APPLICATION NO:
LB/2001/3842 ✓

LOCATION:
1 Remenham Terrace, Remenham Hill, Remenham Henley-On-Thames.

APPLICANT:
Mr A Henderson C/O Cornelius Kavanagh

PROPOSAL:
Proposed porch and alterations to car port on listed building.

EARLIEST DATE FOR DECISION: **27/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/06/2001

CASE OFFICER: **Natalie Brown**

Grant SW exp. 10/6

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

254

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Henderson
C/O Cornelius Kavanagh
Eyerhyme Design
22 Niagara Road
Henley on Thames
RG9 1EB

Application Number: LB/2001/3842

Parish: **REMENHAM**

Location: **1, Remenham Terrace, Remenham Hill, Remenham, Henley-on-Thames.**

Proposal: **Proposed rear porch and alterations to car port on listed building.**

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

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

Condition
2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. Prior to the commencement of the development hereby permitted, details of eaves and hip construction and rain water goods shall be submitted to and approved in writing by the Local Planning Authority. Construction of the eaves and hip shall be carried out in accordance with the approved details.

Reason
1. In pursuance of Section 18 of Planning (Listed Buildings & Conservation Areas) Act 1990.

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

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

Informative
1. The applicant is reminded that this approval relates to listed building permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. You are advised, in compliance with The Town and 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 C4 and EN4.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WGB3, WHE11 and WHE13.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/07/2001

Notice checked by: C Hunter

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.

WORK SHEET FOR : Natalie Brown

Application Number : LB/2001/3842

Applicant : Mr A Henderson C/O Cornelius Kavanagh.

Location : 1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.

Proposal : Proposed porch and alterations to car port on listed building.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/5

Date of Neighbour Notifications : .....

Date of Site Visit : 29/5

Date Registered : 23/04/2001

Earliest Date for Decision : 27/05/2001

Latest Consultation Date/Site Notice Expiry Date : 27/05/2001

This application will have expired on: 18/06/2001. 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 :

Highways: &S: Recommend approval with no conditions.
Property: no objection

Planning Issues : LB in Greenbelt / ASLI / AS. character

Application Number: LB/2001/3842

Appraisal :

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

Application Number LB/2001/3842
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	~~C01~~	~~R01~~	
1	C001		In pursuance of Section 18 of Planning (Listed Buildings + Conservation Areas) Act 1990
2	C190	R190	LB int/ex. finishes
3		R190.	Prior to the commencement of the development hereby permitted, details of eaves + hip construction and rain water goods shall be submitted to + approved in writing by the LPA. Construction of the eaves + hip shall be carried out in accordance with the approved details
		*	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ——

SOUTH-EAST AREA LOCAL PLAN POLICIES: ——

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WGS3, WGB1, WGB3, WHE1, WHE3

GREEN BELT LOCAL PLAN POLICIES: Policy 9

BERKSHIRE STRUCTURE PLAN POLICIES: C4, ENV4

MINERALS LOCAL PLAN POLICIES:

N04 - NOT BR APPROVAL - SUB. PLANNING PERMISSION FOR LISTED BUILDING PERMISSION.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____ (Development Control Manager)

Date: 5/7/01

RECORD OF SITE VISIT

SITE ADDRESS: 1 Remenham Terrace, Remenham Hill Remenham Henley-On-Thames.

APPLICATION NUMBER: LB/2001/3842

OFFICER: Natalie Brown

DATE OF SITE VISIT: 29/5

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - front railings

2. DESCRIPTION OF SURROUNDINGS
ASH, greenbelt, listed bldg. ← terrace of 4 dwellings
other dwellings located on Main rd.

3. DESCRIPTION OF SITE/BUILDING
~~Large~~ gravel driveway.
carport not built under a previous consent.
rear 'porch' - infilling at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT ← brickwall
→ hedging
railings + low brickwall + front

OTHERS

Listed Building Id:- 1/14

Grade:- 2

Old Parish:- REMENHAM

Date of Listing:-

Summary :-

REMENHAM HILL (north side)
Nos 1-5 (odd) Remenham Hill Terrace)

Description:-

Terrace of 5 houses. Early C19 painted stucco, hipped slate roof. 2 storeys. Road front: 11 bays sash windows with glazing bars, half glazed entrance doors with half elliptical radiating fanlights. The whole of the ground floor is under a glazed roofed verandah.

