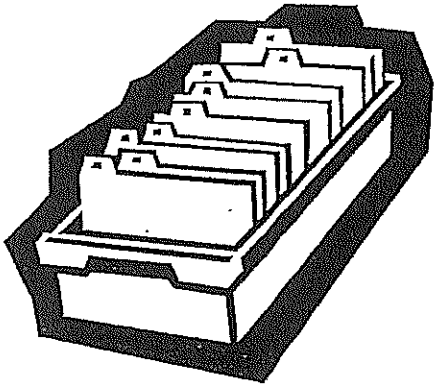
DATE: 30 May 2008

SCANNING INFORMATION SHEET

CONDITIONS



Application Number:

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 March, 2004
My ref. AO/F/2002/6847

Hermes Project Services
5 Lewenscroft
Astwood
Newport Pagnell
Bucks
MK16 9JN

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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Gaddes

PLANNING APPLICATION F/2002/6847
PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AT HERONS CREEK, THAMES DRIVE, CHARVIL

Thank you for your letters of 5, 11 and 24 March and enclosed information.

Condition 2 – materials
I confirm the proposed materials are acceptable for construction of the above dwelling.

Condition 4 – bats survey
I had a copy of this sent to Andy Glencross our ecologist and await his advice. I will send him a reminder e-mail.

Condition 7 – archaeology
I am contacting our consultant archaeologists at Babtie to ascertain whether they are satisfied with information provided.

Conditions 9, 10 and 14
I am not able to confirm that you can demolish the property yet. If your clients do so it is at their own risk.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Tel: (0118) 974 6229
Email: paul.scott@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 1 September 2004
My ref: F/2004/1412 & F/2002/6847
Your ref:

WOKINGHAM DISTRICT COUNCIL

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

Mr J Gaddes
Hermes Project Services LLP
5 Lewenscroft
Astwood
Newport Pagnell
Bucks MK16 9JN

Dear Mr Gaddes,

HERONS CREEK, THAMES DRIVE, CHARVIL

I refer to your recent letters in connection with the above site, and the discharge of conditions. I apologise for the time taken to reply.

The situation appears to be as follows:

F/2002/6847

Condition		
2	Details of materials	Discharged by WDC letter dated 24.03.03
4	Bat survey	Discharged by WDC letter dated 26.03.03
7	Archaeological investigation	Discharged by WDC letter dated 08.04.03
9	Underfloor voids	Outstanding
10	Openings and grilles	Outstanding
14	Steps and ramps	Details received 31.08.04

F/2004/1412

Condition		
2	Details of materials	Same proposed as on F/2002/6847
7	Tree protection	Outstanding – drawing CML/02/01/1
8	Landscaping scheme	No additional planting proposed
9	Archaeological investigation	Same proposed as on F/2002/6847
11	Openings and grilles	Same proposed as on F/2002/6847
14	Means of enclosure	No change to existing proposed
15	Steps and ramps	Details received 31.08.04

I can now confirm that:

1 The Environment Agency is satisfied with the details of underfloor voids, and therefore condition 9 of F/2002/6847 is discharged.

2 The Environment Agency is also satisfied with the openings and grilles, so long as they do not exceed 20% of the wall length. Subject to this proviso, condition 10 of F/2002/6847 and condition11 of F/2004/1412 are discharged.

3 The details of steps and ramps were received on 31 August 2004 and are being considered.

4 Details of materials in compliance with condition 2 of F/2004/1412 are the same as those already approved on 24.03.03, namely Terca Old Ivory facing brick plinth, magnolia render above, and Vermont structural mottled slate roof. Condition 2 is therefore discharged.

5 Details of archaeological investigation in compliance with condition 9 of F/2004/1412 are the same as those already approved on 08.04.03, and Condition 9 is therefore discharged. I would draw your attention to the need for the programme of archaeological work to be implemented in accordance with the approved scheme.

6 Details of tree protection in compliance with condition 7 of F/2004/1412 are shown on Drawing CML/02/01/1. These details are satisfactory, and Condition 7 is therefore discharged.

7 Details in compliance with Condition 8 of F/2004/1412 were not submitted as it was stated that no additional planting was proposed. You will recall that the proposed building is to be larger than the previous building in terms of footprint, volume and height. Consequently, additional tree/shrub planting will be required at the front of the property adjacent to Thames Drive ion order to help integrate the proposed dwelling into the wider landscape. A minimum of two additional trees is considered necessary, and details of position, full species name, size of plant at the time of planting, and (in the case of shrubs) planting densities will need to be submitted.

8 In response to condition 14 of F/2004/1412 it was stated that there was to be no change to the existing means of enclosure of the site. This is acceptable, and therefore Condition 14 is discharged.

I look forward to receiving details of proposed planting as mentioned above, and will write again once consideration of the steps and ramps is complete.

Yours sincerely,

Paul Scott

Paul Scott
Consultant Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 April, 2004
My ref. AO/F/2002/6847

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Fax: (0118) 974 6484
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DX: 33506 – Wokingham

Dear Mr Gaddes

PLANNING APPLICATION F/2002/6847
PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AT HERONS CREEK, THAMES DRIVE, CHARVIL

Thank you for your letter of 2 April and enclosed information.

Condition 7 – archaeology
I confirm the submitted written scheme of investigation is acceptable for compliance with the above condition.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

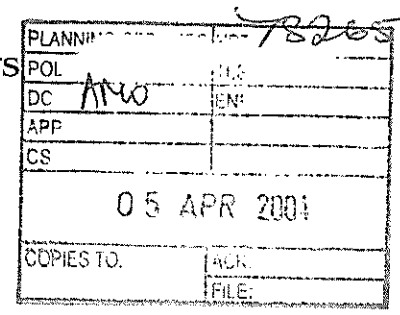
AO

MRS A ODELL
Planning Officer

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists



FAX 0118 974 6486 & Post

2nd April 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell,

Planning Application F/2002/6847
Replacement dwelling at Herons Creek, Thames Drive, Charvil.

Thank you for your fax dated 29th March 2004.

To assist in finalising the discharge of condition 7, please find enclosed a copy of a letter dated 9th April 2003 from Babtie.

Could you please give me a call when convenient and we can discuss conditions 9, 10 and 14 relating to the demolition.

I look forward to hearing from you.

Yours sincerely,

John H. Gaddes

5 Lewenscroft
Astwood
Newport Pagnell
Buckinghamshire
MK16 9JN
Telephone: 01234 391977
Facsimile: 01234 391829
e mail: hermesps@btopenworld.com

RICS

John H. Gaddes FRICS | Sally M. Gaddes
Registered in England and Wales: No. 0C301308

P.1980

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb02

Your ref As below

9th April 03.

Mr J Murray
HAT
The Seed Warehouse
Maidenhead Yard
The Wash
Hertford
SG14 1PX

Dear Jon,

APPLICATION F/2002/6847
Herons Creek, Thames Drive, Charvil
ARCHAEOLOGICAL WATCHING BRIEF

Thank you for your recent letter and the copy of the WSI therein.

I can confirm that your WSI for the above project is acceptable; I look forward to your report in due course.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
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Aylesbury
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Birmingham
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Cambridge
Cardiff
Chelmsford
Coventry
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Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 December, 2003
My ref. AO/F/2002/6847

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Berkshire RG40 1WR
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DX: 33506 – Wokingham

Dear Mr Gaddes

PLANNING APPLICATION F/2002/6847
PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AT HERONS CREEK, THAMES DRIVE, CHARVIL

Thank you for your letter of 16 December and enclosed plans. I advise you that the proposed alterations to windows and doors in the front and rear elevations are accepted as a minor amendment to the above permission except for the proposed first floor rear french window and balcony to bedroom 1. The increases in sizes and new positions of doors and windows in the side elevations are also not accepted as minor amendments. I advise you that the proposed increase in height of the dwelling is not accepted as a minor amendment nor any other alterations that may be shown to the footprint or size/volume envelope of the dwelling.

