APPLICATION NO:
LB/2002/8267

LOCATION:
Thirlstone House 16 Shute End, Wokingham.

APPLICANT:
Thirlstone Homes C/O Barton Willmore Partnership

PROPOSAL:
Listed building application for internal and external alterations to listed building plus first floor rear extension. Alterations to wall and gates at entrance to site.

EARLIEST DATE FOR DECISION: **27/02/2003**

APPLICATION WILL HAVE EXPIRED ON: 25/03/2003

CASE OFFICER: **Emy Circuit**

See LB/2004/3182 for condition.

R/A/I/L/E/X
Marbleboard

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Thirlstone Homes
C/O Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
Berkshire RG31 7BW

Application Number: LB/2002/8267

Parish:	**WOKINGHAM**
Location:	**Thirlstone House, 16 Shute End, Wokingham.**
Proposal:	**Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. The proposed extension shall be built to the ground levels and heights as shown on the approved drawings.

4. Detailed drawings and/or samples of materials, as appropriate, in respect of all new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

5. Detailed drawings and/or samples of materials, as appropriate, in respect of the external stairs, balustrades and gates, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

6. Detailed drawings and/or samples of materials, as appropriate, in respect of new partition walls shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

7. Details of measures to provide sound and fire insulation shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

8. All new external doors and windows shall be painted timber.

9. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

10. The proposed rooflight windows shall be set flush with the adjacent roofing materials, and not project above the plane of the roof in which they are located.

11. Detailed drawings and/or samples of materials, as appropriate, in respect of the cycle and bin stores, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reasons

1. In pursuance of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. To ensure that the impact on the character and appearance of the listed building and its setting are acceptable.

3. To ensure that the proposed development is built to the heights relative to original and adjoining properties as shown on the approved drawings in the interests of the character and setting of the listed building.

4. In order to safeguard the special architectural or historic interest of the building.

5. In order to safeguard the special architectural or historic interest of the building.

6. In order to safeguard the special architectural or historic interest of the building.

7. To ensure that measures required under building regulations, to safeguard the safety and residential amenity of future residents, do not have an adverse impact on the special architectural or historic interest of the building.

8. In order to safeguard the special architectural or historic interest of the building.

9. To preserve the architectural integrity of the listed building.

10. In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

11. In order to safeguard the special architectural or historic interest of the building.

Informatives

1. This decision relates to Drawing Nos. TO 240 P1 C, P2 B, P3 B, P4 B, P5 A, P6 A, P7 A, P8, P9, P10, P11, P12 A, P13 and P14.

2. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies OS1, LD3 and EN4.

South East Area Local Plan policies SBE16 and SBE17.

Wokingham District Local Plan (as further modified) policies WOS10, WHE10, WHE11, WHE12 and WHE13.

T. G Watson

Trevor Watson
Development Control Manager
Date: 06/11/2003

Notice checked by:

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 3 December 2004
My ref: EXC/F/2002/8266 and LB2002/8267
Your ref:
File ref: 16 Shute End/minor amendment to unit 9

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

S J Springer
44 Netley Street
Farnborough
GU14 6AQ

Dear Mr Springer,

PROPOSED MINOR AMENDMENTS TO UNIT 9 AT 16 SHUTE END, WOKINGHAM - PLANNING PERMISSION F/2002/8266 AND LB/2002/8267

I write in response to your letters of 11 October and 11 November 2004 regarding proposed minor amendments to unit 9 of the above scheme (this would become unit 10 under the revised application currently under consideration).

The proposed revisions to the internal layout are shown on drawing No SJS/204/24/1R, received on 13 October, which was subsequently revised to shown additional details of the staircase – I have added revision 'A' to the drawing reference number to differentiate it from the superseded drawing. It is also proposed to add glazing bars to the doors in the east elevation of this unit and I will refer to this drawing as *'plot 9 elevations'*.

The amendments to the internal layout of unit 9, together with the details of the proposed staircase shown on drawing No SJS/204/24/1R/A, received on 12 November 2004, and the addition of glazing bars to the external doors are acceptable as minor amendments to planning permission F/2002/8266. With regard to listed building consent LB/2002/8267, the amendments are acceptable in principle but additional details are required: please can you provide a copy of the staircase manufacturers construction drawing and details of how the glazing bars are to be introduced to the doors. I understand that the Conservation Officer, Harold Sanders discussed this matter of the glazing bars with your client when they met on site earlier this week.

I look forward to receiving the additional information in relation to the listed building application. In the meantime, if you have any further queries, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit

Senior Planning Officer, Development Control

R 30/11

WOKINGHAM DISTRICT COUNCIL

Date: 15 November 2004

To: Harold Sanders – Urban Design & Conservation Officer

16 NOV 200

We have received Minor Amendments for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House, 16 Shute End, .

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: EMY CIRCUIT

The new plans show the following: Additional details of staircase in unit. Drawing no: SJS/204/24/1/R/A

Comments are required by 25/11/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

DETAILS OF EXTENT OF WALL TO BE REMOVED ACCEPTABLE TO ME.

THE STABLES HAVE BEEN EXTENSIVELY CHANGED IN RECENT ALTERATIONS (C20) AND MUCH OF ITS INTERNAL CHARACTER REMOVED

THE DETAILS OF THE STAIRCASE DO NOT CLARIFY DETAILS OF STEP PROFILE, STRINGS, HANDRAIL, NEWELS.

THE STAIRCASE IS ACCEPTABLE TO ME, IN PRINCIPLE BUT WE COULD CHECK FROM MR SPRINGER A COPY OF THE STAIRCASE MANUFACTURERS CONSTRUCTION DRAWINGS.

I WOULD NOT LIKE THE APPLICANT WOULD CONSIDER THE INFORMATION SUBMITTED IS ADEQUATE FOR THE HOST BUILDING.

Harold Sanders 30-11-04

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

WOKINGHAM DISTRICT COUNCIL

Date: 15 November 2004

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House, 16 Shute End, .

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: EMY CIRCUIT

The new plans show the following: Additional details of staircase in unit. Drawing no: SJS/204/24/1/R/A

Comments are required by 25/11/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

(RING ONE)

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

App. No. LB/2002/8267 Date Rec. 12 Nov 2004

Location: 16 Shute End

Parish: Wokingham

Applicant:

What do the new plans/details show? - give details of any changes

Additional details of staircase in unit.

Drawing No's: SJS/204/24/1/R/A

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)

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 Exc. 15/11

Consultations Sent by Admin. on 15.11.04

Yellow - Case Officer Copy
Green - Part One Copy

MINOR AMENDMENTS

8267

S. J. SPRINGER

ARCHITECTURAL & BUILDING DESIGN

Wokingham District Council,
Building Control,
Civic Offices,
Wokingham,
Berkshire.
RG40 1BN

11 November, 2004

44 Netley Street,
Farnborough,
Hampshire.
GU14 6AQ

83595

PLANNING
POL
DC EXC
APP
CS
12 NOV 2004
COPIES TO: HS
ACK:
FILE:

Ref : Proposed change of use [B1a] office to [C3] residential to create 10 dwellings at Thirlstone House 16 Shute end Wokingham F / 2002 / 8266 and Listed consent LB / 2002 / 8267

Dear Mrs Circuit,

Further to my recent discussion with Mr Sarnders please find enclosed copies of the drawings indicating the stair section and showing the amount off 225 mm brickwork to be removed. I also confirm that the glazing bars are to be fitted to the existing doors on the elevation previously provided. Please could you forward a copy to Mr Sarnders for his comments as my client wishes to proceed with plots 9 & 10 as soon as possible.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

S. J. SPRINGER

Telephone / Fax 01252 541760

Date: 22 October 2004

To: Harold Sanders – Urban Design & Conservation Officer

We have received Plans to comply with Conditions for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House, 16 Shute End, .

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: EMY CIRCUIT

The new plans show the following: Changes to internal layout of plot 9 and addition of glazing bars to external doors. Drawing no: SJS/204/24/1R & plot 9 elevations.

Comments are required by 01/11/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

1. INTERNAL LAYOUT — . DETAILS OF STAIRCASE TO BE PROVIDED NOW PLUS ELEVATION TO CLARIFY THE EXTENT OF WALL PROPOSED TO BE REMOVED. QUESTION OF EXTENT OF WALL REMOVED.

2. INTRODUCTION OF GLAZING BARS IN DOORS ACCEPTABLE IN PRINCIPLE. AS DOORS HAVE BEEN MODIFIED A SCHEDULE IS REQUIRED TO CLARIFY HOW GLAZING BARS ARE TO BE INTRODUCED. IE PHOTOGRAPHS OR ELEVATIONS + GLAZING DETAILS.

Harold Sanders

NOTE: STEVE SPRINGER CONTACTED 04.11.04 AND AGREED TO PROVIDE THIS INFORMATION AS UNDERLINED.

Date: 22 October 2004

To: Case Officer

We have received Plans to comply with Conditions for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House, 16 Shute End, .

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: EMY CIRCUIT

The new plans show the following: Changes to internal layout of plot 9 and addition of glazing bars to external doors. Drawing no: SJS/204/24/1R & plot 9 elevations.

Comments are required by 01/11/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

1970/0504

(RING ONE)

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

App. No. LB/2002/8267 Date Rec. 13 Oct 2004

Location: 10 Shute End

Parish: Wokingham

Applicant:

What do the new plans/details show? - give details of any changes

changes Details to internal layout of plot 9 and addition of glazing bars to external doors

Drawing No's: SJS/204/24/1R & Plot 9 Elevations

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)

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 EXC 22/10

Consultations Sent by Admin. on 22.10.PS.

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. LB/2002/8267 Date Rec. 13 Oct 2004

Location: 16 Shute End

Parish: Wokingham

Applicant:

What do the ~~new plans/details~~ show? - give details of any changes

change: Minors to layout and addition of glazing bars to external doors

Drawing No's: SJS/204/24/12 & Plot 9 Elevations

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)

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 EXC 24.10

Consultations Sent by Admin. on 22.10.PS.

Yellow - Case Officer Copy
Green - Part One Copy

MINOR AMENDMENTS

B-8266
-8267

S. J. SPRINGER

ARCHITECTURAL & BUILDING DESIGN

Wokingham District Council,
Building Control,
Civic Offices,
Wokingham,
Berkshire.
RG40 1BN

44 Netley Street,
Farnborough,
Hampshire.
GU14 6AQ



11 October, 2004

Ref : Proposed change of use [B1a] office to [C3] residential to create 10 dwellings at Thirlstone House 16 Shute end Wokingham F / 2002 / 8266 and Listed consent LB / 2002 / 8267

Dear Mrs Circuit,

Further to our recent meeting at the Council Offices please find enclosed copies of the amended layouts for plot 9 together with revised elevations showing glazing bars to the existing doors. Please could you forward a copy to Mr Sarnders for his comments as my client wishes to proceed with plots 9 & 10 as soon as possible.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

S. J. SPRINGER

Telephone / Fax 01252 541760

Date: 06 August 2004

To: Conservation Architect - Harold Saunders

We have received Plans to comply with Conditions for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House, 16 Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: EMY CIRCUIT

The new plans show the following: Site survey drawing; Joinery details to comply with condition 4; details of new partitions to comply with condition 6. (Drawing Nos. SJS/204/24/1,2,3,4 & 5); details of insulation measures to comply with Condition 7.

Comments are required by 16/08/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

APPLICATION NOW SUPERSEDED.

Harold Saunders

06.10.04.

Date: 06 August 2004

To: Case Officer- EXC

We have received Plans to comply with Conditions for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House, 16 Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: EMY CIRCUIT

The new plans show the following: Site survey drawing; Joinery details to comply with condition 4; details of new partitions to comply with condition 6. (Drawing Nos. SJS/204/24/1,2,3,4 & 5); details of insulation measures to comply with Condition 7.

Comments are required by 16/08/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

(RING ONE)

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

App. No. LB/2002/8207 Date Rec. 14 Aug 2004.

Location: 16 Shute End

Parish: Wokingham

Applicant:

Description of attached plans: Site survey drawing; Joinery details to comply with condition 4; details of new partitions to comply with condition 6 (Drawing Nos SDS/204/24/1, 2, 3, 4 & 5); details of insulation measures to comply with condition 7

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)

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 16/8

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 EXC

Consultations Sent by Admin. on SR 6/8

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. LB/2002/82607 Date Rec. 4 Aug 2004.

Location: 16 Shute End

Parish: Wokingham

Applicant:

Description of attached plans: Site survey drawing; Joinery details to comply with condition 4; details of new partitions to comply with condition 6 (Drawing Nos SJS/204/24/1, 2, 3, 4 & 5); details of insulation measures to comply with condition 7

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)

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 16/8

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 EXC

Consultations Sent by Admin. on SR 6/8

Yellow - Case Officer Copy
Green - Part One Copy

PLANS TO MEET CONDITIONS

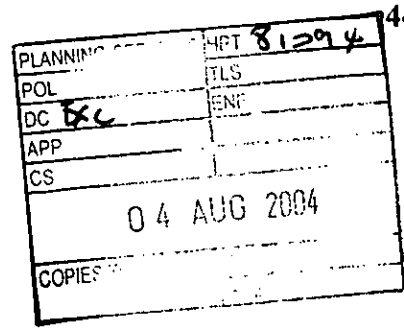
S. J. SPRINGER

ARCHITECTURAL & BUILDING DESIGN

--8267

44 Netley Street,
Farnborough,
Hampshire.
GU14 6AQ

Wokingham District Council,
Planning Department,
Civic Offices,
Wokingham,
Berkshire.
RG40 1BN



2 August, 2004

Ref : Proposed change of use [B1a] office to [C3] residential to create 10 dwellings at Thirlstone House 16 Shute end Wokingham F / 2002 / 8266 and Listed consent LB / 2002 / 8267

Dear Sir or Madame,

Further to our recent discussion with Mr Sarnders your listed buildings officer I enclose copies of the proposed layouts for the conversion of the main building and out buildings [old stables]. I have also enclosed a copy of the sketches provided by the window manufacturer indicating a sliding sash box window and a casement sash type , I will provide full scaled drawings of the sections as soon as you have made a decision on the appropriate window. I can confirm that these will be constructed in timber and painted white to match the existing.

With regard to the existing construction of the main building and the appropriate upgrading of the floors and walls to comply with Approved Document E of The Building Regulations I have enclosed a copy of the report provided by our Acoustic Design Consultants. It is our intention not to disturb the existing lath and plaster ceilings on each of the floor levels so an appropriate floating floor system will be constructed. For the construction to be effective the existing 225 x 25 mm close edge boarding will have to be removed. From inspection on site many areas of the original flooring have already been removed and replaced with either hard wood block or 12.5 mm plywood. A decision by yourselves to say if we can remove the boards will be required before the final floor detail can be confirmed.

The internal walls to the basement and ground floor are constructed in brickwork with the walls to the first and second floor in timber stud and lath and plaster. These walls are to remain with new metal stud and plasterboard walls constructed in front of them to form the separating walls between flats. It is our intention not to remove the existing skirtings and plaster covings but they will remain hidden behind the new partitions.