Application Number: LB/2000/3842

Appraisal:

Development

The site is an end of terrace Listed building located with the Green Belt. Remenham Hill House, (to the left when viewed from the front) is enclosed by a tall brick wall, which forms part of the boundary with 1 Remenham Terrace.

1. Impact upon neighbouring properties
   It is not considered that the proposed development would have any adverse effect upon neighbouring properties.

2. Impact upon the character of the area
   The carport was given permission under consent 35710/35711, and included an extension to the rear of the property.
   It is not considered that the roof to the porch and alterations to the carport would have additional adverse effect to the open character of the Green Belt over the previously approved application.
   Likewise, it is not considered that the rear infill extension would have an adverse effect to the Green Belt as it would be screened by the main dwelling.

3. Impact upon the character of the Listed Building
   The Conservation Officer has no objection to the addition of the roof over the porch, provided that details of the eaves and hip construction are received along with details of the rainwater goods. No objection was received with regard to the infilling of the carport to form a garage.

4. Impact upon highway safety (parking provision)
   The highway department have no objection to the proposed development.

Approval: ✓ **~~Refusal:~~**

Tel: (0118) 974 6492

Date: 25/6/01

My ref: LB/2001/3842

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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 Councillor

Application Number: LB/2001/3842
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.
Proposed porch and alterations to car port on listed building.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 4/7/01

Yours faithfully

M Kemm

pp. John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **LB/2001/3842**
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.
Proposed porch and alterations to car port on listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 25/6/01

My ref: LB/2001/3842

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: LB/2001/3842
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.
Proposed porch and alterations to car port on listed building..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2001/3842

Proposal:
Proposed rear porch and alterations to car port on listed building.

Location:
1 Remenham Terrace, Remenham Hill Remenham Henley-On-Thames

This application is being advertised in the Henley Standard newspaper on the 24/05/2001 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/06/2001**. 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: 24/05/2001

29/5
displayed on railings at front of property adj. to road SN

& NMS

Received by Wokingham District Council

Application No: LB/2001/3842

Proposal:
Proposed rear porch and alterations to car port on listed building.

Location:
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/05/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

10 May 2001

Received by Wokingham District Council

Application No: LB/2001/3842

Proposal:
Proposed porch and alterations to car port on listed building.

Location:
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/05/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

03 May 2001

23.APR.2001* 3842

Cornelius Kavanagh
22 Niagara Road
Henley on Thames
RG9 1EB
01491 636045
corn@eyerhyme.demon.co.uk

Building Control
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR

March 24, 2001

Re: 1 Remenham Terrace, Remenham Hill

Dear Sirs,

I applied today to Development Control on behalf of Mr Allan Henderson for Listed Building Consent to enclose the car port to his house to form an attached garage.

I would be grateful if you would contact me if you consider that a Building Regulations Application will also be required. The garage is protected from the neighbouring property by a brick wall at least 350mm thick and 2400mm high. It is not a habitable space, is not heated, and is proposed to be clad in timber, with a fibreglass roof finish.
ON FELT

I enclose:
Drawing 1101/10 Site Plan, Location Plan
Drawing 1101/11 Front Elevation Existing
Drawing 1101/12 Front Elevation Proposed
Drawing 1101/13 Back Elevation Existing
Drawing 1101/14 Back Elevation
Drawing 1101/15 Section
DRAWING 1101/16 BLOCK PLANS

1101/17 PLAN EXISTING
1101/18 PLAN PROPOSED

Please contact me if you have any questions. Many thanks.

Yours faithfully

Cornelius Kavanagh.