Regarding the proposal to reduce the roof pitch and increase the floor slab levels, this would require a new application as it would increase the volume envelope of the proposed dwelling and could result in increased overlooking.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

X5602

Tel: (0118) 974 6426 (Direct Line)
Email: Sandra.Bayden@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 23 December 2003
My ref: SB/F/2002/6847
Your ref:
File ref:

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P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 - Wokingham

Mr John H Gaddes
Hermes Project Services LLP
5 Lewenscroft
Astwood
NEWPORT PAGNELL
Buckinghamshire
MK16 9JN

Dear Mr Gaddes,

PLANNING APPROVAL F/2002/6847
HERONS CREEK, THAMES DRIVE, CHARVIL

I acknowledge receipt of your letter dated 16 December, and enclosed plan, regarding proposed minor amendments to the above approval.

Your letter has been passed to Heidi Lynch, Senior Planning Officer who dealt with the application and she will respond in due course.

Yours sincerely,

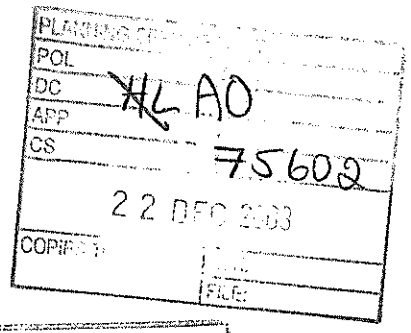
SB

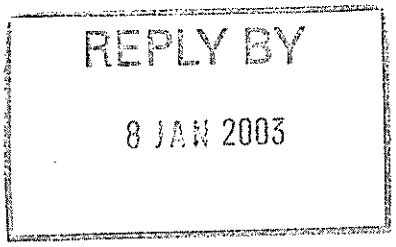
SANDRA BAYDEN
Management Support Assistant

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists





16th December 2003

Trevor Watson
Development Control Manager
Planning Department
Wokingham District Council
P O Box 153
Shute End
Wokingham
Berkshire
RG40 1WL

Dear Mr Watson,

Reference: F/2002/6847
Herons Creek, Thames Drive, Charvil, Reading, RG10 9TP

This practice has been appointed to project manage the demolition and construction of the replacement dwelling on the above site.

Having finalised their requirements, my client would like to make some minor changes to the size and number of windows, all as detailed on the enclosed drawings.

Can you please advise how you wish us to proceed with this request? Is it something that is best done at a meeting? If you feel that this is the best way forward then please give me a call and I will be pleased to come to your offices.

There is one other matter I would like your views on please. I am aware that there has been some concerns in respect of ridge height/underside of ground floor slab levels. Can you please confirm the levels you would be happy with in respect of each item? If there was a minor revision to the roof pitch of say 27½° instead of 30°, could the reduction in building height be used to increase the slab level?

I look forward to our further discussions in the near future.

Yours sincerely,

John H. Gaddes

5 Lewenscroft
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Buckinghamshire
MK16 9JN
Telephone: 01234 391977
Facsimile: 01234 391829
e mail: hermesps@btopenworld.com

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John H. Gaddes FRICS | Sally M. Gaddes
Registered in England and Wales: No. 0C301308

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 September, 2003
My ref. AO/F/2002/6847
Your ref. DJM/02/01

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Huntingdon
PE28 9LJ

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Planning Services
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Dear Mr Mead

PLANNING APPLICATION F/2002/6847
PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AT HERONS CREEK, THAMES DRIVE, CHARVIL – CONDITION 9

Thank you for your letter of 13 August and enclosed plan No. 02-050/P Rev.C received on 15 July. I confirm the proposed finished floor level of 35.36 is now acceptable. I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

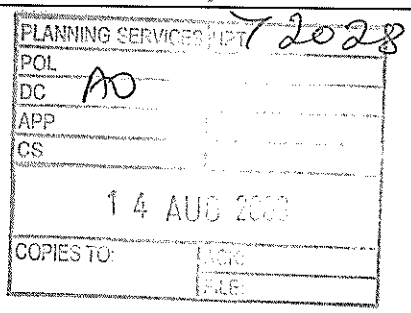
AO

MRS A ODELL
Planning Officer

The Planning Partnership

14, Hilton Road, Fenstanton, Huntingdon, Cambs., PE28 9LJ.

Tel: 01480 467247 Fax: 01480 454992 Email: DavidMead@aol.com



Our Ref:

Your Ref: DJM/02/01

F/2002/6847

13 August 2003

Mrs A Odell
Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil, Reading.

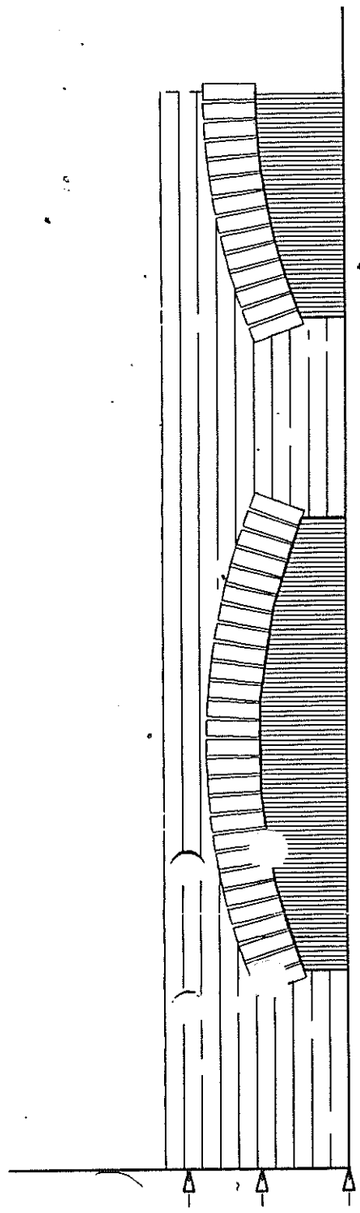
I refer to your letter dated 30 July 2003 regarding the above.

I have discussed the possibility of reducing the floor thickness to less than 300mm with the engineer. He cannot think of any way of reducing it further as it will have to be a suspended floor because of the void underneath. The floor will consist of the following; 175mm concrete floor joist, 50mm insulation and 75mm screed. The underside of the floor will be at 35.06m as stipulated in the planning permission.

I hope the above gives a satisfactory explanation as to why the floor has a thickness of 300mm.

Yours sincerely

DAVID MEAD



PLANNING SERVICES DEPT
15 JUL 2003
COPIES TO: ACK. FILE

Revisions:
13 MARCH 2003 -MLD- (REV C)
AMENDMENTS AS REQUESTED

14 JULY 2003 - REV D
FLOOR LEVEL REDUCED BY 300MM

Checked by:	Date checked:
***	**********

Title:

Waterford
****

SHIRE

Handing:
LOUNGE CENTRE

Client Name:

MRS DE VICO
SURREY

Drawn By:	Date:
MLD	26-FEB-2002
Scale: 1:50	Size: A2
Job No: 02-050	Type: P / Rev: C

Drawing No: E

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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 30 July, 2003
My ref. AO/F/2002/6847
Your ref. DJM/02/01

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Dear Mr Mead

PLANNING APPLICATION F/2002/6847
PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AT HERONS CREEK, THAMES DRIVE, CHARVIL – CONDITION 9

Thank you for your letter of 14 July and enclosed plan No. 02-050/P Rev.C received on 15 July. We are still concerned about the amount of space between the 100 year flood level at 35.06 and the finished floor level at 35.36. Please can you see whether this can be reduced or at least explain why the difference needs to be so great.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

The Planning Partnership

14, Hilton Road, Fenstanton, Huntingdon, Cambs., PE28 9LJ.