Telephone / Fax 01252 541760

I am quite happy to have site meetings with yourselves to discuss the proposed and existing construction as I fully understand the need not to destroy the character of the building.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

S. J. SPRINGER
Steve

away for 2wks from Wed 11 Aug.
Details to comply with conditions.

Telephone / Fax 01252 541760

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Acoustic Design Consultants

Our Ref: ADC/6086/02/GJT
By Fax (01252 541 760) & Post

For the attention of Mr SJ Springer

SJ Springer Architectural & Building Design
44 Netley Street
Farnborough
Hampshire
GU14 6AQ

PLANNING SERVICES HPT
PCN TLS
DC ENF
APP
CS
04 AUG 2004
COPIES TO ACK
FILE

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Suffolk IP7 6BQ
Tel: +44 (0) 1473 824452
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adc@acoustic.co.uk
www.acoustic.co.uk

Audio House
Progress Road
High Wycombe
Bucks
HP12 4JD
Tel: +44 (0) 1494 444420
Fax: +44 (0) 1494 440082

Dear Mr Springer,

16 Shute End, Wokingham

26 July 2004

Further to our recent meeting at the above site, I write to provide our comments and observations in respect of your proposed material change of use. I understand that the project falls under the remit of Approved Document E (2003 ed.) to The Building Regulations 2000 (ADE 2003) and that the property has Historic Building status as defined within the Approved Document.

From our discussions, you and your client indicated that you require our assistance for the specification within the original parts of the building where the construction generally comprises timber joist floors and both lath & plaster and also brickwork partitions. I gather that you do not currently require advice in respect of the concrete floors.

Limitations

We gather that the Conservation Officer has placed restrictions on the works that you are able to undertake as a result of the building's status which are summarised below:

1. Existing lath & plaster ceilings and associated cornices/coving to remain in place/untouched.
2. Existing skirting boards to remain in-situ and preferably visible.
3. Existing lath & plaster partitions to remain.
4. Existing windows, frames and secondary sashes (ground floor only) to remain.

Clearly, the restrictions summarised above may limit the effectiveness of any treatment/works aimed at satisfying the performance targets in ADE 2003. ADE 2003 recognises this point, however, exemptions should only be permitted once all that is practicable has been undertaken to improve the sound insulation levels. In the event of a failed test a notice should be fixed within the properties affected, subject to Building Control approval.

A Member of
The Hodgson & Hodgson Group Ltd
Registered in England No. 1571432
Registered office:
Anglesey Road, Burton-on-Trent, DE14 1BG

ADE 2003 provides the following on-site performance targets for separating elements between dwellings formed by a material change of use:

Separating Element	Airborne $D_{nT,w} + C_{tr}$, dB	Impact $L'_{nT,w}$, dB
Walls	43	N/A
Floors and Stairs	43	64

In respect of newly formed internal partitions within dwellings they should be able to achieve an R_w of not less than 40 dB. R_w is a laboratory measurement of sound insulation and as a result the constructions used should have lab test data to support their uses. This requirement does not apply to existing/retained partitions.

Separating Floors

The existing intermediate floor construction is understood to comprise lath & plaster ceilings(believed to be nominally 20 mm deep) directly fixed to the underside of 7-8 " timber joists overlaid with existing floorboards nominally 20 mm). In some areas the floorboards have been replaced with plywood/chipboard.

Proposed Option 1 – Independent Ceiling

Given that the existing ceiling must remain in-situ it may be acceptable to install an independent ceiling from below. Whilst this will hide the existing ceiling, the works should not damage the construction and this route should be discussed with the Conservation Officer.

This form of treatment has a good track record for improving the sound insulation of properties undergoing a material change of use and is listed as Floor Treatment 1 in ADE 2003. The treatment comprises the addition of an independent ceiling with the lining set 125 mm below the existing ceiling. The Approved Document recommends that the ceiling should have a mass of no less than 20 kg/m^2, which may be achieved using:

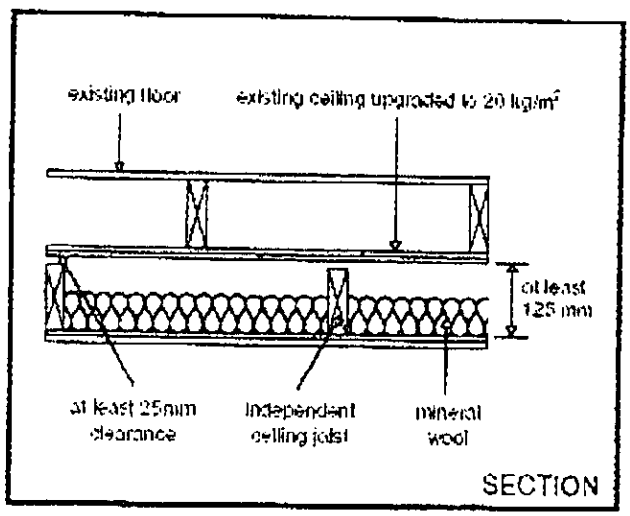
- 19 mm plasterboard plank + 12.5 mm sound rated plasterboard; or
- two layers of 12.5 mm fire/sound rated plasterboard; or
- two layers of 15 mm standard wallboard

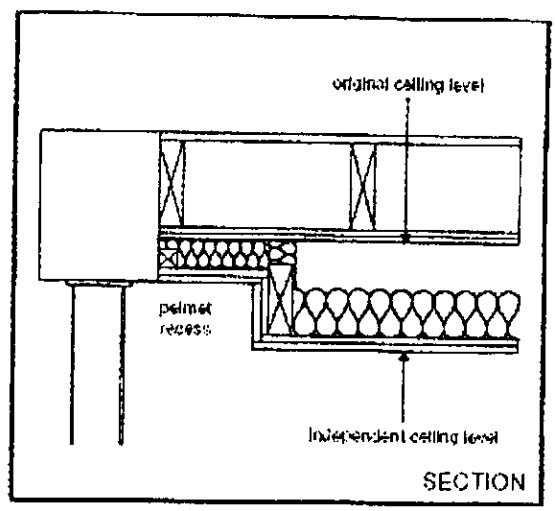
The ceiling should be supported on a fully independent frame/ceiling joists fixed only to the surrounding walls, a clearance gap of at least 25 mm is recommended between the existing ceiling and the new joists and mineral fibre insulation of at least 100 mm should be included within the secondary cavity.

ADE 2003 recommends that the existing ceiling be upgraded to a mass of at least 20 kg/m^2, however, in this instance this is not possible due to the restrictions placed. As a result, if this treatment is used, we would recommend that additional mineral fibre insulation (100 mm) be included within the primary cavity, the existing floorboards are made good/replaced with 22 mm chipboard. A small perimeter gap should be left and fully filled using a gunned sealant that does not shrink or crack back over time.

In order for this type of treatment to realise it's full potential in terms of sound insulation the finished structure should be airtight and the isolation between the existing ceiling and new ceiling must be maintained. There must be no mechanical connection between the two ceilings and care must be taken not to overly compress the mineral fibre.

During the course of my recent visit you indicated that this form of treatment may not be acceptable due to window head height and the requirement to retain the existing cornices etc. If it is possible to accommodate this form of treatment, the following detail is provided within ADE 2003 at high window heads. For completeness we have also included the sectional drawings from ADE 2003:





Proposed Option 2 – Floating Floor Treatment

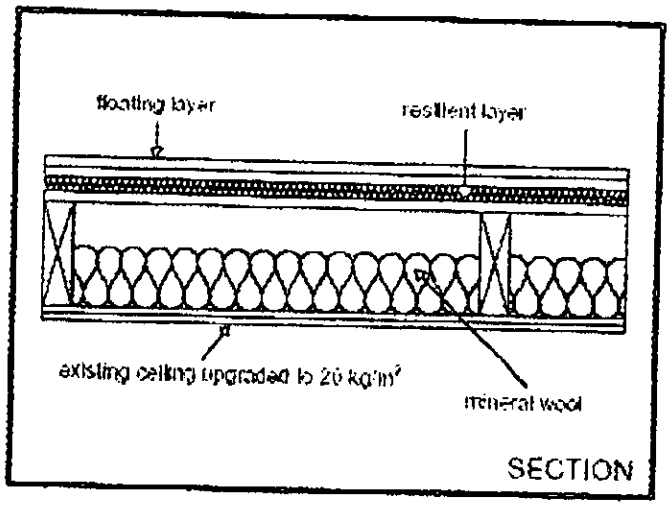
If it is not possible to install a secondary ceiling below the existing ceilings or to apply treatment from below, the next option involves the installation of a floating floor system.

This form of treatment is described as Floor Treatment 2 within ADE 2003. The treatment comprises laying 100 mm (minimum) mineral fibre between the joists, again upgrading the exiting ceiling to 20 kg/m^2, making good the existing floor (or replacement with minimum 18 mm chipboard), overlaying the floor with 25 mm mineral fibre insulation (60-100 kg/m^3) and forming a floating layer of not less than 25 kg/m^2 from two board materials. Typically, the floating floor comprises 19 mm plasterboard plank and 18 mm chipboard. Again, given that the existing ceiling cannot be upgraded we would suggest that the floating layer be modified by using 22 mm chipboard and that the insulation between the joists be increased to a depth of 150 mm.

For this type of system to achieve it's full potential in terms of sound insulation the floating layer must not bridge to or contact the surrounding walls. In practice this is usually achieved by turning the resilient layer up at the edges and trimming off the excess once complete. An nominally 3-5 mm perimeter gap should be left to the skirting boards and fully filled with a mastic that does not shrink or crack back over time.

The relevant sectional sketch from ADE 2003 is included overleaf for information.

ADC/6086/02/GJT



From our conversations on-site, I understand that installing this form of floating floor treatment is likely to significantly impact on the existing door frames, skirting boards and other period features in the property which may not be acceptable to the conservation department.

If it is not possible to accommodate this depth of system (typically + 60 mm) then we would recommend that proprietary products are considered. These systems often offer a space saving alternative, at the cost of a more expensive system. I understand that you would be reluctant to increase the floor height by significantly more than + 25-30 mm over the existing level. If the floorboards are removed this should accommodate a 45 mm system if laid directly onto the joists, and I am reminded that ADE 2003 does not accept a soft floor finish (impact mats etc) as a suitable treatment solution for timber floors.

The table below outlines a selection of manufacturers, the anticipated increase in floor level, along with their recommended systems for this application and takes into consideration the restrictions placed on the project:

Manufacturer	System	Anticipated Height Increase	Telephone Number
British Gypsum	Gyproc GypFloor Silent	Marginal 0-5 mm	08705 456 123
Hodgson & Hodgson Group	Foundation 35	15 mm	01664 821810
Monarflex	Tri-deck	15 mm	01727 830116
Proctor Group	Refurb Deck	25 mm	01250 872261

The manufacturers given above generally recommend that the systems are used in conjunction with an isolated/resiliently-supported ceiling or that the ceiling is overboarded. Given that neither of these routes is possible in this instance, an enhanced

level of sound insulation would be afforded by overboarding the floating floor with spot bonded timber sheeting (e.g. 10 mm chipboard, MDF, cement particle board etc). The additional sheets should be spot bonded rather than screw fixed as mechanical fixings may bridge the isolation provided by the floating floor to the underlying joists. We would also suggest that the floor cavity include 100-150 mm mineral fibre insulation slabs, which may need to be retained within a wire mesh for fire/loading purposes.

In respect of the Gyproc system, the performance of the floor is likely to to marginal for both airborne and impact sound insulation. To enhance the system further we would recommend that additional impact resistance be provided by laying a resilient layer over the floor (e.g. Isorubber, Acousticel etc) which is overboarded with an additional 18 mm chipboard floor.

The manufacturers of the systems should provide perimeter and other details, which must be strictly followed to ensure that the optimum performance improvement is achieved. Once you have selected a suitable system, ADC would be happy to vet/amend/check the specification provided or to provide possible enhancements and to advise on points to watch.

Please note that the list provided above is not exhaustive, should you become aware of other systems ADC would be happy to appraise their effectiveness.

Separating Walls

The existing walls fall into two principle types namely lath & plaster on studs and solid masonry.

Solid Masonry Separating Walls

Where the solid masonry walls are to become separating walls, ADE 2003 recommends that they be upgraded using independent wall panels to one side only, where the thickness exceeds 100 mm. The independent panel usually comprises linings of not less than 20 kg/m^2(see previous section for makeup) supported independently of the base wall on a framework (timber/metal). A clearance of 10 mm is required from the frame to the base wall, 35 mm from the linings to the base wall and nominally 50 mm mineral fibre should be included within the cavity.

Free standing, independent panel are available from manufacturers (e.g. British Gypsum, InstaGroup etc) for this application. If this a route that you wish to consider, please let us know.

Where the existing masonry walls exceed an overall thickness of 230 mm, including plaster/render finish, additional treatment should not be required to achieve the required levels of sound insulation. This assessment is made on the basis that the walls are either solid brickwork or dense concrete blockwork and that the existing openings will be blocked up with materials of equivalent density (bricks/dense blocks). The completed wall must be sealed airtight, attention to detail and good workmanship is of paramount importance.

Lath and Plaster Base – Separating walls

Where existing lath & plaster partitions will form the base for separating walls a similar treatment should be applied as described for masonry partitions, however the treatment should be extended to both sides of the wall. It may be possible to only line one side of the walls only, however the results are likely to very marginal with a strong possibility of failure. If it is necessary to only line one side of the wall the system cavity should be made as large as possible, preferably no less than 150-200 mm. Furthermore, the insulation within the cavity should be increased to at least 100 mm in depth. These modifications should significantly increase the level of sound insulation achieved. Whilst this system would not allow the existing walls/skirting to be on show, they would be protected.

Internal Partitions

Where existing partitions are retained, ADE 2003 does not require additional treatment. Where new internal partitions are created/formed they should be capable of achieving the lab value of sound insulation previously identified. Within this project you have identified that loading was of critical importance and as a result we would recommend that you utilise a stud partition type system. You expressed preference toward metal frame to keep loading as low as possible and we would confirm that one of the following constructions should suffice:

1. 10 kg/m^2 linings - 15 mm plasterboard or 12.5 mm sound/fire rated plasterboard each side of a 45 mm metal frame, with 25 mm mineral fibre insulation between(10kg/m^3)
2. 20 kg/m^2 linings – 2 x 15 mm plasterboard or 2 x 12.5 mm sound/fire rated plasterboard each side, no mineral fibre required.

Both of these constructions are listed in ADE 2003 as achieving the requisite level of sound insulation. The lining mass, cavity depth and insulation thickness' are given as minimum.

Other Issues

ADE 2003 has an additional requirement to control reverberation in common spaces. Once the layout and finishes have been established in greater detail ADC would be happy to provide various options to satisfy this requirement. This is usually done through the addition of absorptive finishes to the ceilings/walls. Given the level of restriction on this project, it may be necessary to seek dispensation on this aspect.

Aspects that can significantly undermine the performance of the systems described above include junction details, perimeter details, flanking transmission, penetrations and poor workmanship. More detailed advice on controlling these limiting factors will be provided once the selected systems are finalised, however, general guidance is available in ADE 2003.

ADC/6086/02/GJT

Manufacturers' recommendations should be followed when installing the products that are suggested, and it is essential that a good level of workmanship and site supervision be maintained to prevent the possible introduction of flanking paths.