23.APR.2001 3842

Cornelius Kavanagh
22 Niagara Road
Henley on Thames
RG9 1EB
01491 636045
corn@eyerhyme.demon.co.uk

Development Control
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR

March 24, 2001

re: 1 Remenham Terrace, Amendment to Consent No. 35711

Dear Sirs,

I wish to apply on behalf of Mr Allan Henderson for Listed Building Consent to enclose the car port to his house to form a garage. This is an amendment to a partially implemented consent granted on 10th April 1990. We believe the above to be the correct number of the extant consent.

The application has been discussed with Mr Harold Sanders, and the drawings incorporate his comments on our initial sketches.

We enclose five copies of:
Drawing 1101/10 Site Plan, Location Plan
Drawing 1101/11 Front Elevation Existing
Drawing 1101/12 Front Elevation Proposed
Drawing 1101/13 Back Elevation Existing
Drawing 1101/14 Back Elevation
Drawing 1101/15 Section
Completed Application Forms
Certificate 'A'
DRAWING 1101/16 BLOCK PLANS
1101/17 PLAN EXISTING
1101/18 PLAN PROPOSED
Please contact me if you have any questions. Many thanks.

Yours faithfully

Cornelius Kavanagh.

23.APR.2001* 3842

Cornelius Kavanagh
22 Niagara Road
Henley on Thames
RG9 1EB
01491 636045
corn@eyerhyme.demon.co.uk

Harold Sanders
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR

March 24, 2001

re: 1 Remenham Terrace, Amendment to Consent No. 35711

Dear Mr Sanders,

You recently wrote to my friend Allan Henderson (your ref HS/PP/Remenham Pre-app) with regard to enclosing the car port to his house to form a garage.

I have now drawn up the proposed changes in "hard-line", as attached, which are as the sketches previously discussed, except that on your suggestion we have given the back elevation a less formal door, to emphasise that this is an outbuilding.

Mr Henderson has taken on board your remarks about roofing felt, and is looking into using a material with a longer lifespan.

I have now submitted the full application to development control, so no doubt they will be contacting you shortly for your comments. If there is any aspect of the scheme that you are not happy with, please let either me or Mr Henderson know, and we will try to set it right. I have also sent a set of drawings to building control for their comments.

Yours sincerely

Cornelius Kavanagh.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: ~~26 MAR 2001~~ 23/04/01	Map No. 9 Site 0.25
Officer: NRB / Application No. LB/2001/3842	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(LB) PROPOSED PORCH AND ALTERATIONS TO CAR PORT ON LISTED BUILDING

Location: 1 REMENHAM TERRACE REMENHAM HILL

Parish: REMENHAM Ward: REMENHAM

03.05.01

Applicant: MR A HENDERSON

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not supplied	10/4	✓ 23/4
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Existing + proposed floor plan showing location of proposed porch + other alterations	10/4	✓ 23/4
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 03 May 2001

Application Number: LB/2001/3842

Proposal: Proposed porch and alterations to car port on listed building..

Site Address:
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr A Henderson C/O Cornelius Kavanagh.

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

---

1. THERE ALREADY EXISTS A LISTED BUILDING CONSENT FOR THE FLAT ROOFED CAR PORT.

THIS APPLICATION IS FOR THE INFILL WALL AT THE REAR OF THE STRUCTURE — NOW REFERRED TO AS GARAGE, PLUS PITCH ROOF OVER PUMP.

2. I HAVE NO OBJECTION TO THE ADDITION OF THE ROOF OVER THE PORCH, EAVES + HIP CONSTRUCTION TO BE AGREED + RW GOODS.

3. I HAVE NO OBJECTION TO THE INFILLING OF THE CAR PORT TO FORM A GARAGE.
HOWEVER I CONSIDER THE NEW WINDOW AND DOORS TO THE INFILLING SHOULD BE DESIGNED TO MATCH THE HISTORIC PART OF THE LISTED BUILDING AND NOT THE NEW RECENT EXTENSION

Harold Sanders

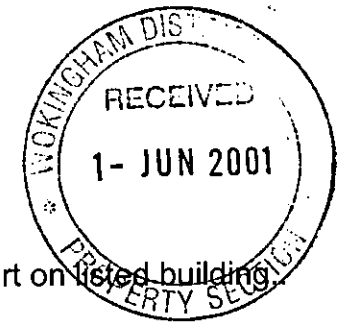
22.05.01.