Tel: 01480 467247 Fax: 01480 454992 Email: DavidMead@aol.com

71070

AMO

15 JUL 2003

COPIES TO: CR: FILE:

Our Ref: DJM/02/01

Your Ref: F/2002/6847

14 July 2003

Mrs A Odell
Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil, Reading.

I refer to our telephone conversation regarding the above. I enclose two copies of an amended plan showing a reduction in the proposed floor level of 300mm as agreed. I look forward to receiving confirmation that this amendment is acceptable and that condition 9 of the planning permission is hereby discharged.

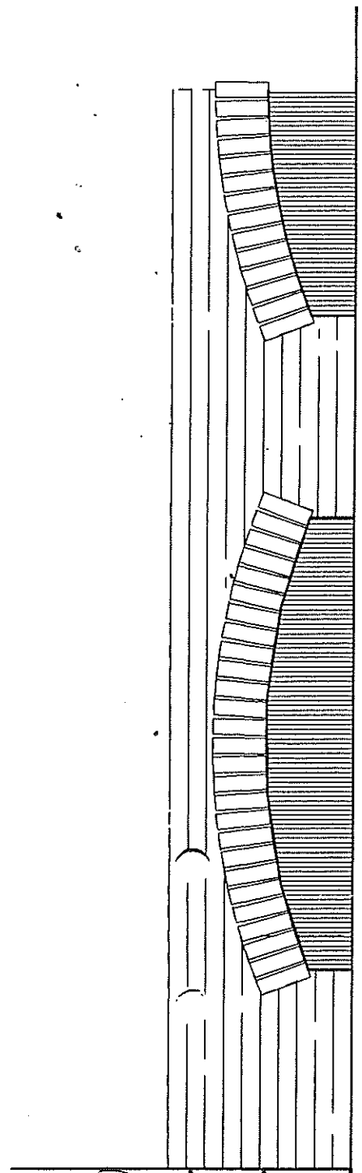
If you have any queries, then please do not hesitate to contact me.

Yours sincerely

DAVID MEAD

Encs.

cc Mrs C De Vico



PLANNING SERVICES
15 JUL 2003
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Revisions:
13 MARCH 2003 -MLD- (REV C)
AMENDMENTS AS REQUESTED

14 JULY 2003 - REV D
FLOOR LEVEL REDUCED BY 300MM

Checked by:	Date checked:
***	**********

Title:

Waterford
****

SHIRE

Handing:
LOUNGE CENTRE

Client Name:

MRS DE VICO
SURREY

Drawn By:	Date:
MLD	26-FEB-2002

Scale:	Size:
1:50	A2

Job No:	Type:	Rev:
02-050	P	C

Drawing No: E

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Tel: 01480 467247 Fax: 01480 454992 Email: DavidMead@aol.com

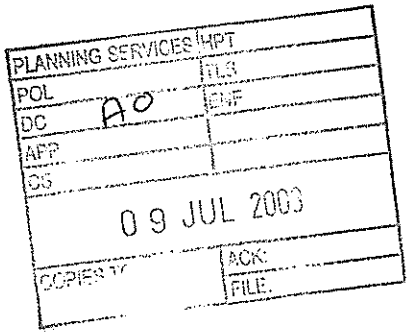
~~DJM/02/01~~

Our Ref:

Your Ref: F/2002/6847

708 70868

8 July 2003



Mrs A Odell
Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil.

Thank you for your letter dated 3 July 2003 regarding the above.

I note your comments regarding the acceptability of the underfloor void to the Environment Agency.

I am slightly confused by your comments regarding the increase in height. The current consent dictates an underside of floor level of 35.06 metres AOD(N). The scheme submitted to you for consideration shows an underside of floor level of 35.36 metres AOD(N). This equates to an increase of 300mm and not 1 metre as stated in your letter. This increase would be hardly perceptible, however, it would allow more protection from flooding. I would therefore ask you to reassess the amendment based on the above.

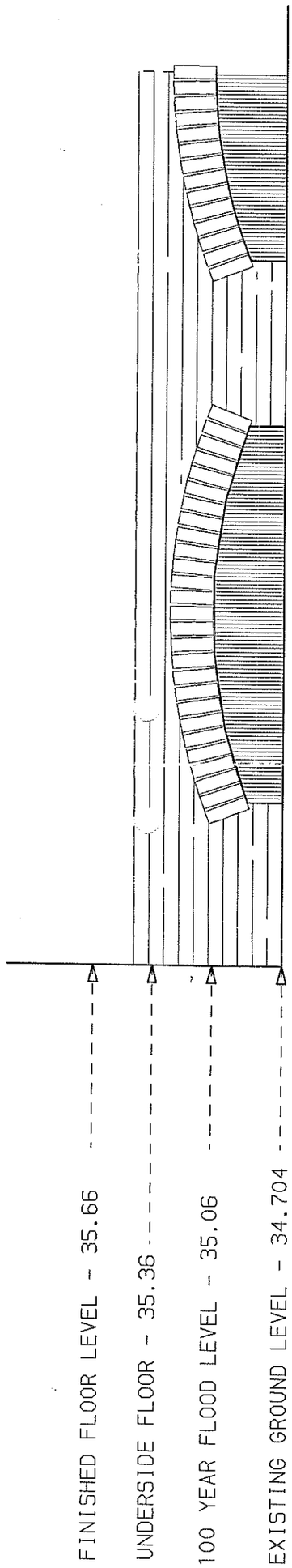
I look forward to hearing from you.

Yours sincerely

DAVID MEAD

PLANS TO MEET CONDITIONS

6 8 4 7 1 4



Revisions:
13 MARCH 2003 -MLD- (REV C)
AMENDMENTS AS REQUESTED

Checked by:	Date checked:
***	**********

Title:
Waterford
****

SHIRE

Handing:
LOUNGE CENTRE

Client Name:
MRS DE VICO
SURREY

Drawn By:	Date:
MLD	26-FEB-2002
Scale: 1:50	Size: A2

Job No:	Type:	Rev:
02-050	P	C

Drawing No: E

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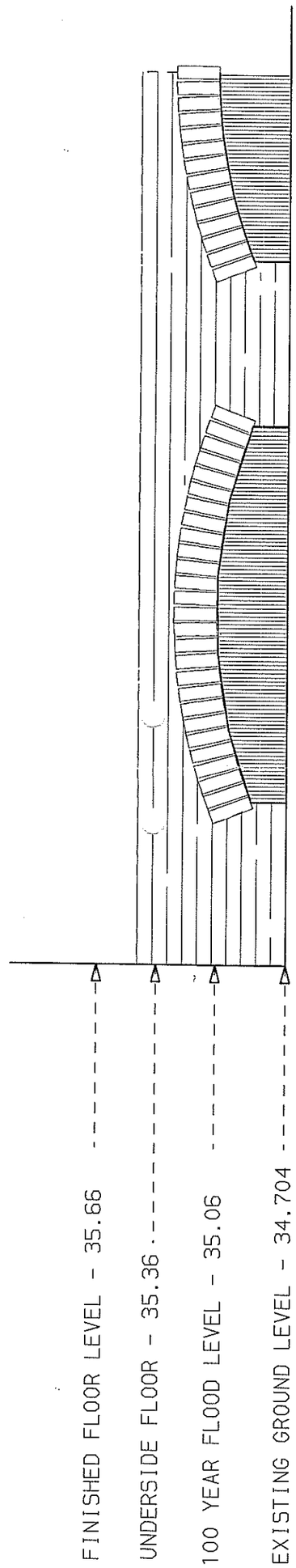
PLANS TO MEET CONDITIONS

6847



Revisions:
13 MARCH 2003 -MLD- (REV C)
AMENDMENTS AS REQUESTED

Checked by:	Date checked:
***	**********

Title:
Waterford
****

SHIRE

Handing:
LOUNGE CENTRE

Client Name:
MRS DE VICO
SURREY

Drawn By:	Date:
MLD	26-FEB-2002
Scale: 1:50	Size: A2

Job No:	Type:	Rev:
02-050	P	C

Drawing No: E

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Web Site: www.potton.co.uk

Angela Odell

From: Harmers of London [auctions@harmers.demon.co.uk]
Sent: 03 July 2003 12:42
To: angela.odell@wokingham.gov.uk
Cc: DavidMead@aol.com
Subject: Herons Creek

70865

POL
DC Amo ENF
APT
CS
03 JUL 2003
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FILE:

Dear Mrs. Odell,

Following our conversation of yesterday morning I think I should point out firstly that the plans for the new house were submitted before the flooding of beginning of January when the water actually came into the house and we had to be evacuated by the fire brigade.