ADC should be made aware of any perceived conflict between the advice given in this specification and other regulatory requirements outside of our area of expertise e.g. thermal, fire etc prior to any alterations being made to the proposed works.

I trust that this meets with your requirements for now, however should you require any further information please do not hesitate to call.

Yours sincerely,

Gary J Timmins BEng MIOA
Senior Consultant

DEVELOPMENT CONTROL COMMITTEE
MONDAY 27 OCTOBER 2003

NOTE OF MEETING

Please refer to Members Update as well as Agenda for Conditions etc.

Application No.	Decision	Action
8267 - 16 Shute End, Wokingham	**Approved** as per Agenda	Emy
9347 - 7 Chestnut Avenue, Wokingham	**Approved** as per Agenda	Jeni
9699 - 2 Bean Oak Road, Wokingham	**Approved** as per Agenda subject to S106 Legal Agreement	Christian
9727 - 'Fircot', Elm Lane, Lower Earley	**Deferred** for site visit	Elaine
9765 - 496 Wokingham Road, Earley	**Deferred** for site visit	Elaine
9887 - Victoria, Heath Ride, Finchampstead	**Refused** contrary to recommendation	Daniel
9993 - 35 Beechwood Avenue, Woodley	**Deferred** for further consideration of design/ requirements	Angela
0060 - 40 Eastheath Avenue, Wokingham	**Approved** as per Agenda	Julia
0072 - 56 Egremont Drive, Lower Earley	**Approved** as per Agenda	Daniel
9767 - 9 Tattersall Close, Wokingham	**Approved** as per Agenda	Daniel
0010 - 9 Wychwood Close, Earley	**Approved** as per Agenda	Dawn
8270/8271 - Westcott Infant School, Goodchild Road, Wokingham	8270 **Approved** as per Agenda 8271 Recommendation to GOSE of **no objection**	Angela
9364 - Loddon County Junior School, Hillside Road, Earley	**Approved** as per Agenda	Elaine
0015 - Oaklands County Junior and Infant School, Butler Road, Crowthorne	**Approved** as per Agenda	Elaine

WORK SHEET FOR : Emy Circuit

Application Number : LB/2002/8267

Applicant : Thirlstone Homes C/O Barton Willmore Partnership.

Location : Thirlstone House 16, Shute End, , Wokingham.
Proposal : Listed building application for internal and external alterations to listed building plus first floor rear extension. Alterations to wall and gates at entrance to site.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18 Feb 2003

Date of Neighbour Notifications : .....

Date of Site Visit : 18 February 2003

Date Registered : 28/01/2003

Earliest Date for Decision : 27/02/2003

Latest Consultation Date/Site Notice Expiry Date : 27/02/2003

This application will have expired on: 25/03/2003. 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 :

See DC agenda for 22 October 2003

Planning Issues :

Application Number: LB/2002/8267

Appraisal :

See DC agenda for 22 October 2003

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

Application Number LB/2002/8267
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Minutes
			see DC Agenda for
			22 October + 26
			October 2003

RECORD OF SITE VISIT

SITE ADDRESS: Thirlstone House 16 Shute End Wokingham.

APPLICATION NUMBER: LB/2002/8267

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 Feb 2003

1 SITE/STATUTORY NOTICE DISPLAYED ? on railings to right of gates 2x orange + 2x green

2. DESCRIPTION OF SURROUNDINGS

Mixed commercial + residential

3. DESCRIPTION OF SITE/BUILDING

3 st brick + modern 2st rear extn, outbuildings 2st adj to Council access

4. RELATIONSHIP TO ADJOINING PROPERTIES

See planning file. F/2003/68206

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

SCHEDULE OF APPLICATIONS
RECONVENED DEVELOPMENT CONTROL COMMITTEE
27 OCTOBER 2003

Ward	Applicant	Location	App. No.	Rec.	Page Nos
Evendons	Ms M Kearns	7 Chestnut Avenue, Wokingham	F/2003 9347	C/A	**300**
Wescott	Mr and Mrs Cledwyn-Davies	9 Tattersall Close, Wokingham	F/2003 /9767	C/A	**392**
Norreys	Mr A Miller	2 Bean Oak Road, Wokingham	F/2003 /9699	C/A subject to Legal Agreement	**315**
Redhatch	Kingfisher Residential Ltd	'Fircot', Elm Lane, Lower Earley	F/2003 /9727	C/A	**326**
Little Hungerford	Mr and Mrs Whapshot	496 Wokingham Road, Earley	F/2003 /9765	C/A	**343**
Finchampst-ead North and South	Mr and J Stean	Victoria, Heath Ride, Finchampstead	F/2003 /9887	C/A	**360**
Bulmershe	Active Vetcare Ltd	35 Beechwood Avenue, Woodley	F/2003 /9993	R	**369**
Evendons	Ms Noden	40 Eastheath Avenue, Wokingham	F/2003 /0060	C/A	**378**
Little Hungerford	Mr and Mrs R Sangha	56 Egremont Drive, Lower Earley	F/2003 /0072	C/A	**384**
Evendons	Thirlstone Homes	16 Shute End, Wokingham	LB/200 2 8267	Grant	**255**
Redhatch	The Owner c/o Harlequin Windows	9 Wychwood Close, Earley	F/2003 /0010	C/A	**399**
Wescott	Wokingham District Council	Westcott Infant School, Goodchild Road, Wokingham	F/2003 /8270 F/2003 /8271	C/A Recomm-endation to GOSE of no objection	**406**

Little Hungerford	Wokingham District Council	Loddon County Junior School, Hillside Road, Earley	F/2003 /9364	C/A	**421**
Wokingham Without	Wokingham District Council	Oaklands County Junior and Infant School, Butler Road, Crowthorne	F/2003 /0015	C/A	**428**

List of Background Papers	Department Where Held
Correspondence held with individual planning applications	Environmental Services

GLOSSARY OF TERMS

The following abbreviations were used in the above Index:

C/A Conditional Approval (grant planning permission)
CAC Conservation Area Consent
R Refuse (planning permission)
LB (application for) Listed Building Consent
S106 Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F (application for) Full Planning Permission
O (application for) Outline Planning Permission
RM Reserved Matters not approved when Outline Permission previously granted
VAR Variation of a condition/conditions attached to a previous approval
GOSE Government Office for the South-East

For further information and explanation of the above terms, please contact Richard May
Tel 0118 974 6052 **Email** richard.may@wokingham.gov.uk

Development Control Ref No:	Received	Ward
LB/2002/8267	28.01.2003	Evendons, Wokingham

Applicant Thirlstone Homes
Location 16 Shute End, Wokingham
Proposal Internal and external alterations to listed building, partial demolition and rebuilding of rear extension and new pedestrian access gate.

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Head of Planning

SUMMARY
This application, for listed building consent, accompanied an application for planning permission, for the change of use of existing buildings from B1(a) office to C3 residential use, to create ten dwellings (five flats and five houses), and associated alterations. The planning application was approved by the Development Control Committee, subject to conditions and a legal agreement, at the meeting on 1 October 2003. At the time of preparation of the report, a number of issues relating to the listed building application were still under discussion but these have now been resolved.

The purpose of this report is to consider the impact of the proposals on the listed building. The application is before the Development Control Committee because it relates to a major development proposal for ten or more dwellings.

RECOMMENDATION
GRANT LISTED BUILDING CONSENT subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas)Act 1990.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the impact on the character and appearance of the listed building and its setting are acceptable.

3. The proposed extension shall be built to the ground levels and heights as shown on the approved drawings.

Reason: To ensure that the proposed development is built to the heights relative to original and adjoining properties as shown on the approved drawings in the interests of the character and setting of the listed building.

4. Detailed drawings and/or samples of materials, as appropriate, in respect of all new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings

and samples.

Reason: In order to safeguard the special architectural or historic interest of the building.

5. Detailed drawings and/or samples of materials, as appropriate, in respect of the external stairs, balustrades and gates, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reason: In order to safeguard the special architectural or historic interest of the building.

6. Detailed drawings and/or samples of materials, as appropriate, in respect of new partition walls shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reason: In order to safeguard the special architectural or historic interest of the building.

7. Details of measures to provide sound and fire insulation shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reason: To ensure that measures required under building regulations, to safeguard the safety and residential amenity of future residents, do not have an adverse impact on the special architectural or historic interest of the building.

8. All new external doors and windows shall be painted timber.

Reason: In order to safeguard the special architectural or historic interest of the building.

9. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Reason: To preserve the architectural integrity of the listed building.

10. The proposed rooflight windows shall be set flush with the adjacent roofing materials, and not project above the plane of the roof in which they are located.

Reason: In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

11. Detailed drawings and/or samples of materials, as appropriate, in respect of the cycle and bin stores, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reason: In order to safeguard the special architectural or historic interest of the building.

Informatives

1. This decision relates to Drawing Nos TO 240 P1 C, P2 B, P3B, P4B, P5 A, P6A, P7A, P8, P9, P10, P11, P12 A, P13 and P14.

2. You are advised, in compliance with *The Town & Country Planning (General*

Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies OS1, LD3, EN4,

South East Area Local Plan SBE16, SBE17

Wokingham District Local Plan (as further modified) policies WOS10, WHE10, WHE11, WHE12, WHE13

Author Emy Circuit	**Email** development.control@wokingham.gov.uk
Dept Development Control	**Telephone No** 0118 974 6428/6429
Date 22 October 2003	

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

16 Shute End is a grade II listed building, located on a 0.12 hectare site, within the Wokingham Town Centre Conservation Area. The original accommodation comprises of a dwelling, fronting Shute End, and a coach house and stables, set back from the site frontage, adjacent to the western boundary. The buildings were listed in 1951, for their group value.

In 1972 permission was granted for the change of use of the coach house to residential use and, other than temporary permission for use of part of the building for business use during the 1950's, it appears that the site remained in residential use until the early 1980's, when permission was granted for office use. There have been various subsequent applications for extensions and alterations, most significantly a large two storey extension, adjoining the eastern boundary, which has been constructed.

On 1 October 2003 the Development Control Committee resolved to grant planning permission for change of use of all of the buildings to residential and associated alterations, subject to conditions and a legal agreement (application F/2002/8266). The legal agreement has not yet been completed so the decision notice has not been issued.

CONSULTATION

Conservation Officer – no objection, subject to conditions.

Wokingham Chamber of Commerce – raised issues relating to the change of use but did not comment on listed building aspects of the proposals.

Wokingham Town Council – "no objection"

Local Residents – six letters were received in relation to the original scheme, one in support of the proposal, which would bring more residents and life into the town, and five objecting or commenting on detailed issues. The comments relating to the application for listed building consent can be summarised as follows:

- the external staircase would be out of keeping with the building; stairs should be provided within the existing building; the existing rear extension is disproportionate and one correspondent considered that an additional small extension would not be significant but another considered it would create a large blank wall to the east of the site which would dominate neighbouring properties; existing nineteenth century internal walls should be retained; new windows should be timber sashes rather than top opening or velux, and dormers would be more suitable than velux windows; if ground-floor windows are replaced, small glazing bars would improve the balance of the building
- One letter was received in relation to the revised plans, which were not considered to overcome their original concerns: the extension would add to the scale and massing of the existing extension, which dominates neighbouring properties; the alterations are neither desirable nor necessary and are contrary to the Council's policies.

APPRAISAL

Impact upon the listed building and character of the area

1. 16 Shute End was originally a dwelling and the most appropriate use of any listed building is generally that for which it was designed. Thus, while the building would now be subdivided to form several dwellings, rather than one single family dwelling with

ancillary outbuildings, residential use is, in principle, most appropriate. However, there would be a number of alterations to the listed building resulting from the change of use of the existing buildings to residential use and the impact of these on its character and setting must be considered.

2. The original dwelling house would be converted into five flats (units 1-5), two on each of the ground- and first-floors and one on the second-floor; the modern rear extension would be partly rebuilt to form three houses (units 6-8) and the coach house/stables would be converted to form two houses (units 9 & 10).

3. The existing extension is largely two-storey with a single-storey element at the southern end. It was originally proposed to construct a first-floor extension above this single-storey element but the impact of this on the listed building and its setting were considered unacceptable and it is now proposed to demolish this part of the building and construct a new, two-storey extension with a lower slab level and the ground-floor at ground-level. Thus it would be possible to provide accommodation on two levels without increasing the volume or height of the building. The western elevation of this part of the building would be largely reconstructed, reflecting the proposed domestic use, which would be more in keeping with the original house than the existing, largely glazed extension.

4. Other minor external alterations would include provision of cycle and refuse stores, replacing a door in the west elevation of unit 2 with a window, removal of an existing external fire escape, replacement of a second-floor fire exit door with a window and blocking up of the first-floor fire exit door, alterations to the raised access at the rear of the building. In the stables a window in the south elevation would be replaced by a garden door. A pedestrian gate would be inserted in the front wall.

5. There would also be a number of alterations to the internal layout of the buildings. The historic buildings have been subject to extensive alterations in the past and many of the original features have been removed. Hence, the alterations now proposed would not have a significant impact on the historic fabric of the building or on its group value. The Conservation Officer has considered the proposed alterations in detail and has no objection to them, subject to conditions requiring submission of details, including those necessary to conform with current Building Regulations, for approval.

Issues raised by local residents

6. The external staircase has been omitted from the revised plans. It was considered that any further increase in the volume of development on the site would be unacceptable, as set out in the paragraphs assessing the impact on the character of the building. New windows will be expected to be timber sashes and a condition requiring submission of joinery details is recommended. It would be unreasonable to require existing windows, which it is not proposed to alter, to be replaced.

CONCLUSION

The works to the listed building, associated with the change of use, would not have a significant impact on the historic fabric of the buildings and would enhance the modern extension and the setting of the listed building.

Date: 14 October 2003

Your Ref:

My Ref: **Emy Circuit - LB/2002/8267**

Thirlstone Homes
C/O Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot, Reading
Berkshire
RG31 7BW

WOKINGHAM UNITARY
Aiming for Excellence
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 Sir/Madam

Application Number: LB/2002/8267

Site Address: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22/10/03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Date: 26 September 2003 29 SEP 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: Emy Circuit

The new plans show the following: Amendments to cycle parking provision and bin stores, identification of areas of new building. Drawing nos: P 240 P1C, P2B, P3B, P4B, P5A, P12A, P14.

Comments are required by 10/10/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

AMENDMENTS ACCEPTABLE TO ME, AS DISCUSSED IN DETAIL WITH AGENT.

DETAILS OF CYCLE/REFUSE AREA TO BE AGREED AS A CONDITION + LIST OF DESIGN ELEMENTS – EG. WINDOWS, DOORS, MATERIALS PREVIOUSLY AGREED WITH CASE OFFICER.

Harold Sanders.
29. SEPT. 03.

Date: 26 September 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

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Comments are required by 10/10/2003.

