran Neumann **B.A. (Hons), MSc. (he/him)**
Senior Planning Officer
Wokingham Borough Council
Email: kieran.neumann@wokingham.gov.uk
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From: Heather Paxton <he1paxton@gmail.com>
Sent: 28 January 2025 07:27
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Subject: Re: Applications 242661/242662 - 2 Ruscombe Road

Morning Kieran,

Due to personal circumstances I am not in the office until Monday next week, at which time I will have the report over to you. Due to circumstances out of my control I unfortunately cannot do anything else.

If we could agree a 4 week EOT from submission of the report on Monday I would be grateful.

Kind regards,

Heather

Wallace Bacon Consultants

On 21 Jan 2025, at 09:26, he1paxton@gmail.com wrote:

Morning,

I will have the revisions to you by Thursday. Its taken some time liaising with the window company to get details but report nearly finished.

Kind regards,

Heather

Wallace Bacon Consultants
Building design, structural and civil engineering
53, Eastheath Avenue,
Wokingham,
RG41 2PP

Tel: 0118 9794959
Mob: 0774 810 7359
Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 21 January 2025 09:26
To: Heather Paxton <he1paxton@gmail.com>
Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Good morning Heather,

Just a gentle chaser to see whether you are underway with the revisions?

The deadline for the application is this coming Monday (28th). Should I not hear from you by Thursday, I will have to consider issuing a recommendation to refuse on the previously raised grounds.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

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From: Kieran Neumann

Sent: 07 January 2025 09:29

To: Heather Paxton <he1paxton@gmail.com>

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Good morning Heather,

I hope you had an enjoyable festive break.

Just checking in to see if there are any updates on your side for the amendments?
Let me know if you have any questions.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

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Telephone: (0118) 974 6000

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From: Kieran Neumann

Sent: 19 December 2024 14:35

To: Heather Paxton <he1paxton@gmail.com>

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Thank you Heather,

I will get that actioned this afternoon.

Have an enjoyable festive break and we will catch up on this case in the New Year.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

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From: Heather Paxton <he1paxton@gmail.com>

Sent: 19 December 2024 14:20

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Subject: Re: Applications 242661/242662 - 2 Ruscombe Road

Dear Kieran,

Extension agreed. I saw my client this morning.

Kind regards,

Heather

Wallace Bacon Consultants

On 19 Dec 2024, at 08:39, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk> wrote:

Morning Heather,

As I am away from tomorrow I would be grateful if we could agree the extension to get the application through, particularly as the deadlines have now expired.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

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Telephone: (0118) 974 6000

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From: Kieran Neumann

Sent: 17 December 2024 16:47

To: he1paxton@gmail.com

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Afternoon Heather,

Has the applicant had a chance to review the extension request below yet?

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

From: Kieran Neumann

Sent: 16 December 2024 15:29

To: he1paxton@gmail.com

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Hi Heather,

I am willing to entertain an extension of time over into the new year to get this sorted. We will need at least 14 days to allow the Built Heritage Officer to respond.

Please see their comments attached for your information which details what needs to be done to get the scheme to an acceptable standard.

Taking into consideration the holiday period, I believe a 6-week extension until 28th January would suffice. Let me know whether you accept this.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)
Senior Planning Officer
Wokingham Borough Council
Email: kieran.neumann@wokingham.gov.uk
Telephone: (0118) 974 6000

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From: he1paxton@gmail.com <he1paxton@gmail.com>

Sent: 16 December 2024 14:43

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Look forward to your reply. Understood, but I think I can make a pretty solid case given an EOT.

Kind regards,

Heather

Wallace Bacon Consultants

Building design, structural and civil engineering
53, Eastheath Avenue,
Wokingham,
RG41 2PP

Tel: 0118 9794959
Mob: 0774 810 7359
Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 16 December 2024 14:36
To: he1paxton@gmail.com
Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Hi Heather,

Let me speak to management about the EOT but as you say, there is no guarantee the concerns would be overcome.

If you were to withdraw, the resubmission will be subject to a new set of fees as I am afraid 'free gos' were stopped by the Council in December 2023.

Kind Regards,
Kieran

Kieran Neumann **B.A. (Hons), MSc. (he/him)**
Senior Planning Officer
Wokingham Borough Council
Email: kieran.neumann@wokingham.gov.uk
Telephone: (0118) 974 6000

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From: he1paxton@gmail.com <he1paxton@gmail.com>

Sent: 16 December 2024 12:51

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Thanks for coming back to me promptly. I appreciate that even with the above information in place that a refusal is still possible. If you would be happy to agree an extension of time I think I can put together the requested information. I am pretty certain that I can make a good case. Ultimately my client has a good track record of doing everything possible to preserve the property and this is really no different.