Secondly I would like to draw to your attention that the floor level is only being increased by 300mm and not 1 metre. Condition 9 of the planning permission states that the underside of the floor should be 35.06 metres AODN. We are proposing an underside floor lebel of 35.36 metres AODN. That is in fact all the difference we are talking about.

As far as the design of the arches to permit the flow of water. This design was actually suggested by Mr. Chapman of the Environmental Agency.

Yours sincerely

Caron de Vico (Mrs)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 July, 2003
My ref. AO/F/2002/6847
Your ref. DJM/02/01

The Planning Partnership
14 Hilton Road
Fenstanton
Huntingdon
PE28 9LJ

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Mead

PLANNING APPLICATION F/2002/6847
PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AT HERONS CREEK, THAMES DRIVE, CHARVIL – CONDITION 9

Thank you for your letter of 24 April and enclosed plan No. 02-050/P Rev.C. I have received advice from the Environment Agency that the details of the underfloor void design are satisfactory. However, I note that this will involve an increase in height of the dwelling of nearly one metre. We do not consider that this change can be accepted under the current permission and that a new application will be required. I enclose the required forms. However, I advise you that the increase in height will not necessarily be considered acceptable. I also advise you that the Council's Planning Guideline B5 now applies to proposed replacement dwellings in the countryside. If you wish to obtain a copy please contact Diane McGloin on 0118 974 6478.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

70671

HL

The Planning Partnership
14, Hilton Road, Fenstanton, Huntingdon, Cambs., PE28 9LJ.
Tel: 01480 467247 Fax: 01480 454992 DavidMead@aol.com

FACSIMILE TRANSMISSION

Angi

TO:	Planning Services
FAX NO:	0118 974 6484
REFERENCE:	F/2002/6847
DATE:	2 July 2003
PAGES:	3
FROM:	David Mead

MESSAGE:

Dear Sirs

re I.D. 68531.

Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil – Your Ref F/2002/6847.

I refer to the above planning permission. I wrote to you on 24 April 2003 regarding the discharging of condition 9. I have not received a reply. I have also written twice since via e-mail chasing a response. My clients are keen to progress matters and begin construction. I enclose a copy of my original letter and enclosure for your information. I would appreciate a response as soon as possible.

I look forward to hearing from you.

Regards
David Mead

This facsimile message is intended solely for the above mentioned recipient and it may contain confidential or privileged information. If you receive it in error please notify us immediately by telephone and destroy the transmission. You must not copy, distribute or take any action in reliance on it.

DJM/02/01

F/2002/6847

24 April 2003

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil.

I refer to the above proposal and planning permission dated 14 January 2003 under your reference F/2002/6847.

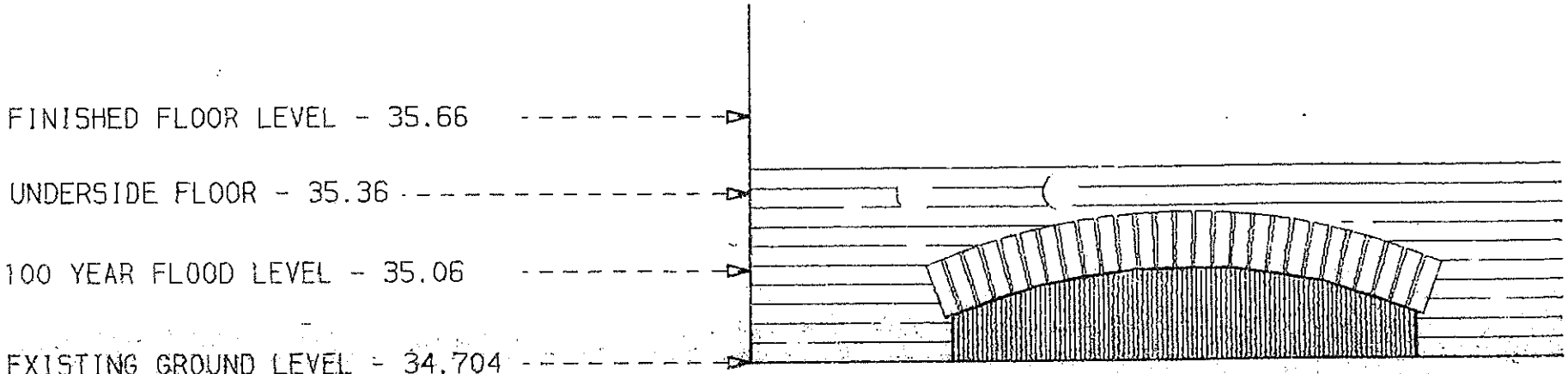
In accordance with condition 9 of the planning permission please find enclosed details of the floor levels and under floor voids.

I look forward to receiving confirmation that the details are acceptable and the condition is discharged.

Yours sincerely

DAVID MEAD

Encs.


FINISHED FLOOR LEVEL - 35.66
UNDERSIDE FLOOR - 35.36
100 YEAR FLOOD LEVEL - 35.06
EXISTING GROUND LEVEL - 34.704

The Planning Partnership

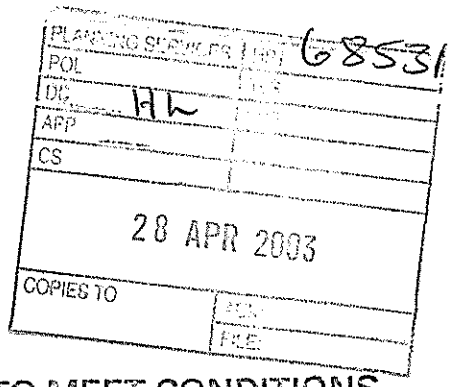
14, Hilton Road, Fenstanton, Huntingdon, Cambs., PE28 9LJ.

Tel: 01480 467247 Fax: 01480 454992 Email: DavidMead@aol.com

Our Ref: DJM/02/01

Your Ref: F/2002/6847

24 April 2003



Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil.

I refer to the above proposal and planning permission dated 14 January 2003 under your reference F/2002/6847.

In accordance with condition 9 of the planning permission please find enclosed details of the floor levels and under floor voids.

I look forward to receiving confirmation that the details are acceptable and the condition is discharged.

Yours sincerely

DAVID MEAD

Encs.

Date: 14 May 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6847

Location: Herons Creek, Thames Drive, Charvil, Reading.

Proposal: Proposed erection of one replacement dwelling.

Applicant: Harmers Of London C/O Campbell Mead Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Plans to comply with condition 9 - floor levels and voids. Drawing no: 02-050 Type P Rev C, Drawing E.

Comments are required by 03/06/2003.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6481.

(RING ONE)

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

App. No. F/2002/6847 Date Rec. 28/4/03

Location: Herons Creek, Thames Drive, Charvil

Parish:

Applicant: Harmes of London

Description of attached plans:
02-050 Type P Rev C Drawing & Floor levels & voids
Plans for condition 9 of consent

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees
Urb. Design & Conservation
Highways
Dinton Pastures
Environmental Health

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

To Environment Agency only please

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

NEIGHBOURS:

Date for Responses 20 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER HE101

Consultations Sent by Admin. on 14.05.03

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2002/6847 Date Rec. 28/4/03

Location: Herons Creek Thames Drive (Charvil)

Parish:

Applicant: Hermes of London

Description of attached plans:
02-050 Type P Rev C Drawing E floor levels & voids
Plans for condition 9 of consent

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

To Environment Agency only please via Peggy.