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(RING ONE)

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

App. No. LB/82002/8267 Date Rec. 22 Sept 2003

Location: 16 Shute End

Parish: Wokingham

Applicant: Thurlstone Homes

Description of attached plans: amendments to cycle parking provision + bin stores, identification of areas of new building

P3B, P4B

Drawing No's: P240 P1C, P2B, P5A, P12A, P14

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)

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 14 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 EXU

Consultations Sent by Admin. on 26.09.03

Yellow - Case Officer Copy
Green - Part One Copy

THIRLSTONE
HOMES

PLANNING SERVICES	HPT
POL	TLS
DC 12xe	ENF
APP	
CS	
22 SEP 2003	
COPIES TO	

73085

District Planning Officer
Environmental Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR
FAO Ms E Circuit, Planning Officer

REVISED PLAN
P-8266
P-8267

Our Ref NWS/tah

19 September 2003

Dear Sir

Land at Thirlstone House, 16 Shute End, Wokingham
Planning Application Ref Nos. 2002/8266 & 2002/8267

Following our meeting this morning, please find enclosed amended copies of the relevant drawings altered to show the items discussed with Mr Saunders and yourself.

Following the inspection of the building internally, it was agreed that a condition would be imposed on the listed building consent, requiring further investigation of the construction of floors and ceilings to establish the correct way to upgrade their rating for fire and sound insulation.

The enclosed drawings have been amended generally to show additional new build areas and revised details of the proposed bicycle and refuse storage areas have also been added.

The proposed heating of the five apartments will be electric and the existing central heating boiler and wet radiator system installed in the building at the moment, will be removed. The gas flue to the rear of the building will be removed and tiled over. Mechanical ventilation will be provided as required to the bathroom and kitchen areas via ducts to the external wall, all as noted.

We trust these amended drawings are satisfactory and will enable you to complete the application for presentation to the committee.

THIRLSTONE HOMES LTD
Broadlands Business Campus, Langhurstwood Road, Horsham, West Sussex RH12 4QP
T: 01403 211240 F: 01403 211753

Registered Office, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG Registered in England and Wales Number 2473287 A member of Thirlstone PLc

I thank you for your assistance in this matter.

Yours sincerely



N W SHELLEY
Planning & Design Manager

enc 11 x P1C, P2B, P3B, P4B, P5A, P12A, P14

cc Mr H Saunders, Conservation Officer

HS

THIRLSTONE
HOMES

PLANNING SERVICES DEPT
POL
DC
APP
CS
22 SEP
COPIES

District Planning Officer
Environmental Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR
FAO Ms E Circuit, Planning Officer

Our Ref NWS/tah

19 September 2003

Dear Sir

Land at Thirlstone House, 16 Shute End, Wokingham
Planning Application Ref Nos. 2002/8266 & 2002/8267

Following our meeting this morning, please find enclosed amended copies of the relevant drawings altered to show the items discussed with Mr Saunders and yourself.

AGREED HS Following the inspection of the building internally, it was agreed that a condition would be imposed on the listed building consent, requiring further investigation of the construction of floors and ceilings to establish the correct way to upgrade their rating for fire and sound insulation.
PRESENT CONSTRUCTION CAN BE UPRATED WITHOUT REMOVING HISTORIC FABRIC

✓ The enclosed drawings have been amended generally to show additional new build areas and revised details of the proposed bicycle and refuse storage areas have also been added.

✓ The proposed heating of the five apartments will be electric and the existing central heating boiler and wet radiator system installed in the building at the moment, will be removed. The gas flue to the rear of the building will be removed and tiled over. Mechanical ventilation will be provided as required to the bathroom and kitchen areas via ducts to the external wall, all as noted.

WE ✓ We trust these amended drawings are satisfactory and will enable you to complete the application for presentation to the committee.

I AGREE
HS
23-09-03

THIRLSTONE HOMES LTD
Broadlands Business Campus, Langhurstwood Road, Horsham, West Sussex RH12 4QP
T: 01403 211240 F: 01403 211753

Registered Office: Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG. Registered in England and Wales Number 2471287. A member of

I thank you for your assistance in this matter.

Yours sincerely

N W SHELLEY
Planning & Design Manager

enc 11 x P1C, P2B, P3B, P4B, P5A, P12A, P14

cc (Mr H Saunders, Conservation Officer)

Date: 12 September 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised & Additional Plans for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: Emy Circuit

The new plans show the following: Revised layout to show cycle and refuse stores, floor plans showing existing features and new build, amendments to roof lights and entrance gates. Additional drawings showing existing elevations to the south and west of existing office block to the front. Drawing nos: TO 240 P1B, P2A, P3A, P4A, P6A, P7A, P11, P12, P13.

Comments are required by 22/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

OUTSTANDING ISSUES ON FIRE + SOUND SEPARATION NOT RESOLVED – IMPACT ON FLOOR / CEILING OF HISTORIC ELEMENT OF LISTED BUILDING.

DRAWINGS STILL NOT FULLY ANNOTATED AND DETAILS OF FIRE SEPARATION
SOUND "
VENTILATION TO BATHROOMS AND KITCHENS
HEATING UNITS – FULL DETAILS
DRAINAGE TO KITCHEN / BATHROOMS STILL TO BE AGREED

Harold Sanders 14.09.03

Date: 10 September 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised & Additional Plans for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: Emy Circuit

The new plans show the following: Revised elevations and existing floor plans for office block. Drawing nos: INT PL002, INT PL003, TO 240 P9, TO 240 P5.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

SEE F/2002/8266. — ADDITIONAL INFORMATION BUT DETAILED COMMENTS / OUTSTANDING INFORMATION TO BE PROVIDED AS CONDITIONS TO BE LISTED SEPARATELY EG. NEW DOORS TO UNIT 10. NEW ROOFLIGHTS. ETC

Harold Sanders

04.09.03

Date: 12 September 2003

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: Emy Circuit

The new plans show the following: Revised layout to show cycle and refuse stores, floor plans showing existing features and new build, amendments to roof lights and entrance gates. Additional drawings showing existing elevations to the south and west of existing office block to the front. Drawing nos: TO 240 P1B, P2A, P3A, P4A, P6A, P7A, P11, P12, P13.

Comments are required by 22/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. LB/2003/8267 Date Rec. 29 August 2003

Location: 16 Shute End

Parish: Wokingham

Applicant: Thurlstone Homes

Description of attached plans:

Drawing No's: To 240 P1B, P2A, P3A, P4A, P6A, P7A, P11, P12, P13

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)

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

NEIGHBOURS: 10 days

Date for Responses [illegible]

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

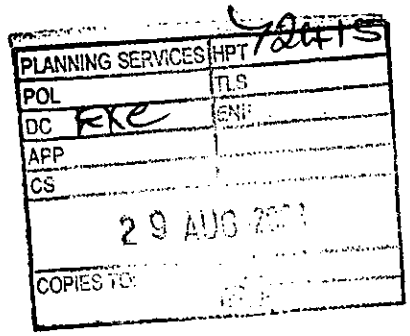
Revised Proposal Description:

CASE OFFICER EXC

Consultations Sent by Admin. on 12.09.03.

Yellow - Case Officer Copy
Green - Part One Copy

THIRLSTONE
HOMES



District Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR
FAO Ms E Circuit, Planning Officer

Our Ref NWS/tah

29 August 2003

8267
E-8266.
REVISED PLAN

Dear Sir

Land at Thirlstone House, 16 Shute End, Wokingham
Planning Application Reference Nos. 2002/8266 & 2002/8267

Following our meeting on Wednesday afternoon, together with Mr Harold Saunders, we are now pleased to enclose amended drawings detailing the revisions discussed.

For completeness, we enclose 11 copies of each so that the relevant drawings may be substituted for the ones already in your possession, together with the three additional drawings, nos. 11, 12 and 13, which illustrate existing elevations to the south and west of the existing office block to the front. Also enclosed is a revised elevation of the western elevation, showing the proposals to accommodate the cycles and refuse.

With regard to the sound insulation to the floors in the conversion to the office block fronting Shute End, this will be in accordance with Floor Treatment 2, Platform Floor, with absorbent material, all as section 4 of the approved document E of the Building Regulations 2000, 2003 edition.

With regard to the fire resistance to the doors within this part of the building, we shall be investigating the use of intumescent seals and fire resistant paints, so that where possible, any existing doors which need to have a fire resistance can be treated. As an alternative, we are looking to provide suitable doors to reflect the style and period of the building.

We trust the enclosed affords sufficient information and that you are able to set this before the planning committee on 10 September 2003. However, should you require any further details, please contact me.

Yours faithfully

N W SHELLEY
Planning & Design Manager

THIRLSTONE HOMES LTD
Broadlands Business Campus, Langhurstwood Road, Horsham, West Sussex RH12 4QP
T: 01403 211240 F: 01403 211753

Registered Office, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG. Registered in England and Wales Number 2473287. A member of Thirlstone PLC

Date: 10 September 2003

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: Emy Circuit

The new plans show the following: Revised elevations and existing floor plans for office block. Drawing nos: INT PL002, INT PL003, TO 240 P9, TO 240 P5.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. LB|2002|8267 Date Rec. 22 Aug 2003

Location: 11e Shute End

Parish: Wokingham

Applicant: Thwistone Homes

Description of attached plans: ~~Proposed elevations omitted from consultation dated 2 Sept 2003 (TO 240 PS & TO 240 P9)~~ & additional existing plans (INT PL002 & INT PL003) of main house

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)

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

NEIGHBOURS: All who have commented please

Date for Responses: info only

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

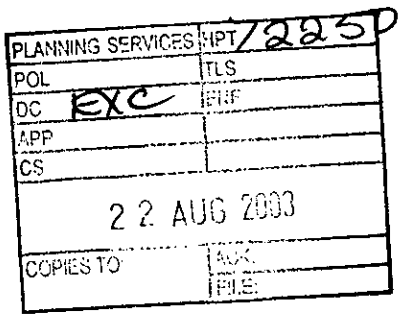
CASE OFFICER: EXC

Consultations Sent by Admin. on: 10.09.PS

Yellow - Case Officer Copy
Green - Part One Copy

Berkeley Homes (Southern) Limited
Broadlands Business Campus
Langhurstwood Road
Horsham
West Sussex
RH12 4QP

Telephone: 01403 211240
Facsimile: 01403 211753
www.berkeleyhomes.co.uk



District Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR
FAO Ms E Circuit, Planning Officer

REVISED PLAN Our Ref NWS/tah

21 August 2003

ADDITIONAL PLAN
-8266

Dear Sir

Land at Thirlstone House, 16 Shute End, Wokingham
Planning Application Ref Nos. 2002/8266 & 2002/8267

Following our telephone conversation to date, please find enclosed 11 copies of drawing no. P5, the elevations A & B, and 11 copies of drawing no. P9, which illustrate the elevations of the stable block.

Also enclosed are 11 copies of the floor plans of the existing office block. Should you require any further information, please contact me.

Yours faithfully

N W SHELLEY
Planning & Design Manager

enc

Emy Circuit

From: Harold Sanders
Sent: 10 September 2003 14:16
To: Emy Circuit
Cc: 'Anna cronin@wokingham.gov.uk'
Subject: RE: 16 Shute End, Wokingham applicaitons F/203/8266 and LB/2002/8267

-----Original Message-----
From: Emy Circuit
Sent: Friday, August 29, 2003 5:20 PM
To: 'andrew.atkins@berkeleygroup.co.uk'
Cc: Jenifer Jackson; Harold Sanders
Subject: 16 Shute End, Wokingham applicaitons F/203/8266 and LB/2002/8267

Andrew,

I received the latest plans today and have spoken to Harold Sanders about them but unfortunately I have not been able to tie up all the ends, to meet the final deadline for the meeting of the Development Control Committee on 10 September. I apologise for this.

Harold has a few outstanding concerns regarding listed building matters and I have asked him to liase with Normal Shelley while I am away. I have set aside the Monday to work on the applications and hopefully to finish the report, so the applications can be reported to the committee on 1 October.

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

Date: 02 July 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2002/8267

Location: Thirlstone House 16, Shute End, , Wokingham.

Proposal: Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Applicant: Thirlstone Homes C/O Barton Willmore Partnership.

Case Officer: Emy Circuit

The new plans show the following: Revised sheme with reduced number of dwellings, redevelopment of the southern part of the existing rear extension and revisions to parking layout. Drawing nos: TO 240 P1, P2, P3, P4, P6, P7, P8, P10.

Comments are required by 23/07/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. LB/2002/8267 Date Rec. 26 JUNE 2003

Location: 16 Shute End

Parish: Wokingham

Applicant: Thirlstone Homes.

Description of attached plans: Revised scheme with reduced No of dwellings, & redevelopment of the Southern part of the existing rear extension and revisions to parking layout

Drawing No's: To 240 P1, P2, P3, P4, P6, P7, P8, P10

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)

Vic Soc
Georgian Group
Ancient Monuments Soc
Council for Brit Arch.
E H.
SPAB

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

NEIGHBOURS: all who have commented please

Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice (Y) / N

Revised Proposal Description: ~~change of use from B1(a) office to C3 residential to create~~ Add... Internal & external changes to listed building & pedestrian gate in front wall, partial demolition & rebuilding of rear extension

CASE OFFICER: Exc

Consultations Sent by Admin. on: 02.07.03

Yellow - Case Officer Copy
Green - Part One Copy

Planning Application

Received by Wokingham District Council

Application No: LB/2002/8267

Proposal:
Listed building application for internal and external alterations to listed building and pedestrian gate in front wall, partial demolition and rebuilding of rear extension.

Location:
Thirlstone House 16, Shute End, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/8267 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/07/2003. Written comments submitted will become available for public inspection.

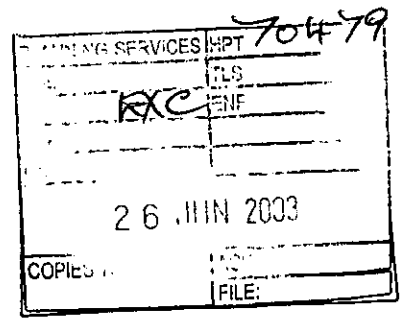
In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

02 July 2003

Revised Plans

THIRLSTONE
HOMES



Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN
F.A.O. Ms E Circuit, Planning Officer

Our Ref NWS/tah/T240

REVISED PLAN

8266
8266
8267

25 June 2003

Dear Ms Circuit

Land at Thirlstone House, 16 Shute End, Wokingham
Planning Application Ref Nos. 2002/8266 & 2002/8267

Following recent meetings and discussions regarding the above application, we have now looked again at the scheme and have carried out amendments to the conversion of the existing office to the rear to 3 no. terraced houses.

Two of these units will be two-bedroom houses and the third having three bedrooms with an area of private garden to the south.

I met Mr Harold Saunders on site and looked around the stables block and discussed the detail with him and copies of the existing building and proposed conversion are enclosed.

In order to reduce the area of hard surfacing within the scheme, the reduction in the number of units now proposed has enabled us to incorporate planted areas, together with an amenity area in the south-east corner of the site.

The existing entrance gates will stay in position and we wish to provide a new pedestrian gate to the eastern side.

As the overall scheme has now been reduced to 10 units, please find enclosed a full set of revised drawings which we would be pleased if you would substitute for the ones already in your possession and process the detailed application and listed building application accordingly. Eleven copies of the plans are enclosed.