INFORMATIVE: THESE WORKS REQUIRE BUILDING REGULATION CONSENT.

~~To:~~ From:
Property Dept

To:

~~From:~~ Natalie Brown



Date: 30 May 2001

Application Number: LB/2001/3842

Proposal: Proposed rear porch and alterations to car port on listed building.

Site Address:
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr A Henderson C/O Cornelius Kavanagh.

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

This section has no objection to the above proposal.

Sarah Hunter
Property section.

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP	
CS	
06 JUN 2001	
COPIES TO:	ACK:
	FILE:

44172.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 03 May 2001

Application Number: LB/2001/3842

Proposal: Proposed porch and alterations to car port on listed building.

Parish: REMENHAM PARISH

Site Address:
1, Remenham Terrace, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr A Henderson C/O Cornelius Kavanagh.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins 8/5/01

23.APR.2001* 3842

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. 23.APR.2001* 384

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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: ALLAN HENDERSON
ADDRESS: 1 RENGNHAM TERRACE RENGNHAM HILL HENLEY
POST CODE: RG9 3EN
PHONE: 01491 572957

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME: CORNELIUS KAVANAGH
ADDRESS: 22 NIAGARA RD HENLEY
POST CODE: RG9 1EB
PHONE: 01491 572321

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION: 1 RENGNHAM TERRACE RENGNHAM HILL HENLEY

(b) What type of building, e.g. barn , dwelling, does the Application relate to.
BUILDING TYPE: END OF TERRACE

(c) What is the existing use of the building, if vacant, state this together with last use of the building.
BUILDING USE: FAMILY HOUSE

(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)
1101/10 SITE PLAN LOCATION PLAN
1101/11 FRONT ELEVATION EXISTING
1101/12 FRONT ELEVATION PROPOSED
1101/13 BACK ELEVATION EXISTING
1101/14 BACK ELEVATION PROPOSED
1101/15 SECTION

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.
AMENDMENT TO EXISTING CONSENT NO 35711 DATED 10 APRIL 1990 TO ENCLOSE CAR PORT TO FORM GARAGE + ADDITION OF PORCH

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.
WOOD AND SLATE STAINED EBONY AT FRONT WHITE TO REAR

1772A

23.APR.2001* 3842

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

(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:-

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 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

2

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am 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 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 *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(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)

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

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

ADDRESS 1 REMENHAM TERRACE
REMENHAM HILL. (A 423)

PARISH REMENHAM.

PLOT No.

ORD. SHEET No. SU 7682 NE

BUILDER

LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35710	2ST EFF SIDE EFF [illegible] & CANOPY		~~16.5.90~~	C/A
35711 LBC			5.6.90	C/A
BRA 8870	MR. D.S. MICHELL	2/St. Ht. /Alts.	31.5.90	APP
98/68256/LA	Allan Henderson	Int. Works - Removing Int Wall	4.12.98	C/A.
FP98/7834	Allan Henderson	Int. Alts.	6.8.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PLANNING PERMISSION

F
SP

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: D J MICHELL
C/O ANDESIGN
9 PERKINS WAY
WOKINGHAM
BERKSHIRE RG11 2TN

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.35710 (F)

Proposal:
TWO STOREY REAR EXTENSION TO FORM KITCHEN AND BEDROOM
SIDE EXTENSION TO FORM CARPORT
1 REMENHAM TERRACE REMENHAM HILL REMENHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(16)

02 REASON To ensure that the materials harmonise with the surroundings.(10R)

03 Details of the proposed external doors and windows shall be submitted to and approved in writing by the District Planning Authority.