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

NEIGHBOURS:

Date for Responses 20 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

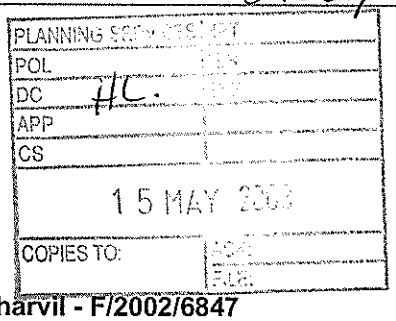
CASE OFFICER HC101

Consultations Sent by Admin. on 14.05.03

Yellow - Case Officer Copy
Green - Part One Copy

Carol Hurst

89264



From: DavidMead@aol.com
Sent: 15 May 2003 10:53
To: development.control@wokingham.gov.uk
Subject: Replacement dwelling, Charvil

Dear Sir/Madam

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil - F/2002/6847

I refer to the above planning permission. I wrote on the 24 April 2003 with regard to the discharge of condition 9 of the above pp. I have not received a reply and I am not aware of the officer dealing with this site now (formally dealt with by Heidi Lynch). My clients are keen to progress matters and want to commence construction.

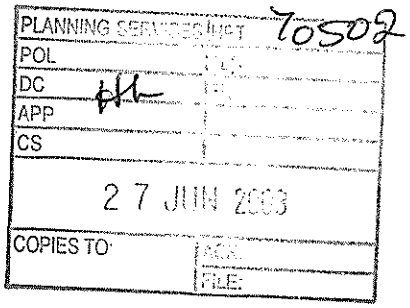
I look forward to hearing from you.

Regards
David Mead
The Planning Partnership

Our Ref : SP/2002/006056-5/1
Your Ref : MFT/382/02

Date : 23 June 2003

ENVIRONMENT AGENCY



Angi - I passed this onto you to deal with re "Conditions"

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

HERONS CREEK THAMES DRIVE CHARVIL READING
CONDITION 9 - FLOOR LEVELS AND VOIDS

Thank you for your letter dated 14 May 2003, received on 15 May 2003. The Environment Agency has the following comments:

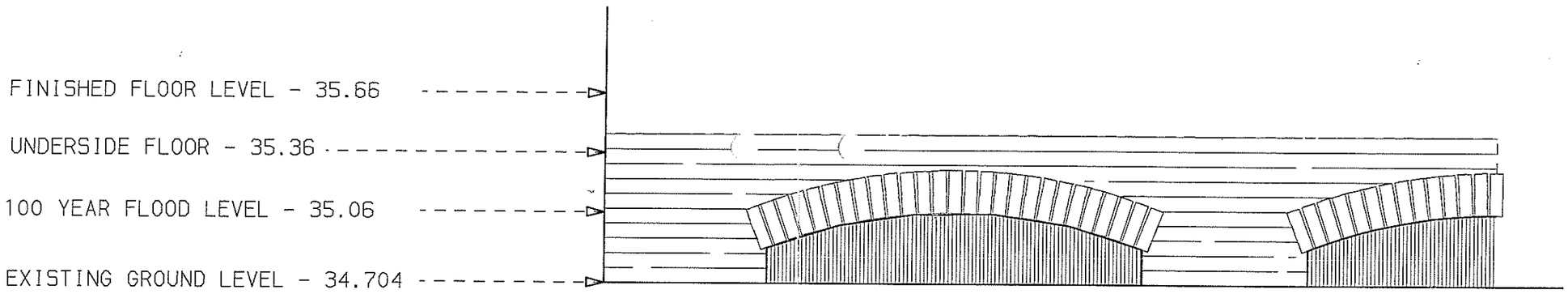
The submitted details of underfloor void design are satisfactory. It should however be noted that the openings as detailed must be provided in all walls of the dwelling, and should constitute 20% of the wall length. If required, the openings may be covered by spaced vertical bars at 100mm centres only.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301



PLANS TO MEET CONDITIONS

6847 "1

PLANNING SERVICES	HPT
POL	RS
DC	ENF
APP	
CS	

28 APR 2003

COPIES TO

Revisions:
13 MARCH 2003 -MLD- (REV C)
AMENDMENTS AS REQUESTED

Checked by: *** | Date checked: **********

Title:
Waterford
****

SHIRE

Handing:
LOUNGE CENTRE

Client Name:
MRS DE VICO
SURREY

Drawn By: MLD | Date: 26-FEB-2002

Scale: 1:50 | Size: A2

Job No: 02-050 | Type: P | Rev: C

Drawing No: E

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(Formerly Potton Timber Engineering Co.Ltd)

potton
Potton Limited
Wyboston Lakes, Great North Road
Beds MK44 3BA
Tel No (01480) 401401
Fax No (01480) 401444
Web site: www.potton.co.uk

Date: 09 September 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6847

Location: Herons Creek, Thames Drive, Charvil, Reading.

Proposal: Proposed erection of one replacement dwelling.

Applicant: Harmers Of London C/O Campbell Mead Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Reduction in height and reduced floor spcae. Drawing nos: CLM/02/01/1 Rev A, 02/050/E1 Rev B, 02/050/E2 Rev B, 02/050/P Rev B no 2, 02/050/P Rev B no 1.

Comments are required by 19/09/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App. No. F/2002/6847 Date Rec. 2/Sept/02

Location: Herons Creek, Thames Drive, Charvil

Parish: Charvil

Applicant: Harmers of London

Description of attached plans: Reduction in height & reduced floorspace

Drawing No's: CML/02/01/1 RevA
02/050/E1 RevB 02/050/P RevB n°2
02/050/E2 RevB 02/050/P RevB n°1

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees
Urb. Design & Conservation
Highways
Dinton Pastures
Environmental Health

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Policy please

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~/ N From:

New Site Notice ~~Y~~/ N

Revised Proposal Description:

CASE OFFICER MEGS

Consultations Sent by Admin. on 09.09.02

Yellow - Case Officer Copy
Green - Part One Copy

The Planning Partnership

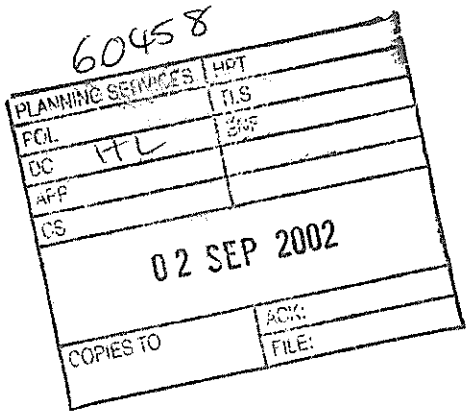
14, Hilton Road, Fenstanton, Huntingdon, Cambs., PE28 9LJ.

Tel. 01480 467247 Email: davidmead@aol.com

Our Ref: DJM/02/01

Your Ref: F/2002/6847

30 August 2002



REVISED PLAN

6847

Ms H Lynch
Development Control Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lynch

Re: Proposed replacement dwelling, Herons Creek, Thames Drive, Charvil, Reading.

I refer to our telephone conversation regarding the above. I enclose four copies of amended plans. As discussed the size of the dwelling has been reduced to ensure that the floorspace does not increase by more than 60%. This has been achieved by narrowing the two wings on either side of the proposed dwelling. In addition the height of the dwelling has also been reduced by approximately 1.0m.

The amended plans are being forwarded to the Environment Agency together with the flood risk assessment.

If you have any queries then please do not hesitate to contact me.