THIRLSTONE HOMES LTD
Broadlands Business Campus, Langhurstwood Road, Horsham, West Sussex RH12 4QP
T: 01403 211240 F: 01403 211753

Registered Office, Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG. Registered in England and Wales Number 2473287 A member of Thirlstone PLc

We trust our proposals now meet with your approval but should you require any further information, please contact me.

Yours sincerely

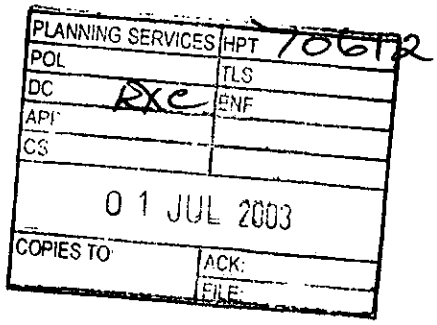


N W SHELLEY
Planning & Design Manager

enc

Berkeley Homes (Southern) Limited
Broadlands Business Campus
Langhurstwood Road
Horsham
West Sussex
RH12 4QP

Telephone: 01403 211240
Facsimile: 01403 211753
www.berkeleyhomes.co.uk



District Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN
F.A.O. Ms E Circuit, Planning Officer

Our Ref NWS/tah/T240

30 June 2003

Dear Ms Circuit

Land at Thirlstone House, 16 Shute End, Wokingham
Planning Application Ref Nos. 2002/8266 & 2002/8267

I refer to our recent submission of amended drawings for inclusion in the above planning applications, sent on 25 June 2003, and our subsequent telephone conversation.

I understand that these revised details need to be re-advertised and therefore this application will not reach the planning meeting on 30 July 2003.

As the period for consultation will expire prior to the planning meeting on 20 August, we would be grateful if these applications could meet that deadline. We appreciate your department's workload, but would be grateful if these applications could be set before the earliest committee.

We would appreciate any assistance you are able to give to this priority.

Yours sincerely

N W SHELLEY
Planning & Design Manager

PLANNING SERVICES
POL
DC
APP
CS
22 APR 2003
COPIES TO

WOKINGHAM CHAMBER OF COMMERCE
THAMES VALLEY GROUP

Wokingham Chamber of Commerce
27 Brandon House • 61 The Broadway
Bracknell • RG12 1BB
Tel: 01344 422463 • Fax: 01344 422469
Email:wokingham@thamesvalleychamber.co.uk
www.thamesvalleychamber.co.uk

Wokingham District Council
Shute End
Wokingham
Berks

For the attention of the Planning Department

16 April 2003

Dear Sir

Re Application NO F/2003/8266 LB 2003/8267 16 Shute End Wokingham
Thirlestone Homes 2 Dwellings, 11 Flats. Conversion to residential.

We are writing to lodge our objection to the above proposed conversion from offices to housing. This is a commercial building in a row of buildings (all in one street frontage line) which are all currently commercial. It was converted some 15 years ago approximately to form a modern high quality office building which has always been in use since. The premises are in good order and have been well kept by the users.

To convert these premises back into living accommodation will, we estimate, mean the loss of around 50 to 75 jobs in an area which is well served for public transport. It will in addition cause an increase in traffic at a very difficult junction since future residents are bound to be car owners.

Although there is a surplus of office accommodation in Wokingham at present when commercial business picks up again, as it inevitably will, there will be a shortage of office space. This will result in a loss to the commercial aspect of the town and it's viability. Furthermore If they were allowed to become residential we consider it most unlikely that they would be converted back to commercial again.

We trust that you will take this view into account and reject the application.

Yours sincerely

D Carter
For and on behalf of
Wokingham Chamber of Commerce

Registered in England no. 473106
A company limited by guarantee

20 MAR 2003

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: LB/2003/8267

Proposal: Listed building application for internal and external alterations to listed building plus first floor rear extension. Alterations to wall and gates at entrance to site.

Site Address: Thirlstone House, 16 Shute End, Wokingham

Applicant: Thirlstone Homes C/O Barton Willmore Partnership

Your observations are required in respect of this application **by 27/02/03**

At its meeting on 18 March 2003 the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 19/03/03

CLERK TO Wokingham Town Council

Policy and Plans Consultation

Date: 19/02/03

Case Officer: Emy Circuit

Location: Thirlstone House 16, Shute End, Wokingham

Proposal: Proposed change of use from (B1a) office to (C3) residential to create 2 dwellings and 11 flats with associated parking, plus first floor rear extension to building with new external staircase. Changes to wall and gates at entrance to site.

Applicant: Thirlstone Homes c/o Barton Willmore Partnership

The site lies within Wokingham Town Centre. It lies adjacent to the site marked as land to the rear of 10,12 and 14 Shute End which by virtue of policy WSH22 is designated for B1 use. The site at 16 is not covered by this policy. Policy WEM18 states the change of use from employment generating uses to alternative uses will not be permitted if the site lies within a core employment area, an area identified for business use under policy WEM1, WEM9 and WEM12 or the Heron Industrial estate. Therefore as no such designation applies in the case of this site the proposed change of use is acceptable in policy terms.

The proposed site has the advantage of being located within a highly central town centre location with access to services and good transport links. The Council will encourage a mix of dwellings as appropriate on individual sites. The proposal is expected to provide a variety of dwelling types and sizes (WH6). Particular emphasis is given to the need for small one, two and three bedroom dwellings. It is considered the proposed scheme does provide a mix of housing sizes between two bedroom and three bedroom units.

Due to good public transport connection and good access to local retail, community and service facilities this site would need to provide a net density of between 30 and 50 dwellings per hectare (WH3A). In line with PPG3 the Council would look to seek maximum density on this central site. The total site area is 0.12 ha. On this basis the scheme does provide a number of dwellings per hectare in excess of the standard required.

The area is also designated as conservation area (WHE4) and a site of archaeological importance (WHE16). Particular attention should be paid to the design of the residential units. In terms of the site falling within an archaeological site an appropriate evaluation will be required prior to the determination of the application.

PPG3 states local authorities should revise their parking standards to allow for significantly lower levels of off-street parking provision, particularly for developments in locations such as town centres, where services are readily accessible by walking, cycling, or public transport. It is considered that the site is highly sustainability in terms of accessibility to services. 15 car parking spaces is considered acceptable in this case.

Therefore, in conclusion it is considered the principle of development is broadly acceptable in policy terms. However there are outstanding issues with the application that need to be resolved.

Farah Humayun
Policy and Plans
19th February 2003

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 04 February 2003 04 FEB 2003

Application Number: LB/2002/8267

Proposal: Listed building application for internal and external alterations to listed building plus first floor rear extension. Alterations to wall and gates at entrance to site..

Site Address:
Thirlstone House 16, Shute End, , Wokingham.

Applicant:
Thirlstone Homes C/O Barton Willmore Partnership.

Your observations are required in respect of this application within **7 days** of the above date.

THIS SUBMISSION IS NOW PRESENTED FOLLOWING PRE-APP DISCUSSIONS : THE PROPOSALS APPEAR NOT TO REFLECT PREVIOUS ADVICE.

THIRLSTONE HOUSE, (FORMERLY ADMIRAL HOUSE AND DENTON LODGE) IS A GRADE II LISTED BUILDING.

EARLY C19, ALTERED & EXTENDED 1985.

THE PRESENT PLANS DO NOT INDICATE THE EXTENT OF ALTERATIONS TO THE EXISTING HISTORIC FABRIC OR THE RECENTLY EXTENDED SECTION; THE PLANS SHOULD SHOW WHERE WALLS ARE TO BE REMOVED OR OPENINGS FILLED AS A RESULT OF THE PROPOSAL.

HOWEVER, THIS SCHEME APPEARS TO IGNORE THE FACT THAT THIS BUILDING IS LISTED AND ALTERATIONS SHOULD THEREFORE ACKNOWLEDGE & THE CHARACTERISTICS AND FEATURES WHICH MAKE UP THE SPECIAL INTEREST OF THIS BUILDING.

I HAVE CONCERNS ON THE IMPACT OF THE PROPOSALS ON THE STAIRCASE AREA, BUT THIS COULD BE RESOLVED WITH A REVISED LAYOUT.

THE ALTERATIONS TO THE HISTORIC HOST BUILDING

AND OUT BUILDINGS ARE UNACCEPTABLE TO ME AS SUBMITTED.

BALCONY ACCESS TO THE REAR PART OF THE BUILDING ARE CONSIDERED DAMAGING TO THE CHARACTER OF THE BUILDING AND THE CONSERVATION AREA. THE FORM, MATERIALS AND DETAILS OF THE PROPOSED ALTERATIONS DO NOT RESPECT THE EXISTING HISTORIC FABRIC. THE PROPOSED ADDITION OF FLAT #10 AT FIRST FLOOR CREATES A DOMINANT MASS. IF THE PRINCIPLE OF THE PROPOSED CHANGE OF USE IS ACCEPTABLE TO THE PLANNING DEPT AND ACCORDS WITH LOCAL PLAN AND CURRENT CENTRAL GOVERNMENT POLICIES THEN A REVISED SUBMISSION COULD BE CONTEMPLATED ACKNOWLEDGING THE SPECIAL QUALITIES OF THE BUILDING AND ITS POSITION IN THE CONSERVATION AREA.

SITE PLAN! CYCLE STORE/BINS, ASSOCIATED LANDSCAPE?
TO: 240-02 DOES NOT APPEAR TO BE PART OF THE SUBMISSION.
I CANNOT SUPPORT THE PRESENT PROPOSALS.

Harold Sanders
18.02.03.

SEE COMMENTS ON PLANNING STATEMENT.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8267

Proposal:
Listed building application for internal and external alterations to listed building plus first floor rear extension. Alterations to wall and gates at entrance to site.

Location:
Thirlstone House 16 Shute End Wokingham

This application is being advertised in the Reading Chronicle newspaper on the 14/02/2003 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **07/03/2003**. Written comments submitted will become available for public inspection.

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

Date: 14/02/2003

18 Feb 2003
on rally's + 2x
orange s/n

068

EXC

10 MAR 2003

COPIES TO | ACK: ✓ 14/03
FILE:

Ms Emy Circuit
Case officer
Planning Department
Wokingham District Council

Hazel Guile
50 Rose Street
Wokingham
Berkshire RG40 1XU

7 March 2003

Dear Emy

Re: 16 Shute End, Wokingham - Planning Application LB/2002/8267 + 8266

I would like to comment on the above planning application as follows:

Name
For local historical connections it is essential that the name should be returned to ADMIRALS HOUSE, as it was named 100 years ago in memory of Admiral John Bridge Eustace who was Mayor of Wokingham in the early 19C.

Internal changes
If there are any existing internal 19C original walls, every effort should be made to retain them, the plans are not very clear on this point.

Rear extension
The existing rear extension is already disproportionate to the host listed building – a small first floor rear extension will not make much difference!

Windows
New and replacement windows – it is not clear what materials are to be used, are they timber sash windows? They should not be top hung or velux.
This would be a good opportunity to add dormer windows in the roof not velux. Also the front elevation ground floor windows, if replaced with timber sash small glazing bars (10 over 10) would improve the architectural balance of the 19C building (enhancing the CA)

Parking
Parking is an issue with access onto Shute End. 15 parking spaces allocated for 13 units all who could have multiple occupancy (possibility of 30+ cars) Despite Govt. guidance on reducing parking – car ownership is a reality.

Rear area
Hard standing (inc. parking) this could be improved with soft landscaping, planting, retention of trees, and brick paving or shingle.

Future
Are these properties going to be privately owned/rented or is Thirlestone Homes Ltd a housing association?

To put this empty building back into use is to be welcomed. Sadly the past massive extension at the rear means the original house is no longer viable or practicable to be reversed back into its original single family occupancy. I understand that changes to listed buildings, if possible should always be reversible.

Yours sincerely

Hazel Guile

HAZEL GUILE

cc. Harold Sanders, Conservation Architect

PLANNING APPLICATION COMMENTS SHEET
FOR LB/2002/8267. (Case Officer:Emy Circuit)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

17 [illegible]
cc [illegible] 26/2

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: LB/2002/8267

YOUR NAME: DR. H.S. DODD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
19 THE TERRACE
WOKINGHAM
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: See my Comments on Application F/2002/8266.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8266. (Case Officer:Emy Circuit)

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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

17 FEB 2002
2/2

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8266

YOUR NAME: DR. H.S. DODD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
19 THE TERRACE
WOKINGHAM
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: The proposed development would increase significantly the volume of traffic entering and leaving the site. Exit from the site is already difficult, especially at peak periods, particularly for vehicles wishing to turn right (as those using the District Council car park are only too aware). The effect on congestion and highway safety would be considerable.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR LB/2002/8267. (Case Officer:Emy Circuit)
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WOKINGHAM UNITARY
Aiming for Excellence

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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

11 FEB 2003
12/02

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: LB/2002/8267

YOUR NAME: MRS S.J. PHILLIPS

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
11 THE TERRACE
WOKINGHAM
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I object to the application, as it is a listed building in a conservation area.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR LB/2002/8267. (Case Officer:Emy Circuit)
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WOKINGHAM UNITARY
Aiming for Excellence

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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

5/2/03.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: LB/2002/8267

YOUR NAME: W. B. MILLER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
17 THE TERRACE
WOKINGHAM
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

I welcome developments that involve people living in the middle of town

Continue over the page if more room required

Application Number: LB/2002/8267

Case Officer : EXC

Valid Date : 28 JAN 2003	**Map No :**
	Site Area :
	Received Date: 30/12/2002

Level : Committee Item - No Date Set

Description : Listed building application for internal and external alterations to listed building plus first floor rear extension. Alterations to wall & gates at entrance to site

Location : Thirlstone House 16, Shute End, , Wokingham.

Parish : WK **Ward : EVE** 4.2.03 73

Applicant : Thirlstone Homes C/O Barton Willmore Partnership.

Fee Required: £0 **Fee Received: £0**

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	See full application 8266		28 JAN 2003
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No LB in Cons Area (see main app)

INTERNAL CONSULTATIONS 4-2-03 JB

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society ✓
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs ✓
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

See full app for pre-apps.