03 REASON To ensure that the materials harmonise with the surroundings.(10R)

04 No trees or shrubs on the land shall be removed, felled lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing (except for those shown to be felled or lopped on the layout

continued -

Application 35710 continued

hereby approved). Each tree or shrub felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree or shrub as the case may be, of similar species. If within a period of 5 years any replacement tree or shrub dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree or shrub as the case may be, of such size and species as may be agreed with the District Planning Authority.(191)

04 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

05 The existing timber gates between the front of the property and boundary wall shall be retained.

05 REASON In the interests of amenity and to avoid an inappropriate form of development.(176R)

06 The carport hereby permitted shall be used as a domestic carport only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(65)

06 REASON In the interests of amenity and to ensure that the carport is retained for use in accordance with the District Planning Authority's parking standards.(65R)

Date 04 JUN 1990

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

Application 35710 continued

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

LISTED BUILDING CONSENT

F
SE

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1971

Town and Country Planning (Listed Buildings and Buildings in Conservation Areas) Regulations 1987

To: MR D J MICHELL
C/O ANDESIGN
9 PERKINS WAY
WOKINGHAM, BERKSHIRE
RG11 2TN

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

PART I - Particulars of application
Application No. 35711 (LBC)

Date of application 09.04.90

Particulars and location of proposed works:
CONSTRUCTION OF A 2 STOREY REAR EXTENSION TO FORM A MASTER BEDROOM OVER KITCHEN & A SIDE EXTENSION TO FORM A CAR PORT
1 REMENHAM TERRACE REMENHAM HILL REMENHAM

PART II - Particulars of decision
The Wokingham District Council in pursuance of their powers under the above mentioned Act and Regulations hereby GRANT LISTED BUILDING CONSENT for the execution of the works referred to in Part I in accordance with the above mentioned application and accompanying plans subject to compliance with the following conditions the reasons for which are specified hereunder.
(N.B. See Note attached to this form.)

01 The works hereby permitted shall be commenced within five years from the date of this consent.(410)

01 REASON This condition is deemed to be attached by virtue of Section 56A of the Town and Country Planning Act 1971.(410R)

02 The existing "Listed" building shall be retained in its present structural form and character and no part shall be demolished or removed except insofar as the alterations and extensions hereby approved necessitate the removal of certain parts of the existing structure as shown on the approved drawings.(411)

02 REASON The need to protect and preserve the "Listed" building; and in the interests of amenity.(411R)

03 Details and samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(16)

03 REASON To ensure that the materials harmonise with the surroundings and

continued/-

Application 35711 continued

to ensure that the materials are in keeping with the Listed Building. (384C)

04 Details of the proposed external windows and doors shall be submitted to, and approved in writing by, the District Planning Authority.

04 REASON To ensure that the materials harmonise with the surroundings and to ensure that the materials are in keeping with the Listed Building. (384C)