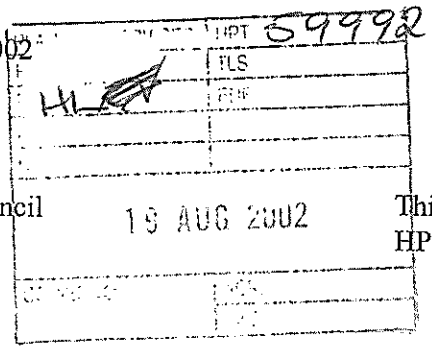
Yours sincerely

DAVID MEAD

Encs.

cc Mrs C De Vico

Our Ref. **13089**
Your Ref. F/2002/6847
Date. 16 August 2002



FAO ~~Elaine Vashi~~
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20) HERONS CREEK

Thames Drive
Reading

I refer to your consultation received in this office on 27/06/02

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

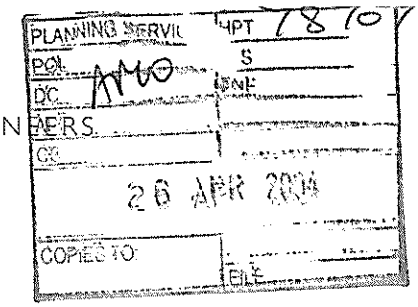
WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

PETER DANN | CONSULTING ENGINEERS



PETER DANN LTD
NEWTON HOUSE
CAMBRIDGE ROAD
BARTON
CAMBRIDGE CB3 7WJ

TEL: 01223 264688
FAX: 01223 264680
E-MAIL:
pd@peterdann.com

Our Ref: AK/GR/D7357
23rd April 2004

PLANS TO MEET CONDITIONS

F/ - 6847

Mrs Odell
Wokingham District Council
Planning Services
Shute End
Wokingham
RG40 1WR

Dear Mrs Odell

HERON'S CREEK, THAMES DRIVE, CHARVIL, READING – PROPOSED ERECTION OF ONE REPLACEMENT DWELLING.

I am writing this letter with regard to the Notification of Planning Approval issued by Wokingham District Council for the above. Please find enclosed a copy of our drawing No D7357/S/01 (Foundation Plan/Sections) for your information and comment. In accordance with condition 9 and 10 of your approval we have provisionally allowed for 6 N° 430 x 150mm openings to be constructed in the external and sleeper walls to allow the free passage of water through, should the water levels rise significantly.

The external openings will be provided with stainless steel grills to help eliminate the problems associated with access from vermin etc. The mesh will have a 10-mm grid and be constructed from 3.0-mm wire.

At this stage of the development, due to the landscaping requirements not being known, we are unable to provide details of any steps or ramps that may be required. This information will be provided when the latter is known.

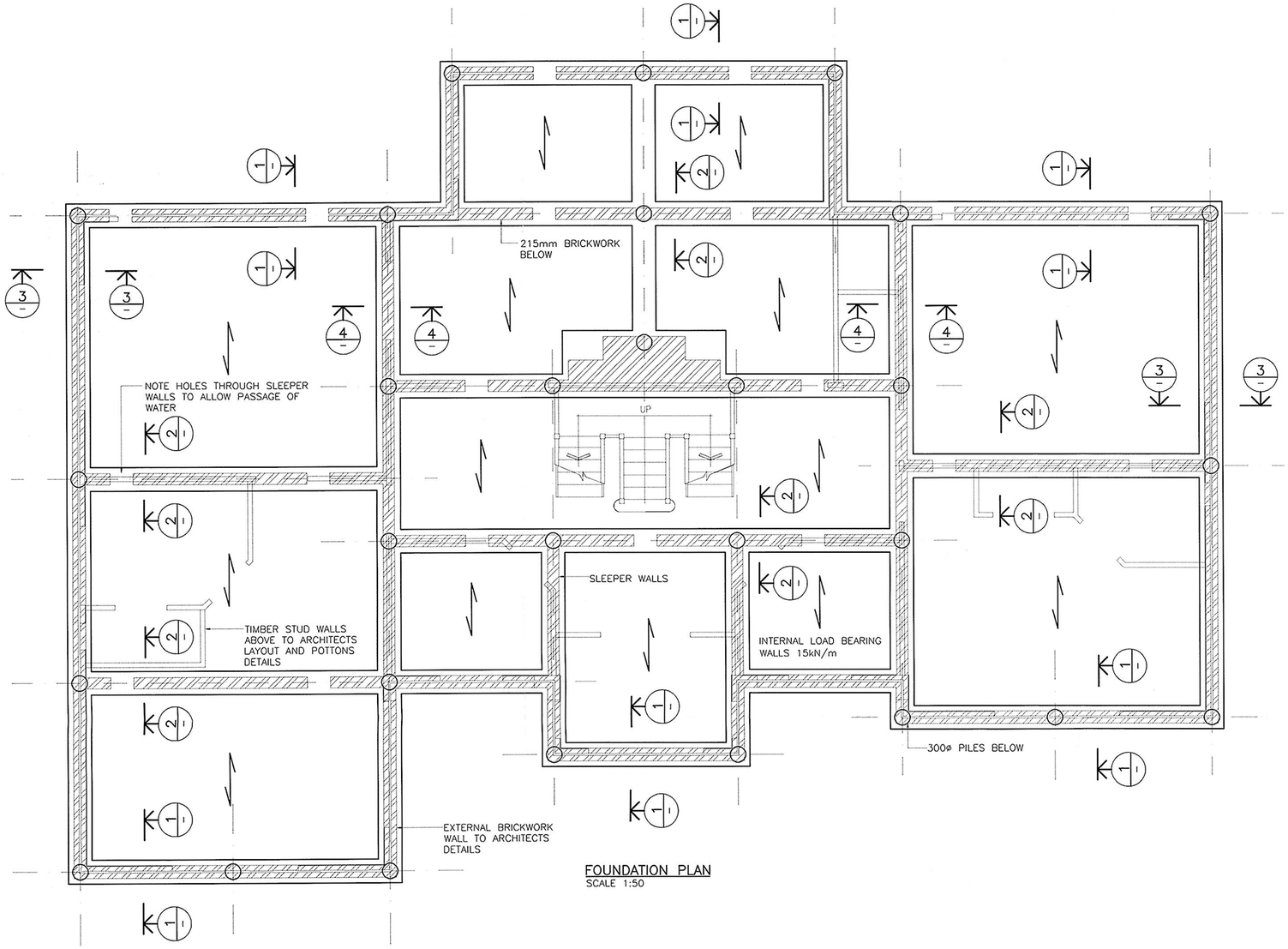
Should you have any queries or require any additional information please do not hesitate to contact me.

Your earliest response would be greatly appreciated.

Yours faithfully

Andrew Kessell
For
PETER DANN LIMITED

cc - Hermes Project Services, John Gaddes (no encl.)