Organisation_Name	Building_Name	address1	Postcode
BEARWOOD CORPORATE SERVICES	ST. FLORIAN HOUSE	ST. FLORIAN HOUSEMILTON ROADWOKINGHAM	RG40 1EN
GAP SOFTWARE LTD	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
HARRINGTONS	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
IMPACT EUROPE	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
GAP COMPUTERS	BROADWAY HOUSE 7-9	BROADWAY HOUSE 7-9SHUTE ENDWOKINGHAM	RG40 1BH
FRANCIS DESIGN & PRINT	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
THE GIGGLING SPRING		1SHUTE ENDWOKINGHAM	RG40 1BH
~~HERRINGTON & CARMICHAEL SOLICI~~		~~8SHUTE ENDWOKINGHAM~~	RG40 1BL
~~WOKINGHAM DISTRICT COUNCIL~~			RG40 1BN
	SHUTE END HOUSE	10SHUTE ENDWOKINGHAM	RG40 1BJ
WISEGUYS	2-4	2-4SHUTE ENDWOKINGHAM	RG40 1BJ
		6SHUTE ENDWOKINGHAM	RG40 1BJ
		2MILTON ROADWOKINGHAM	RG40 1DB
		4MILTON ROADWOKINGHAM	RG40 1DB
		6MILTON ROADWOKINGHAM	RG40 1DB
		8MILTON ROADWOKINGHAM	RG40 1DB
	2A	2ASHUTE ENDWOKINGHAM	RG40 1BJ
		11THE TERRACEWOKINGHAM	RG40 1BP
		15THE TERRACEWOKINGHAM	RG40 1BP
		17THE TERRACEWOKINGHAM	RG40 1BP
		19THE TERRACEWOKINGHAM	RG40 1BP
28 JAN 2003	8267	21THE TERRACEWOKINGHAM	RG40 1BP
		25THE TERRACEWOKINGHAM	RG40 1BP
		27THE TERRACEWOKINGHAM	RG40 1BP
		29THE TERRACEWOKINGHAM	RG40 1BP
		3THE TERRACEWOKINGHAM	RG40 1BP
		31THE TERRACEWOKINGHAM	RG40 1BP
		5THE TERRACEWOKINGHAM	RG40 1BP
		9THE TERRACEWOKINGHAM	RG40 1BP
ALLIED MARKETING	SALISBURY HOUSE	SALISBURY HOUSEMILTON ROADWOKINGHAM	RG40 1DB
	21A	21ATHE TERRACEWOKINGHAM	RG40 1BP
QUEENS HEAD		23THE TERRACEWOKINGHAM	RG40 1BP
CHARLES PLATEL & PARTNERS	GUILDGATE HOUSE	GUILDGATE HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
D I V A COMMUNICATIONS	GUILDGATE HOUSE	GUILDGATE HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
SAVE A HEART	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
MOBILE SHIPPING	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
DUO WORK	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
ANGELS LTD	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
M A COMMUNICATIONS TECHNOLO	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
TOTAL LOGISTICS	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
PHASE ONE	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
DOCUMENT DESIGN	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
~~DEBUT COMPUTER SERVICES LTD~~	~~BROADWAY HOUSE 7-9~~	~~BROADWAY HOUSE 7-9SHUTE ENDWOKINGHAM~~	RG40 1BH
W I I F M LTD	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
~~CHARLES PLATEL & PARTNERS~~	~~GUILDGATE HOUSE~~	~~GUILDGATE HOUSETHE TERRACEWOKINGHAM~~	RG40 1BP
INTABEX		14SHUTE ENDWOKINGHAM	RG40 1BJ
~~POSWARE~~		~~1SHUTE ENDWOKINGHAM~~	RG40 1BH
~~DOUBLE DUTCH~~		~~1SHUTE ENDWOKINGHAM~~	RG40 1BH
		65ELLISON WAYWOKINGHAM	RG40 2AB
DRS HAVERS MCCALL HASLAM		42BROAD STREETWOKINGHAM	RG40 1BG
HOLLISTER HOUSE		38BROAD STREETWOKINGHAM	RG40 1AB
HOLLISTER LTD		42BROAD STREETWOKINGHAM	RG40 1AB
HUTCHISON MANAGEMENT LTD	SALISBURY HOUSE	SALISBURY HOUSEMILTON ROADWOKINGHAM	RG40 1DB
~~DAV MANAGEMENT LTD~~	~~BROADWAY HOUSE 7-9~~	~~BROADWAY HOUSE 7-9SHUTE ENDWOKINGHAM~~	RG40 1BH
	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	
~~BEARWOOD CORPORATE SERVICES~~	~~ST. FLORIAN HOUSE~~	~~ST. FLORIAN HOUSEMILTON ROADWOKINGHAM~~	RG40 1DB
REXNORD BELGIUM	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
ALLIED MEDICARE LTD	KINGSWOOD HOUSE	KINGSWOOD HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
	~~GUILDGATE HOUSE~~	GUILDGATE HOUSETHE TERRACEWOKINGHAM	RG40 1BP
		20SHUTE ENDWOKINGHAM	RG40 1BJ
VOLUME DIRECT MARKETING LTD	THIRLESTONE HOUSE	THIRLESTONE HOUSESHUTE ENDWOKINGHAM	RG40 1BJ

Organisation_Name	Building_Name	address1	Postcode
GUAVA LTD		18SHUTE ENDWOKINGHAM	RG40 1BJ
BASIC AMERICAN MARKETING	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
R A B PENSION TRUST	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
PROFESSIONAL I T SEARCH & SELEC	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
D A V MANAGEMENT	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
HALL GARLICK	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
INSIL LTD	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
SOLOSOFT UK LTD	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
TARA FINN SERVICES	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
INTABEX SERVICES LTD	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
VOLUME DIRECT LTD	ALBANY HOUSE	ALBANY HOUSESHUTE ENDWOKINGHAM	RG40 1BJ
VOLUME DIRECT LTD	ALBANY HOUSE BUSINES!	ALBANY HOUSE BUSINESS CENTRESHUTE ENDWC	RG40 1BJ
DRS SURGERY			RG401BE
			RG401BH
BASIC AMERICAN MARKETING	ALBANY HOUSE		RG401BJ
D A V MANAGEMENT	ALBANY HOUSE		RG401BJ
R A B PENSION TRUST	ALBANY HOUSE		RG401BJ
PROFESSIONAL I T SEARCH & SELEC	ALBANY HOUSE		RG401BJ
HALL GARLICK	ALBANY HOUSE		RG401BJ
INTABEX SERVICES LTD	ALBANY HOUSE		RG401BJ
INSIL LTD	ALBANY HOUSE		RG401BJ
OSOFT UK LTD	ALBANY HOUSE		RG401BJ
TARA FINN SERVICES	ALBANY HOUSE		RG401BJ
3 T LOGISTICS LTD	ALBANY HOUSE		RG401BJ
VOLUME DIRECT LTD	ALBANY HOUSE		RG401BJ
	THIRLESTONE HOUSE		RG401BJ

28 JAN 2013 8267

Received by Wokingham District Council

Application No: LB/2002/8267

Proposal:
Listed building application for internal and external alterations to listed building plus first floor rear extension. Alterations to wall and gates at entrance to site.

Location:
Thirlstone House 16, Shute End, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/8267 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/02/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

04 February 2003

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

28 JAN 2003 8267

Barton Willmore
Planning

Ms. C. Hurst,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

BY HAND

11967/A3/ACJ/slh

28th January 2003

Dear Mrs Hurst,

LAND AT THIRLSTONE HOUSE, 16 SHUTE END, WOKINGHAM
THIRLSTONE HOMES LIMITED
REFERENCE NUMBER: 2002/8266 & 2002/8267

We refer to your letter dated 10th January 2003, requesting additional plans and sections in order for the applications above, for Listed Building Consent and Full Planning, to be validated. For the purpose of clarity we have set out below the additional information requested and the appropriate drawing number responding to that point.

1. **Main House Front Elevation - 2 storey extension at the rear of the building (Flats 5 & 10) shown on front elevation and street scene drawing No.10.**

   Please see TO:240-06 Rev A and TO:240-10 Rev A

   For the avoidance of doubt, we would like to confirm that whilst the front elevation (TO:240-06 Rev A) and the street scene (TO:240-10 Rev A) show the first storey extension at the rear of the main building as being visible, due to perspective, distance and levels, in reality these elements are not visible from Shute End.

2. **Stables Block - Two windows at first floor level shown on 2nd Side Elevation and floor plan**

   Please see TO:240-08 Rev A and TO:240-09 Rev A - Side Elevation 2

3. **Stables Block - 1st Side Elevation showing ground floor door**

   Please see TO:240-09 Rev A - Side Elevation 1

4. **Both Side Elevations showing roof lights**

Please see TO:240-09 Rev A - Side Elevation 1

5. **Main House - Section showing full front elevation of flats 5 & 10 and other side of new staircase**

Please see TO:240-16 - Sectional Elevations C-C and TO:240-03 - Proposed Ground Floor Plan

6. **Section showing kitchen roof-light and new stairwell windows**

Please see TO:240-15 - Sectional Elevations B-B and TO:240-03 - Proposed Ground Floor Plan

7. **Section showing windows for flats 3 & 8 (obscured by flats 2 & 7 in Side Elevation 1)**

Please see TO:240-15 - Sectional Elevation A-A and TO:240-03 - Proposed Ground Floor Plan

In light of the above, please find enclosed the following plans which have been included in respect of the two applications. Where indicated, the revised plans should be considered as superseding the plans previously submitted on the 23rd December 2002.

Application for Listed Building Consent

In relation to the application for Listed Building Consent the revised plans comprise:

- 5 no. Sets of Existing and Proposed Elevations (Revised Drawings) including:

TO:240-06 Rev A	Front and Rear Elevations - Main Block (superseding TO:240-06)
TO:240-09 Rev A	Side Elevations - Stables Block (superseding TO:240-09)
TO:240-10 Rev A	Street Elevation (superseding TO:240-10)
TO:240-15	Sectional Elevations A-A, B-B - Main Block
TO:240-16	Sectional Elevations C-C - Main Block

Full Planning Application

In relation to the application for full planning the revised plans comprise:

- 6 no. Sets of Revised Drawings including:

TO:240-03	Proposed Ground Floor Plan - Main Building (showing line of Sections A-A, B-B and C-C)
TO:240-06 Rev A	Front and Rear Elevations - Main Block (superseding TO:240-06)
TO:240-08 Rev A	Proposed Floor Plans - Stables Block (superseding TO:240-08)
TO:240-09 Rev A	Side Elevations - Stables Blocks (superseding TO:240-09)
TO:240-10 Rev A	Street Elevation (superseding TO:240-10)
TO:240-15	Sectional Elevations A-A, B-B
TO:240-16	Sectional Elevations C-C

We trust you now have sufficient information to favourably consider these applications at your earliest convenience. Should you require any further information or consider a meeting would prove useful, please do not hesitate to contact Mark Sitch or myself

Yours sincerely,

Alyson Jones

ALYSON JONES
Planner

Encs.

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

28 JA... 8267

Barton Willmore
Planning

District Planning Officer,
Environmental Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

BY GUARANTEED DELIVERY

11967/A3/ACJ/am

23rd December 2002

Dear Madam,

LAND AT THIRLSTONE HOUSE, 16 SHUTE END, WOKINGHAM
THIRLSTONE HOMES LIMITED

Please find enclosed two applications in relation to land at 16, Shute End, Wokingham, Berkshire, that we submit on behalf of Thirlstone Homes Ltd.

Application for Listed Building Consent

The first application is for Listed Building consent for internal and external alterations with a change of use from office to residential at Thirlstone House. Thirlstone House is currently vacant.

The application for Listed Building Consent comprises:

a) 5 no. Completed copies of the application forms;
b) 1 no. Ownership Certificate A ;
c) 5 no. Planning Statement including site location plan; and
d) 5 no. Sets of drawings (see attached schedule).

Full Planning Application

The second application is a full planning application for a Change of Use from Office Use (B1a) to Residential Use, including first floor extension and erection of cycle store and bin store.

The application comprises:

e) 6 completed copies of the application forms;
f) 1 ownership Certificate A and Agricultural Holdings Certificate;
g) 6 sets of drawings (see attached schedule);
h) 6 Planning Statements including site location plan;
i) 6 Tree Surveys; and
j) The application fee of £2860.00.

We trust you have sufficient information to favourably consider these applications at your earliest convenience. If should you require any further information or consider a meeting would prove useful, please do not hesitate to contact Mark Sitch or myself

Yours faithfully

Alyson Jones.

ALYSON JONES
Planner

Enc.

bcc: T. Swales/K. Ireland - Thirlstone Homes Ltd

28.JAN.2003 8267

11967/A3/ACJ

23rd December 2002

SCHEDULE OF SUBMITTED DRAWINGS

LAND AT THIRLSTONE HOUSE, 16 SHUTE END, WOKINGHAM

PLANNING APPLICATION

11967 P1	Site Location Plan
TO:240-02	Site Plan
TO:240-03	Proposed Ground Floor Plan Main Building
TO:240-04	Proposed First Floor Plan Main Building
TO:240-05	Proposed Second Floor Plan Main Building
TO:240-06	Front & Rear Elevations Main Block
TO:240-07	Side Elevations Main Block
TO:240-08	Proposed Floor Plans Stables Block
TO:240-09	Side Elevations Stables Block
TO:240-10	Street Elevations
TO:240-100	Proposed Bin Store/Cycle Store

LISTED BUILDING CONSENT APPLICATION DRAWINGS

11967 P1	Site Location Plan
TO:240-06	Front and Rear Elevations Main Block
TO:240-07	Side Elevations Main Block
TO:240-09	Side Elevations Stables Block
TO:240-10	Street Elevations
TO:240-11	Existing Elevations Main Block
TO:240-12	Existing Elevations Stables Block
W004-1	Existing Floor Plans Showing Walls to be Added and Removed of Main Building
W004-1 A	Existing Floor Plans

TO:240-03	Proposed Ground Floor Plan Main Building
TO:240-04	Proposed First Floor Plan Main Building
TO:240-05	Proposed Second Floor Plan Main Building
INT/PL001	Existing Floor Plans of the Stables Block
INT/PL001 A	Existing Floor Plans Showing Walls to be Added and Removed of Stables Block
TO:240-08	Proposed Floor Plans Stables Block
TO:240-100	Proposed Bin Store/Cycle Store

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

28 JAN 2003 8267

1. No person other than ~~myself~~/ the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *The applicant / I have has given the requisite notice to all the persons other than *the applicant / myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

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

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

Signed BARTON WILLMORE PLANNING PARTNERSHIP

*On behalf of THIRLSTONE HOMES LTD.

Date 23RD DECEMBER 2002

* Delete where inappropriate

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

Notice for Service on Individuals under Regulation 6 for listed building consent

Notice Number LB1

(Notice for service on individuals)

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant.

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is served.

(f)) Insert address of Council.

Proposed development at *(a)* .....

TAKE NOTICE that application is being made to the *(b)* .....

.....Council by *(c)* ..... for listed building consent to *(d)* .....

If you should wish to make representations about the application, you should make them in writing not later than *(e)* ..... to the Council at *(f)* .....

Signed .....

*On behalf of .....

Date .....

* Delete where inappropriate

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

Notice for Publication in Local Newspapers where not all the Owners are known under Regulation 6 for listed building consent

Notice Number LB2

(Notice for publication in local newspaper)

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is published

(f) Insert address of Council

Proposed development at *(a)* .....

NOTICE is hereby given that application is being made to the *(b)* .....

..... Council by *(c)* ..... for listed building consent to *(d)* .....

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations to the above-mentioned Council about the application should make them in writing not later than *(e)* ..... to the Council at *(f)*.....

.....

Signed .....

*On behalf of .....

Date .....

* Delete where inappropriate

30 DEC 2002

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. 8267

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received 28.JAN.2003

APPLICATION FOR LISTED BUILDING CONSENT

8267

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	THIRLSTONE HOMES C/O AGENT
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	BARTON WILLMORE PLANNING BEANSHEAF FARMHOUSE, BOURNE CLOSE, CALCOT, READING, BERKSHIRE. RG31 7BW 0118 9430000
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	THIRLSTONE HOUSE, 16 SHUTE END
	(b) What type of building, e.g. barn, dwelling, does the Application relate to.	BUILDING TYPE	HOUSE, NOW OFFICE
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	OFFICE
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	TWO
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		SEE ATTACHED SCHEDULE
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		OWNER
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.		INTERNAL ALTERATIONS, REFURBISHMENT AND FIRST STOREY REAR EXTENSION
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		TO MATCH EXISTING PRINCIPAL BUILDING

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

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

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

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

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

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed? N/A
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING? NO
If **YES**, state date, to whom application was made and the result of the application if known.