It may be easier to withdraw the application and resubmit? If my client is willing to do this, could you confirm the implication for fees? I can then go back to her and confirm points you have raised and find out how she wishes to proceed, based on what you and I have discussed.

Thank you.

Kind regards,

Heather

Wallace Bacon Consultants

Building design, structural and civil engineering

53, Eastheath Avenue,

Wokingham,

RG41 2PP

Tel: 0118 9794959

Mob: 0774 810 7359

Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Sent: 16 December 2024 12:41

To: he1paxton@gmail.com

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Afternoon Heather,

Accepting revisions and further information is at the Council's discretion. The Built Heritage Officer has outlined they need:

1. A completely revised heritage assessment that establishes the age and as such significance of the existing sash windows and casement windows units.
2. Clarification as to what exactly are the works being sought permission for in terms of 'replacement of all windows and doors' as to whether the intention is for complete replacement of these elements (including box frames, sills, door frames and thresholds) or just the replacement of the window casement units and the exterior doors.
3. Provision of evidence (photographs etc) that adequately justifies why it is necessary to replace the sash windows (including the Yorkshire sash) rather than the existing being repaired.
4. Detailed drawings/specifications of all replacement fenestration.

As I am sure you can appreciate, the above requirements are not small in either number or time required to acquire. I acknowledge the delays in the Built Heritage Officer's response but the Council are not certain the concerns could be satisfactorily overcome with the further information required. It is a reasonable conclusion based on the above for the Council to refuse the application on the grounds of insufficient information.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

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Telephone: (0118) 974 6000

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From: he1paxton@gmail.com <he1paxton@gmail.com>
Sent: 16 December 2024 09:58
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Morning Kieran,

Thank you for your email. While I appreciate your stance on this. It is relatively straight forward for me to provide the information requested to justify the replacement. Could we not agree an extension of time for this to be provided? I am conscious that a refusal will warrant another paid application, when I could easily provide the information you need. You could have asked me for it at any time.

Kind regards,

Heather

Wallace Bacon Consultants
Building design, structural and civil engineering
53, Eastheath Avenue,
Wokingham,
RG41 2PP

Tel: 0118 9794959
Mob: 0774 810 7359
Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 16 December 2024 09:13

To: Heather Paxton <he1paxton@gmail.com>

Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

Good morning Heather,

I am sorry for the delay in determining these applications, I have been awaiting very delayed formal Built Heritage consultation comments and I am still yet to receive them.

Despite the above, I have spoken to the Built Heritage Officer on several occasions about this scheme and I am afraid I have recommended refusal for them as of this morning. Our view is that insufficient justification and information has been provided to justify the replacement of the windows in the main dwelling (there are no objections to the outbuilding) and why repairing them is not possible.

I note several issues with the windows are listed but no photographs/annotations were provided to evidence this. Furthermore, attempting to retain existing timber window frames 'where possible' is unfortunately too inaccurate as the Council need to be completely clear as to which ones can or can not to fully assess the impact of the scheme.

My Officer Reports will explain the above in further detail.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

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From: Heather Paxton <he1paxton@gmail.com>
Sent: 29 October 2024 14:05
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Subject: Re: Applications 242661/242662 - 2 Ruscombe Road

Great. My client will see you then.

Kind regards,

Heather

Wallace Bacon Consultants

On 29 Oct 2024, at 11:52, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk> wrote:

Hi Heather,

Thanks for letting me know, 10-12 still works for me.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Planner

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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From: he1paxton@gmail.com <he1paxton@gmail.com>
Sent: 29 October 2024 11:43
To: Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk>
Subject: RE: Applications 242661/242662 - 2 Ruscombe Road

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Dear Kieran,

Thank you for your email. My client can do between 10am and 12 noon on Friday. Please let me know if this suits so I can confirm your visit with them.

Kind regards,

Heather

Wallace Bacon Consultants
Building design, structural and civil engineering
53, Eastheath Avenue,
Wokingham,
RG41 2PP

Tel: 0118 9794959
Mob: 0774 810 7359
Email: he1paxton@gmail.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 28 October 2024 15:31
To: he1paxton@gmail.com
Subject: Applications 242661/242662 - 2 Ruscombe Road

Good afternoon Heather,

I hope you are keeping well, I am the Case Officer dealing with these applications.

Please may we schedule my visit to the site for assessment purposes? I am next available this Friday with availability between 10am-12pm and 2-4pm, let me know if the applicant can accommodate a visit within either of these timeframes.

Kind Regards,

Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)
Planner
Wokingham Borough Council
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Website: www.wokingham.gov.uk

<image001.png>

<image002.png>

<image003.png>

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Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date..

Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

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