FOUNDATION PLAN
SCALE 1:50

LEGEND

DIRECTION OF SPAN OF OF 150mm DEEP BEAM + BLOCK FLOOR SHOWN THUS

DEPTH OF FLOOR BEAM TO SUIT MANUFACTURERS SPECIFICATION

VOID VENTILATORS

HOUSE NOTES:
DESIGN DEAD LOAD USED FOR GROUND FLOOR (HOUSE) BEAM & BLOCK FLOOR:

	KN/m²
65 SCREED	1.30
INSULATION	0.05
BEAM + BLOCK FLOOR	2.00

IMPOSED LOADS FOR HOUSE	KN/m
GROUND FLOOR	1.50
FIRST FLOOR	1.50
ROOF VOID	0.25
ROOF	0.75

GENERAL NOTES:

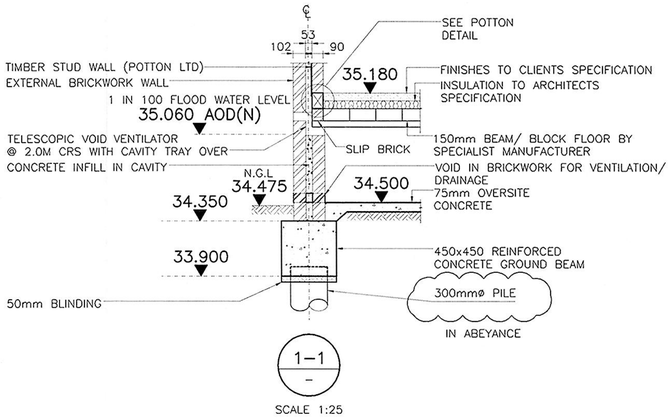
1. TO BE READ IN CONJUCTION WITH ALL ARCHITECTS AND SPECIALIST CONTRACTORS DRAWINGS.
2. DPC'S TO BE AS POTTON LTD RECOMMENDATIONS.
3. FINISHED FLOOR LEVEL TO BE CONFIRMED ON SITE.
4. GROUND BEAMS TO BE SET OUT ON CL OF WALLS ABOVE.
5. DESIGN DEAD LOAD FOR FIRE HEARTH TO BE:-

QUARRY TILES	0.50 kN/m²
SCREED	0.25 kN/m²
CONC. UPSTAND	3.60 kN/m²
BEAM & BLOCK FLOOR	2.50 kN/m²
	6.85 kN/m²

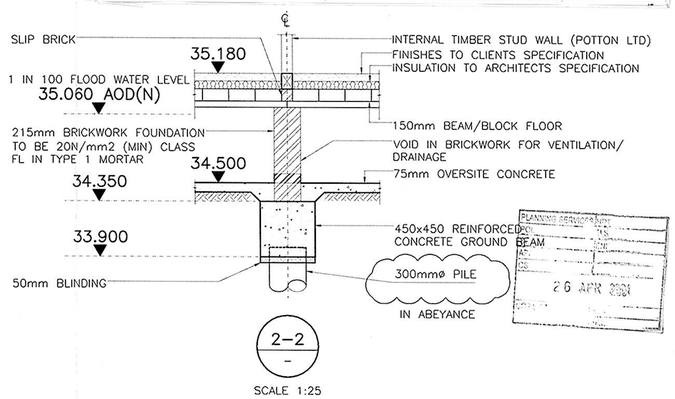
7. PRECAST BEAM & BLOCK FLOOR TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
8. CONCRETE FOR GROUND BEAMS TO BE RC35, 50mm COVER TO ALL FACES

PLANS TO MEET CONDITIONS
P-6847

DO NOT SCALE
½mm 10 20mm 30 40 50 60 70 80 90 100 110 120 130 140 150
ORIGINAL SIZE OF DRAWING A1



1–1
SCALE 1:25



2–2
SCALE 1:25

PRELIMINARY

Notes
1. DO NOT SCALE – IF IN DOUBT ASK.

Amendments

PETER DANN | CONSULTING ENGINEERS
NEWTON HOUSE
CAMBRIDGE ROAD
BARTON
CAMBRIDGE CB3 7WJ
TEL 01223 264688
FAX 01223 264680
POD@PETERDANN.COM
WWW.PETERDANN.COM
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HERONS CREEK
FOUNDATION PLAN/SECTIONS

Drawn	PJ	Drawing No.	Rev
Date	29 March 04	D7357/S/01	
Scale	1:50, 1:25 @A1		

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists

PLANNING SERVICES	HPT 79804
POL	TLS
DC APP	ENF
APP	
CS	
10 JUN 2004	
COPIES TO	ACK:
	FILE:

8th June 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell,

F/2002/6847 - Herons Creek, Thames Drive, Charvil.

Further to the letter dated 23rd April 2004 from Peter Dann Limited, can you please confirm that the information submitted is sufficient to discharge condition 9 of the planning permission?

My client is looking to commence on site before the end of this month so an early response would be appreciated.

Thank you for your help.

Yours sincerely,

John H. Gaddes

5 Lewenscroft
Astwood
Newport Pagnell
Buckinghamshire
MK16 9JN
Telephone: 01234 391977
Facsimile: 01234 391829
e mail: hermesps@btopenworld.com

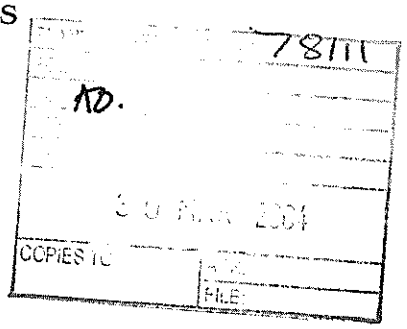
RICS

John H. Gaddes FRICS | Sally M. Gaddes
Registered in England and Wales: No. 0C301308

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists



FAX 0118 974 6484 & Post

29th March 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell,

Planning Application F/2002/6847
Replacement dwelling at Herons Creek, Thames Drive, Charvil.

Thank you for your letter dated 24th March 2004. I look forward to hearing from you in respect of conditions 4 and 7.

With regard to conditions 9, 10 and 14, details will be submitted for approval prior to commencing the new build. Could you, therefore, please confirm the risk my client would be taking if she proceeded with the demolition once you have been satisfied in respect of conditions 4 and 7?

I look forward to hearing from you as soon as possible.

Thank you for your help.

Yours sincerely,

John H. Gaddes

5 Lewenscroft
Astwood
Newport Pagnell
Buckinghamshire
MK16 9JN
Telephone: 01234 391977
Facsimile: 01234 391829
e mail: hermesps@btopenworld.com

RICS

John H. Gaddes FRICS | Sally M. Gaddes
Registered in England and Wales: No. OC301308

Date: 04 May 2004

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6847

Location: Herons Creek, Thames Drive, Charvil, Reading.

Proposal: Proposed erection of one replacement dwelling.

Applicant: Harmers Of London C/O Campbell Mead Ltd.

Case Officer: ANGELA ODELL

The new plans show the following: Plans to comply with conditions 9 & 10.
Drawing no: D7357/S/01.

Comments are required by 18/05/2004.

Should you have any queries regarding this application please contact the case officer ANGELA ODELL on 0118 974 6445.

(RING ONE)

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

App. No. F/2002/6847 Date Rec. 26.4.04

Location: Herons Creek, Thames Drive

Parish: Chard

Applicant: Harmers of London

Description of attached plans: Plans to comply with conditions 9 & 10

Drawing No's: D7357/S/01

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Environment Agency

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

NEIGHBOURS: 2 weeks

Date for Responses

FURTHER ACTION

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

Redate Application Y/ N From:

New Site Notice Y/ N

Revised Proposal Description:

CASE OFFICER AO

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2002/6847 Date Rec. 26.4.04

Location: Heron Court, Thames Drive

Parish: Charvil

Applicant: Homes of London

Description of attached plans: Plans comply with conditions 9 & 10

Drawing No's: D7357/S/01

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Environment Agency

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

NEIGHBOURS: 2 weeks

Date for Responses

FURTHER ACTION

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Redate Application Y/ N From:

New Site Notice Y/ N

Revised Proposal Description:

CASE OFFICER AO

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

6847

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 March, 2004
My ref. AO/F/2002/6847

Hermes Project Services
5 Lewenscroft
Astwood
Newport Pagnell
Bucks
MK16 9JN

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Gaddes

PLANNING APPLICATION F/2002/6847
PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AT HERONS CREEK, THAMES DRIVE, CHARVIL

Thank you for your letters of 5, 11 and 24 March and enclosed information.

Condition 4 – bats survey
I have now received advice from Andy Glencross and confirm that as he has concluded that this development is unlikely to adversely affect the local bat population, the Local Planning Authority has no objection to demolition of the existing dwelling. However, the commencement of demolition is subject to my advice to you of my letter earlier this week.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Angela Odell

From: Andy Glencross
Sent: 25 March 2004 15:35
To: Angela Odell
Subject: PA F/2002/6847 Herons Creek Thames Drive Charvil

Hi Angela

I am satisfied that this development is unlikely to adversely affect the local bat population and demolition can proceed.