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed K. Morris BARTON WILLMORE PLANNING PARTNERSHIP on behalf of THIRLSTONE HOMES

Date 23RD DECEMBER 2002

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1933

(1) ADMIRAL HOUSE

ADDRESS 16 SMITH END PARISH WOKINGHAM

PLOT No. LISTED ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 394	H. EUSTACE	PART FOR BUSINESS	12.6.52	APP
R/9/69	"	ALTS/ADDS.	5.6.69	C/A
R/96/72	"	COACH HOUSE TO RES.	31.8.72	C/A
16829 LBC	TRUSTEES " DX-C'D	LBC RES. TO OFFICES,	11.2.82	C/A
16834		ACCESS, PARKING: DEM.	11.2.82	C/A
		GARAGE & PART GARDEN		
		& BOUNDARY WALL		
17063	"	COACH HOUSE TO OFFICES	11.3.82	C/A
18220	"	STABLES TO STUDIO	23.9.82	C/A
BR 20414	"	OFFICES & STUDIO	11.4.83	APP
21664 LBC	COUNTY PROPS. LTD.	INT. & EXT. ALTS TO COTTAGE	28.6.84	C/A
21665	"	STABLES & CAR PARKING	28.6.84	C/A
		2SV NOT EXPD		

MINISTRY DECISION

SPECIAL ORDERS

(2) ADMIRAL HOUSE

ADDRESS 16 SMITH END PARISH WOKINGHAM

PLOT No. DENTON LODGE ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 23285	COUNTY PROPERTIES LTD	REHABILITATION OF EX.	20.8.84	PER N/A
		BLOCK - NEW OFFICE EXT		
BR23521	"	"	11.10.84	PER N/A
BR23646	"	"	31.10.84	APP N/A
BR23740	"	"	12.2.85	APP N/A
25886 LBC	"	VEH. ACCESS GATES	10.7.86	C/A
25887	"	"	10.7.86	C/A
36493	INTAKE SERVICES LTD	2 LOOSE BOXES.	24.10.90	PER.
37625				
37626	W/DR.			
37778				
37779				
37780				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

③ ADDRESS 16 SMUTE END PARISH WOKINGHAM

PLOT No. LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38512	ADMIRAL HOUSE LTD	1ST FLOOR EXT. OVER EX	20.11.91	C/A
38513 LBC	"	OFFICES IN CONVERTED	20.11.91	C/A
		STABLES FOR ADD. B1		
		OFFICE USE / S/ST EXT		
		LINKING STABLES ROOFS		
39143	INTABEX SERVICES LTD	S/ST. EXT. LINK 14/16 / DOORWAYS	22.4.92	C/A
39144 LBC	"	MATCH ROOF LIGHT AT 16	22.4.92	C/A
FP/92/0136	"	1ST FLOOR & GR. FLOOR EXTS	25.3.92	REF APP
		AT THE STABLES BLOCK		
FP93/1852	"	DOOR IN PARTY WALL	31.8.93	APP
41803 LBC	"	DOORWAY LINK 14/16	2.12.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 THIRLESTONE ~~ADMIRAL~~ HOUSE

④ ADDRESS 16 SMUTE END PARISH WOKINGHAM

PLOT No. LISTED ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44653	LBC INTABEX SERVICES LTD.	INT. ALTS.	14.8.95	C/A
95/60742/LA				
FP95/3581	INTABEX SERVICES	INT. ALTS.	20.6.95	APP
99/69363/LA	Berkeley Homes (Western)	Int. Alts & Refurb.	26.5.99	C/A
F/2002/8266	Thirlstone Homes	C/O/U B1a to C3 Res		
		to create 2 dwell +		
		11 flats, 1st Fl. R. ext		
18/2002/8267	" "	Int + ext alts, 1st R. ext		

MINISTRY DECISION

SPECIAL ORDERS

Development Control Ref No:	Received	Listed by:	Parish
F/2003/0044	28/08/03		Swallowfield/ Swallowfield

Applicant: World of Gardens
Location: Balcombe Nurseries, Basingstoke Road, Swallowfield
Proposal: Erection of replacement workshop and store building and demolition of existing building.

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Head of Planning.

SUMMARY:
The proposal is to demolish a 376sq m workshop/store building and replace it with a 372sq m building for the same purpose. The proposal has been referred to the Development Control Committee by the Head of Planning due to the level of interest in previous applications on the site.

RECOMMENDATION:

To GRANT Planning Permission with the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. Before building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: To ensure that the external appearance of the building is satisfactory.

3. There shall be no external lighting used unless otherwise agreed in writing by the Local Planning Authority.

   Reason: In light of the sensitivity of the site within the Countryside

4. No materials produced, as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

   Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

28 JAN 2003 8267

LAND AT THIRLSTONE HOUSE, 16 SHUTE END, WOKINGHAM

PLANNING STATEMENT

December 2002

LAND AT THIRLSTONE HOUSE,
16 SHUTE END, WOKINGHAM

PLANNING STATEMENT IN SUPPORT OF FULL PLANNING APPLICATION AND APPLICATION FOR LISTED BUILDING CONSENT BY THIRLSTONE HOMES LIMITED

The Barton Willmore Planning Partnership,
Beansheaf Farmhouse,
Bourne Close,
Calcot,
Reading,
Berkshire. RG31 7BW

Tel: 0118 943 0000
Fax: 0118 943 0002
Email: planning@reading.bartonwillmore.co.uk

Ref: 11967/P1a/A5/ACJ/mr
Date: 23rd December 2002

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APPENDICES

Appendix 1 - Site Location Plan

1.0 INTRODUCTION

1.1 This Planning Statement accompanies a full planning application and an application for listed building consent made by Thirlstone Homes Limited for the conversion from offices to 7 one-bedroom, 5 two-bedroom and 1 three-bedroom units (total 13) with associated landscaping, car parking, access, bin and cycle store.

1.2 This statement provides a description of the site and surroundings (Section 2.0); a description of the proposals (Section 3.0); the benefits resulting from the proposals (Section 4.0); local and national planning policy considerations (Sections 5.0 and 6.0 respectively); an analysis of the relevant planning issues (Section 7.0); and conclusions (Section 8.0).

2.0 THE APPLICATION SITE AND SURROUNDINGS

2.1 The application site extends to 0.12 hectares (0.29 acres) and comprises the building known as Thirlstone House, the adjacent 'stable block', and a car parking area. The site fronts on to Shute End, and the existing access would be utilised. Thirlstone House is currently vacant while the stable block is in an office use on a short-term tenancy. The Site Location Plan is at Appendix 1.

2.2 There are a number of existing buildings currently on the site, all of which are to be retained, including Thirlstone House, which is three storey, with a modern predominantly two storey and part single storey rear extension, a former stable block which is part two storey and part one storey (which has been converted to office use) and car parking area. The original part of Thirlstone House is a Grade 2 Listed Building and the site lies within a Conservation Area as shown on the Local Plan Proposals Map.

2.3 To the south of the site lies Albany House, 14 Shute End, which currently provides serviced office space. To the north lies Wokingham District Council Offices, and to the west, at the rear of the site, is the staff car park to the Council Offices. The surrounding area is characterised by large properties, some of which have been converted from dwellings to office use.

2.4 Shute End is subject to a 30 mph speed limit and has street lighting and a footpath along its entire length. There is a small lay by immediately to the front of the building.

2.5 The site is located within the identified settlement boundary of Wokingham as defined by the Council in the South East Area Local Plan (Adopted 1994) and the Wokingham District Plan (as proposed to be modified) (November 2002). The site, by means of its location is extremely well served in terms of public transport, with a railway station within 300m of the site, which has regular services to Reading and Waterloo, as well as fast trains to Gatwick. The site is also in close proximity to a frequent bus service with stops within a short walking distance of the site.

2.6 The site is also in close proximity to a number of local schools (including the Walter Infant School and Nursery, The Palmer Church of England Junior School, Whitelocke Infant and Nursery School, Westcott Road Primary School, The Holt School, Emmbrook

School and St Crispins Secondary School for example), a wide range of job opportunities (at Molly Millar's Industrial Area, Toutley Industrial Estate, Station Industrial Park, Winnersh Triangle can be accessed by train and in Wokingham Town Centre) and major food and non-food retail facilities (Waitrose and Tesco, for example). The site is also within very easy walking and cycle distance of local recreational facilities including the Elms Road recreation ground, public open space off Gypsy Lane, Fairview Road and woodland at Woosehill, as well as Wokingham Cricket Club and the Phoenix Plaza Bowling Alley. As a result, better use of the site for housing purposes fully accords with the second criterion in paragraph 31 of PPG3.

3.0 THE APPLICATION PROPOSALS

3.1 Thirlstone Homes Limited propose the conversion of Thirlstone House and the associated stable block, to provide 7 one-bedroom, 5 two-bedroom and one three-bedroom units with associated landscaping, car parking, access, cycle and bin store. The proposals include a small first storey extension to the rear of Thirlstone House, above the existing modern ground floor extension, and the erection of a shared cycle and bin store to the rear of the site, in the area of existing car parking. The site layout is shown on plan no. TO:240-02.

3.2 The proposals also include the replacement of the existing "modern" windows on the rear extension with windows and doors sympathetic to the original building, the replacement of an existing sash window on the ground floor north elevation of Thirlstone House, the replacement of existing Velux windows in the roof of the single storey element on the front elevation of Thirlstone House and a new attractive external staircase to provide access to the first floor of the modern extension.

3.3 An application is also submitted for Listed Building Consent in relation to both internal and the external changes indicated above, at Thirlstone House, which is a Grade 2 Listed Building. The internal alterations relate to the removal of a number of walls and the addition of new walls as shown on Drawing No. W004-1, to enable the viable conversion of the property to proceed.

3.4 By retaining the existing buildings and only adding a small extension to the rear of the existing building and the addition of a new bin/cycle store, the proposals have no material impact on either Thirlstone House or the existing character of the conservation area. The plans accompanying these applications illustrate the site layout, elevational treatment and the relationship between the existing building and the proposed extension.

4.0 BENEFITS OF THE PROPOSALS

4.1 There are significant benefits associated with the application proposals:

i) enhancement of a Listed Building through the sympathetic modifications including replacement materials and window treatment;

ii) the enhancement of a Conservation Area;

ii) the change of use of Thirlstone House back to its original use, for residential purposes, in accordance with Local Plan Policy WOS2 and WHE12 as well as advice in PPG3 and PPG15;

iii) bringing a vacant property back into use;

iv) the re-use of previously developed land for housing within the identified settlement of Wokingham, in a highly sustainable location, in accordance with Local Plan Policy WH1 and the advice in PPG3 and PPG13;

v) the more efficient use of the land, through conversion of the existing buildings and small extension, thereby meeting the aims of PPG 3;

vi) an appropriate and sensitive design and layout to create an attractive living environment for new residents and to protect the amenities of adjoining neighbours; and

vii) the provision of housing to assist the Council in meeting their strategic housing requirement.

5.0 LOCAL PLANNING POLICY CONSIDERATIONS

5.1 The development plan comprises the Berkshire Structure Plan 1991-2006 (adopted 1995) and the South East Area Local Plan adopted in 1994. A Deposit Draft Berkshire Structure Plan 2001-2016 was published in March 2002. The Wokingham District Local Plan has been the subject of a Local Plan Inquiry, in two parts. Part 1 dealt with proposed major development to the south of the M4 motorway and was conjoined with a Section 78 appeal against non-determination (Shinfield site) and two Section 77 call-ins (Spencers Wood and Grazeley sites). Part 2 dealt with the remainder of the Plan. The Part 2 Inspectors' Report was released on 22nd November 2001. Members approved the Wokingham District Consolidated Modified Local Plan in November 2002, which has been approved for development control purposes.

Berkshire Structure Plan 1991-2006 (Adopted 1995)

5.2 Policy H5 promotes the provision of housing development by, inter alia: redevelopment or adaptation of an existing building or set of buildings; and changes of use of suitable permanent non-residential buildings and by the sub-division of existing dwellings; on suitable undeveloped land within built-up areas and settlement boundaries; and the redevelopment or an adaptation of an existing building or set of buildings within settlements.

5.3 Policy EN1 of the Structure Plan seeks to protect and enhance the character and quality of the environment and development must be appropriate in scale, form, impact, character and siting to its location. The policy also confirms that in order to achieve optimum use of land and buildings in built up areas, the re-use of vacant buildings and the redevelopment of derelict or genuinely underused urban land will be supported. The application proposals would utilise a vacant building and enable better use of previously developed land in accordance with this policy and PPG 3.

5.4 Policy EN4 indicates that proposals to listed buildings and buildings in conservation areas should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair. The proposals would not only conserve the historic fabric and character of the existing buildings, but would improve the existing rear extension of Thirlstone House.

5.5 Policy EN5 indicates that Conservation Areas will be protected from change damaging to their character and appearance, and encouragement will be given to proposals, which make a positive contribution to their enhancement. The application proposal reflects the provisions of this policy.

Deposit Draft Berkshire Structure Plan 2001-2016 (2002)

5.6 Policy H3 indicates that the fullest possible use is made of previously developed land in urban areas for housing and Policy H6 indicates residential development should make efficient use of land by encouraging densities of 115 dwellings per hectare on suitable sites in town centres, and also seeks the provision of a variety of dwelling sizes and types. The proposals would make an appropriate use of the existing site and at 108 dwellings per hectare, would achieve a density and mix of dwellings which is appropriate to its sustainable location, whilst respecting the character of the area, and in compliance with the objectives of policies H3 and H6.

5.7 Policy EN4 that relates to the Historic Environment indicates that proposals will be expected to have regard to the wider historic environment and will only be permitted when they would conserve or enhance the character of the built environment.

5.8 Policy T6 of the Deposit Draft Structure Plan indicates that car parking will be planned so as to bring about a decrease in the rate of growth of car travel and, particularly in urban areas, achieve a decrease in the proportion of trips undertaken by car.

South East Area Local Plan (Adopted 1994)

5.9 Policy STV1 identifies Wokingham as an identified settlement within which development will normally be allowed. Policies SBE1 and SBE2 seek to ensure that the design of new development is appropriate to the character of the area in which the development is situated. No significant adverse affect on the character of the area should arise from the small extension, which is to the rear of the existing buildings, which obscures any views of the new development from Shute End.

5.10 Policy SH1 confirms that within the identified settlements residential development in the form of infilling, rounding off and development generally will be considered favourably subject to local environmental constraints and other provisions of the plan. The Policy confirms, inter alia, that there should be no significant adverse effect on the character of the area, off-street parking, and the presence of adequate local highway capacity to cater for traffic generated by the development. The application proposals reflect the provisions of these policies.

5.11 The site is situated within a Conservation Area. Policy SBE12 indicates inter alia that within such areas all buildings, trees, views and other aspects, which make up the distinctive character will be protected and enhanced. Policy SBE14 and SBE15 indicate that developments which would be inappropriate within Conservation Areas would be refused, and sets out the criteria against which new development is assessed including:

> **"(A) The Massing, Scale, Siting and Design of Proposed Building(s);**
> **(B) The Materials to be used in New Building(s) (and Ancillary Floorspace Treatments). These should be Appropriate to the Area and Sympathetic to Adjoining Buildings;**
> **(C) The Contribution The New Building(S) would make to the Character of the Area."**

The massing and scale of the small extension to the rear of the modern extension has been designed to be in keeping with the existing buildings, and the extension would not result in any increase in the building's footprint. Views of the extension from Shute End would be obscured by the existing development as it is to the rear of the site. To the rear of the site is Wokingham District Council's staff car park, however the proposed extension is set back from site's boundary. As the proposed bin/cycle store are to the rear of the site, they would not be visible from Shute End. The proposals would therefore not have an adverse impact on the Conservation Area, but would rather enhance the existing site, particularly through the replacement of the existing windows which felt to be wholly inappropriate given the listed building and conservation area designation. The application is for full planning permission which accords with Policy SBE13.

5.12 Thirlstone House as a Grade 2 listed building and is therefore covered by Policy SBE16 and SBE17, which relate to listed buildings and seek to ensure that such buildings are

afforded appropriate uses and settings. Policy SBE16 indicates that it is desirable that historic buildings are used for the purpose for which they were built should remain in that use. The original use of Thirlstone House was as a dwelling, the last use of the building was for offices - although the building is currently vacant - therefore the proposals therefore fully accord with Policies SBE16 and SBE17. The proposals will return the building back to its original use.

Wokingham District Local Plan (Deposit Draft 1997) as Proposed to be Modified (2000) and Modified (2002)

5.13 The Modified Local Plan, which was ratified by the Executive on the 4th December 2002, indicates the site is located within the identified settlement boundary of Wokingham, which is a Category A settlement.

5.14 Policy WH1A states:

> **"Within identified settlements proposals for using land and buildings for housing will be determined in accordance with the following sustainable development criteria:**
> **a) development proposals will make the most efficient use of land and buildings, having regard to the need to maximise densities, a proper mix of housing and adequate levels of affordable housing;**
> **b) the extent that future residents would be car dependent or have good access to alternative means of transport**
> **c) how successful the design and layout of the proposals would be in minimising any adverse impact on the character of the adjoining buildings and/or landscape and ecology of open areas;**
> **d) the extent to which proposals would make more efficient use of existing social and physical infrastructure, having regard to the cumulative impact of development."**

5.15 The application proposals therefore fully accord with Policy WH1A, through the proposed residential density, which maximises the more efficient use of the land, without causing harm to the amenity of surrounding neighbours.

5.16 Policy WH3A indicates that in places where there is good public transport accessibility, densities in excess of 50 dwellings net per hectare will be supported.

5.17 The car parking standards for residential development are 2 spaces per dwelling for units up to 3 bedrooms in size, with an additional space per bedroom thereafter. The strict application of this standard requires the provision of 26 spaces on site. However due to the sustainable location of the site, in close proximity to public transport and local services and facilities, a relaxation of these standards, to provide for 16 car parking spaces, would be appropriate and in accordance with the guidance in PPG3 and PPG13.

5.18 Policy WHE4 of the Modified Plan, relates to Conservation Areas and seeks to ensure that proposals should preserve or enhance those features that contribute to them and one of the criteria is that extensions to buildings should be subservient to the existing building, and should reflect the character and form of the original building. The proposals have been designed to respect the existing area and as such accords with this criteria.

5.19 Policy WHE10 relates to alterations of listed buildings and indicates that they will be allowed provided the important character of the building is unharmed, while Policy WHE11 seeks to ensure proposals adjacent to a Listed Building, whether within or outside its curtilage, will be considered against criteria which include: the development should be sympathetic in scale; should respect the roof form and height; and that the development should be finished in sympathetic materials. The proposals have been designed to respect the existing building and as such accord with the criteria set out.

5.20 Policy WHE12 and the supporting text indicate that where possible a listed building should be retained in the use for which it was designed. The proposals would reinstate the original use of the building, for residential purposes, and therefore accords with this Policy.

5.21 Policy WHE13 relates to extensions and alterations to listed buildings and indicates that extensions should be subservient to the listed building, sympathetic to the building character, sympathetic to the proportions of the listed building, that windows and doors should match or respect the window/doors of the listed building and the importance of the extension in securing either the retention of the building in its existing use or a change of use. These criteria have been carefully considered in the designing of the proposals and in our view met.

5.22 The site lies within an area of archaeological potential as designated in the Local Plan. Policy WHE17 indicates that proposals, which would affect a site of archaeological potential, will be expected to include appropriate measures for the protection of remains. The application proposals primarily relate to the extension at first storey level, which would have no impact on archaeological potential. The proposed cycle/bin store and new boundary walls adjacent to the existing access are to be built on areas of existing car parking and will require minimal excavations which are unlikely to impact on any archaeological potential.

5.23 Policies WOS3 and WBE1 seek, inter alia, to ensure that development occurs in sustainable locations, of a high quality that is appropriate to its setting and does not cause highway safety problems. The proposals would enhance the existing site.

5.24 In conclusion, the application proposals fully accord with the provisions of both the adopted plan and emerging plan policy through, enhancing the setting to a Listed Building and Conservation Area, making the best use of land within an identified settlement for housing and to provide a development of a high design and architectural quality, without causing harm to the existing character of the area.

6.0 NATIONAL PLANNING POLICY GUIDANCE

PPG1 General Policy and Principles

6.1 Sustainable development and design are two of the principal themes, which underpin the Government's approach to the planning system. A sustainable planning framework should, inter alia, provide for the nation's need for new homes, while respecting environmental objectives and using already developed areas in the most efficient way, by making them more attractive places in which to live and work (paragraph 5). The proposals involve the re-use of previously development land in a form, which meets the sustainable objectives at paragraph 7. Paragraph 15 goes on to state that good design should be the aim of all those involved in the development process and can help promote sustainable development; improve the quality of the existing environment; and reinforce civic pride and a sense of place.

6.2 Paragraph 40 confirms that those deciding planning applications or appeals should always take into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance.

PPG3 Housing

6.3 The Note confirms the Government's commitment to making more efficient use of land by maximising the re-use of previously developed land for housing, in order to promote re-generation and minimise the amount of greenfield land being taken for development (paragraphs 21 and 22).

6.4 The application proposal site is the type of housing site that the DTLR is looking to, to meet its target of 60% of additional housing on previously developed land (paragraph 23), and this is endorsed by the output of the Council's Urban Capacity Study.

6.5 Paragraph 30 confirms local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within urban areas identified by an urban capacity study, then urban extensions and finally new development around nodes in good public transport corridors. The presumption is that previously developed sites should be developed before greenfield sites (Paragraph 32).

6.6 Paragraph 31 sets out, as follows, a series of criteria against which to assess sites for housing: the availability of previously developed sites; the location and accessibility of potential development sites to jobs, shops and services by modes other than the car and the potential for improving such accessibility; the capacity of existing and potential infrastructure; the ability to build communities to support new physical and social infrastructure; and the physical and environmental constraint on development of land. The application proposal accords with these 'tests'.

6.7 Paragraph 38 advises that considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in this PPG as material considerations, which may supersede the policies in their plan. This paragraph applies in this instance.

6.8 Paragraph 46 states:

> **"To promote more sustainable residential environments, both within and outside existing areas, local planning authorities should promote:**
>
> - **development that is linked to public transport;**
> - **mixed use development;**
> - **a greener residential environment;**
> - **greater emphasis on quality and designing places for people; and**
> - **the most efficient use of land."**

PPG13 Transport

6.9 The revised PPG13, published in March 2001, confirms that the Government's objectives relate to the promotion of more sustainable transport choices and a reduction in the need to travel, especially by car. This is intended to ensure that the planning system plays its part in the Government's strategy on sustainable development. The site is well located in Wokingham Town Centre and to its established rail, bus and cycle network.

The opportunity exists to undertake trips by other means than the car for work, education, shopping etc purposes.

PPG 15 Planning and the Historic Environment (September 1994)

6.10 PPG15 makes it clear that the best use for Listed Buildings is the use for which it was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a building is considered.

6.11 The guidance goes on to specifically refer to alterations and extensions to Listed Buildings stating at Paragraph 3.12:

> **"Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses.**
>
> **In judging the effect of any alteration or extension it is essential to have assessed the elements that make up the special interest of the building in question."**

6.12 The guidance also refers to developments and changes of use within conservation areas within the commercial areas of towns and villages. The guidance indicates that while conservation of their character of appearance must be a major consideration, this cannot realistically take the form of preventing all new development, but must ensure any new development accords with the area's special architectural and historic interest. The note goes on to clarify at paragraph 4.20 that:

> **"whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objection of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed".**

6.13 In conclusion, the application proposal responds well to national planning policy guidance.

7.0 RELEVANT PLANNING ISSUES

7.1 There are a number of issues relevant to this planning application:

Impact upon the character and appearance of the Listed Building

7.2 The proposals have been carefully designed to respect the features of Thirlstone House, which is a Grade 2 Listed Building, and also enhance the existing building, particularly in relation to the modern extension which does not at present relate well to the original building.

7.3 The changes proposed would not impact on the historical interest of the building, which relate to the original building, and more specifically to the front of the building, which is referred to in the listing. The building's setting is particularly important to the street scene of Shute End, and as indicated previously the proposals relate to small changes to the rear of the property. The extent of the works which are proposed are considered to be minimal and would 'complete' the existing extension, which would not materially detract from Thirlstone House, due to distance and the proposed replacement materials to be used.

7.4 Further to which, the proposals will enable the change of use of the property back to its original use for residential purposes, in line with Government advice regarding higher densities in sustainable locations.

Impact upon the character and appearance of the Conservation Area

7.5 The site is located within Conservation Area. The scheme proposal has been designed to take account of the existing character of Thirlstone House, particularly in terms of style, scale, height, massing and materials. The modern extension as existing would also be altered to appear more sympathetic to the original building. It is felt that the proposal would make a positive contribution to both Thirlstone House and the Conservation Area.

7.6 In addition, the proposed small first floor extension would be located to the rear of Thirlstone House itself, and as such it is unlikely that it would be possible to view the

extension from Shute End. From the side entrance of the Council offices, it is likely that only a glimpsed view of the extension would be possible, due to the angle of the view and the disposition of the stable block. From the Council offices car park to the rear of the building, the potential impact would be negligible, as the single storey extension (as existing) would only be increased to first floor level.

7.7 PPG15 makes it clear that proposals can achieve the objection of preserving a Conservation Area either by development which makes a positive contribution to an area's character or by development which leaves character and appearance unharmed. Therefore if the Council should consider that the proposals to do not enhance either the existing building or the Conservation Area, the guidance makes it clear that the same objection of preservation can be achieved by development which leaves character and appearance unharmed.

Existing Trees

7.8 The Tree Report which accompanies this Planning Statement as part of this Planning Application indicates that all of the trees on the site are of either Category C, C/D or D, and concludes that provided the guidelines in relation to BS 5837 (1991) and NJUG 10 are followed and protective fencing is erected prior to any development activity and maintained throughout the construction period, the existing tree cover should be safely integrated within the proposed development.

Archaeology

7.9 The site is located within an Area of Archaeological Potential, however the proposals relate only to the construction of the cycle/bin store to the rear of the site and new sections of boundary wall adjacent to the access, both of which would be constructed on areas of existing car parking and hard surfacing. The construction of the cycle store / bin store and boundary walls, are likely to require minimal excavations which are unlikely to impact on the area of archaeological significance.

Principle of change of use to residential

7.10 The site is located within the identified settlement of Wokingham where development is acceptable, subject to meeting the other policies of the Local Plan. The site is 'previously-used land' and therefore, the principle of development would be in accordance with government guidance as outlined in PPG 3.

7.11 In addition, Thirlstone House has been vacant for over 12 months. The change of use of the building would be in line with national planning policy guidance at PPG3 and PPG15, which promote bringing vacant buildings back into use.

Efficient re-use of previously developed land

7.12 The site represents previously developed land within an identified settlement. Such sites should be utilised before greenfield sites in accordance with the search sequence identified in PPG 3 (paragraph 30). This is the type of housing site that the DTLR is looking to meet the national target of 60% of additional housing on previously developed land (PPG 3, paragraph 23).

7.13 The application therefore accords with the aims of PPG 3 and the draft local plan policy that seeks the effective use of land without compromising the quality of the environment.

Impact upon the residential amenity of the neighbouring buildings

7.14 Shute End is characterised by mainly older buildings either three or two-storey, with the exception of the more recent addition of the Council offices. The surrounding buildings are primarily either in a residential or office use.

7.16 The proposals include only a small addition to the existing extension to the rear of the building at first floor level, which represent an appropriate form of design and layout. Careful consideration has been given to the internal layout and positioning of windows to ensure that there will be no opportunity for overlooking into adjoining properties, particularly Albany House to the east, which is further screened by a number of trees along the boundary with Albany House to the south.

7.17 Hence there would be no material adverse impact upon the amenity of the neighbouring properties, and the proposed development would be in accordance with the policies of the adopted and draft Plans.

Sustainable Development

7.18 The application provides for the efficient re-use of previously developed land within the identified settlement of Wokingham. Wokingham offers established train and services, and cycle network. The site is within easy reach of shopping, leisure and education facilities. A range of employment opportunities are provided in the surrounding area, for example at Wokingham Town Centre and Waitrose.

7.19 Taking into account these issues, together with local and national planning policy considerations, the current planning application is considered appropriate.

8.0 CONCLUSIONS

8.1 The application proposals will result in an enhancement of Thirlstone House which is a Grade 2 Listed Building, primarily through the improvement of the existing modern extension situated to the rear of the original building, which is unsympathetic in its current design, most noticeably in relation to the windows. As such the proposals also provide the opportunity to enhance the Wokingham Town Centre Conservation Area.

8.2 The small first floor extension, over the existing ground floor extension, will 'round off' and complete the existing extension whilst respecting Thirlstone House and has been sensitively designed to create an attractive living environment for new residents and to protect the amenities of adjoining neighbours.

8.4 The proposals also relate to a change of use of Thirlstone House, which has been vacant for over 12 months, back to its original use, for residential purposes, in accordance with Local Plan Policy WOS2 and WHE12 as well as advice in PPG3 and PPG15.

8.3 The proposals also relate to a change of use to residential from office at the 'stable block'. The proposals are to create one two-bed house and one three-bed house with the replacement of two Velux windows in the roof.

8.4 The proposals provide for the re-use of previously developed land within an identified settlement for housing, in accordance with national planning policy guidance at PPG's 1, 3 and 13, Structure Plan Policy H5, and both the adopted and emerging Local Plans.

8.5 The retention of existing trees and boundary treatments will assist in the 'greening' of the new residential environment and protect the amenities of adjoining residents.

8.6 Thirlstone Homes Limited consider the application proposal is appropriate in terms of its layout and design approach.

APPENDIX 1

SITE LOCATION PLAN