Cheers

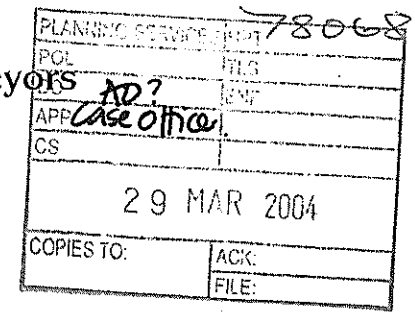
Andy Glencross
Countryside Officer (Biodiversity)
Dinton Pastures Country Park
Davis Street
Hurst
Reading
RG10 0TH

Tel. 0118 9342016

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists



FAX 0118 974 6484 & Post

29th March 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell,

Planning Application F/2002/6847
Replacement dwelling at Herons Creek, Thames Drive, Charvil.

Thank you for your letter dated 24th March 2004. I look forward to hearing from you in respect of conditions 4 and 7.

With regard to conditions 9, 10 and 14, details will be submitted for approval prior to commencing the new build. Could you, therefore, please confirm the risk my client would be taking if she proceeded with the demolition once you have been satisfied in respect of conditions 4 and 7?

I look forward to hearing from you as soon as possible.

Thank you for your help.

Yours sincerely,

John H. Gaddes

5 Lewenscroft
Astwood
Newport Pagnell
Buckinghamshire
MK16 9JN
Telephone: 01234 391977
Facsimile: 01234 391829
e-mail: hermesps@btopenworld.com

RICS
John H. Gaddes FRICS | Sally M. Gaddes
Registered in England and Wales: No. OC301308
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Chartered Quantity Surveyors

Planning & Development Surveyors
System Building Consultants
Design & Build Advisers
Self-build Specialists

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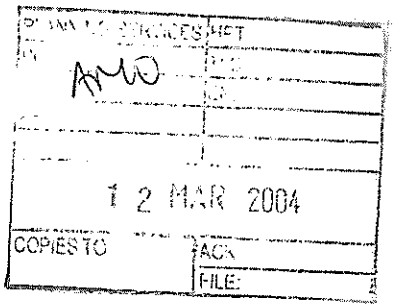

11th March 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell,

Application F/2002/6847
Replacement dwelling at Herons Creek, Thames Drive, Charvil

Further to condition 7, I understand that the scheme of investigation has been submitted and approved by you (in fact by Babtie on your behalf). Can you please confirm that condition 7 has, therefore, been discharged?

Yours sincerely,

Sally M Gaddes

p.p.
John H. Gaddes

5 Lewenscroft
Astwood
Newport Pagnell
Buckinghamshire
MK16 9JN
Telephone: 01234 391977
Facsimile: 01234 39182'
e mail: hermesps@btopenworld.cc

RICS

John H. Gaddes FRICS | Sally M. Gaddes
Registered in England and Wales: No. 0C301308

Hermes Project Services LLP

Chartered Project Management Surveyors
Chartered Quantity Surveyors

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Self-build Specialists

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24 MAR 2004	
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24th March 2004

Mrs A. Odell
Planning Officer
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

c.c. Caron de Vico
Larry Bishop, Turner Bros. Demolition Ltd.

Dear Mrs Odell,

Planning Approval F/2002/6847
Erection of replacement dwelling at Herons Creek, Thames Drive, Charvil, Reading.

Further to my letter dated 5th March 2004, I would be obliged if you could let me know how matters are progressing in respect of discharging the necessary conditions to permit demolition to commence.

I would be most grateful if you could update me on the position.

Thank you for your help.

Yours sincerely,

pp John H. Gaddes

5 Lewenscroft
Astwood
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Buckinghamshire
MK16 9JN
Telephone: 01234 391977
Facsimile: 01234 391829
e mail: hermesps@btopenworld.com

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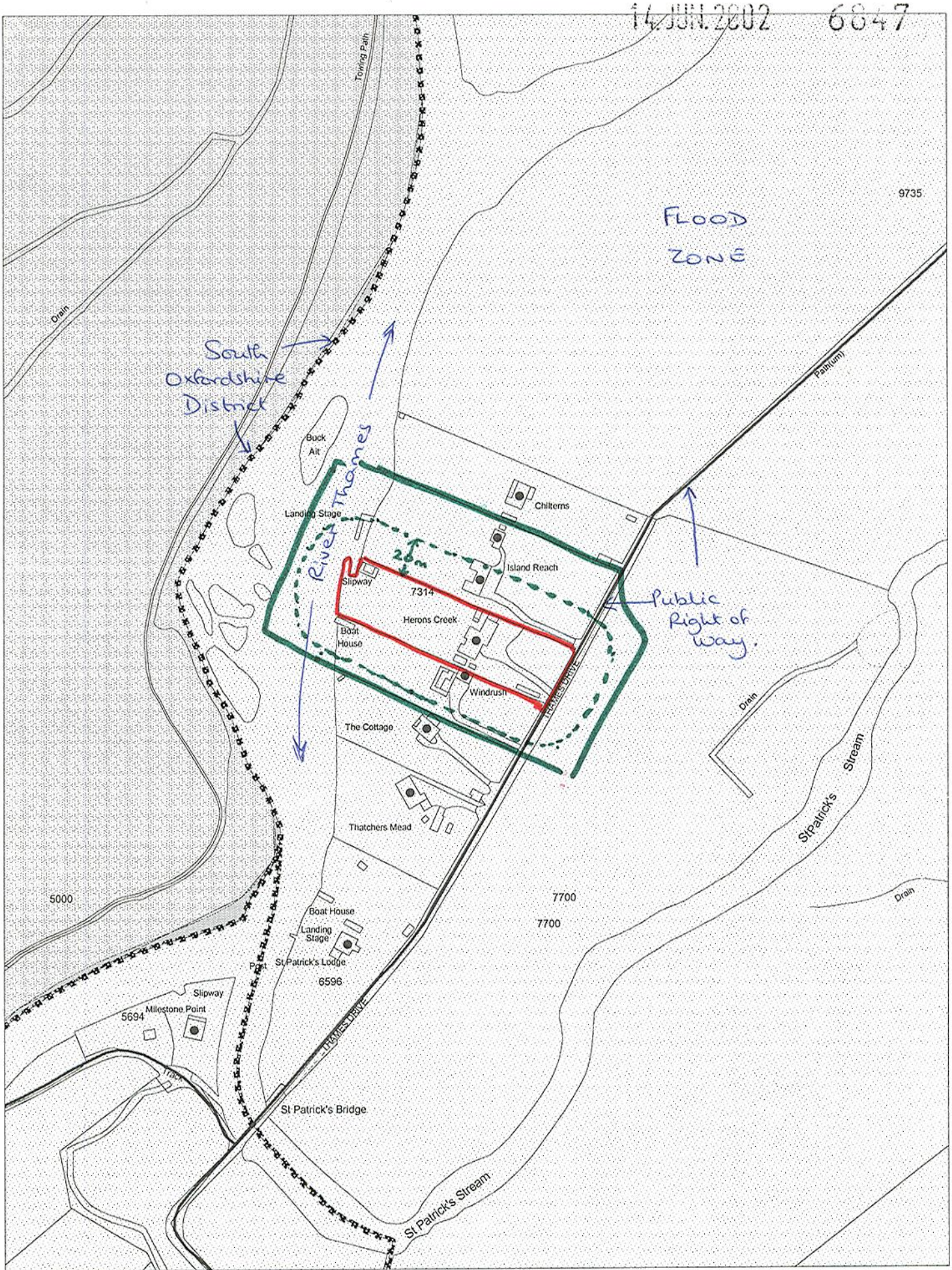

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Development Control Section, Environmental Services, Wokingham District Council.
25 June 2002 Scale: 1 : 2500

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