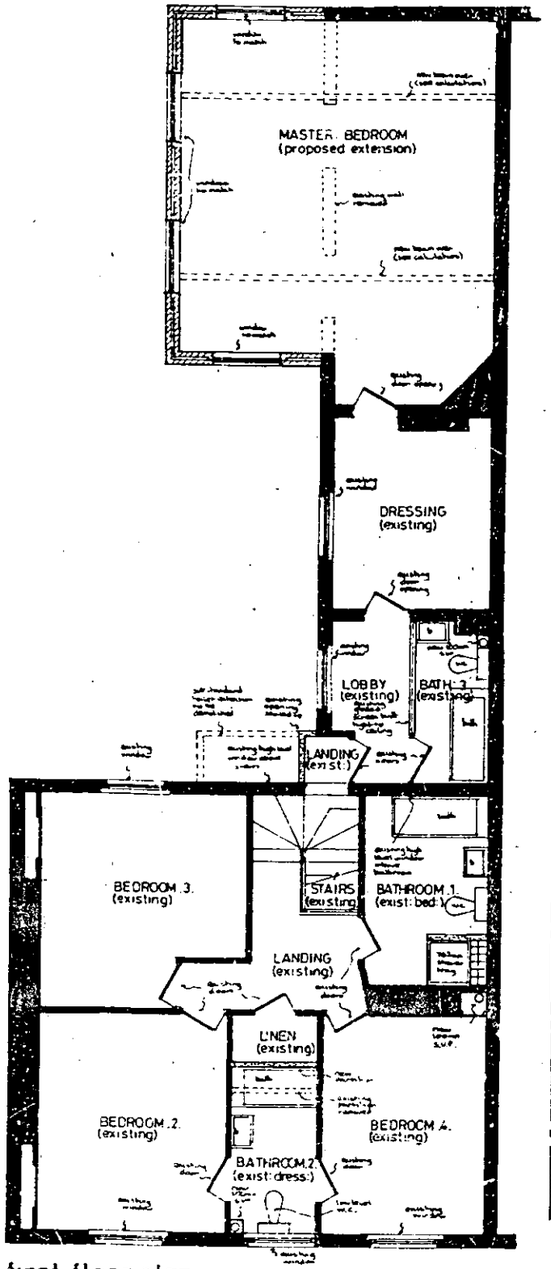
Date 05 JUN 1990

District Planning Officer

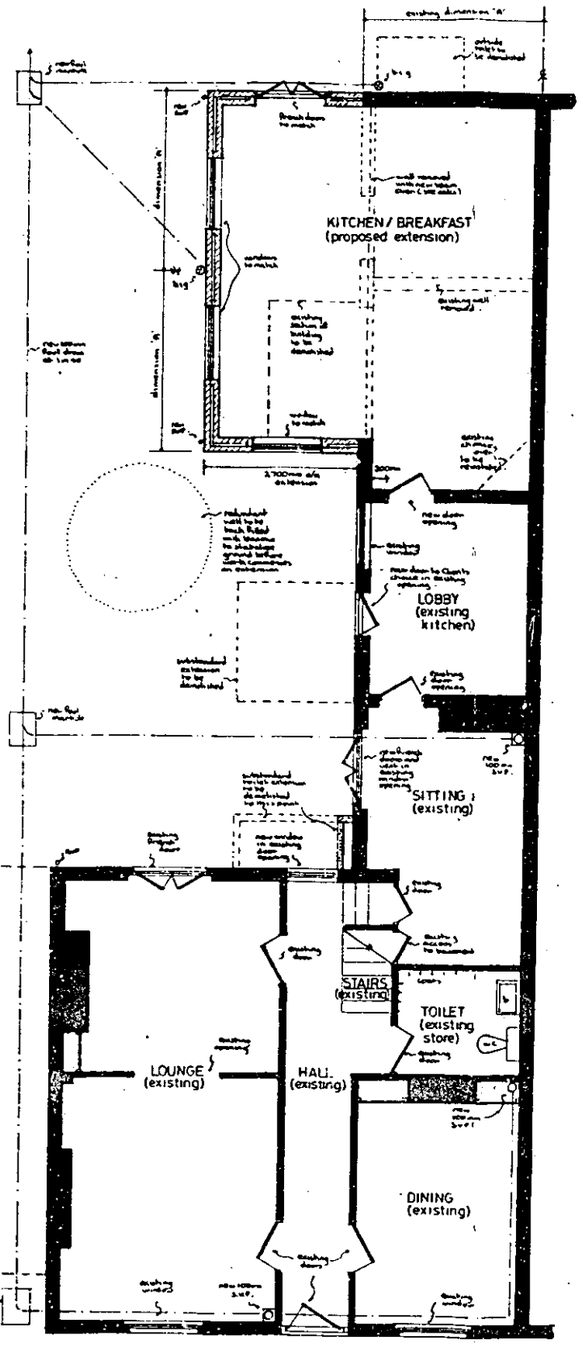
Note: (i) A statement of the applicant's rights is attached.

(ii) Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

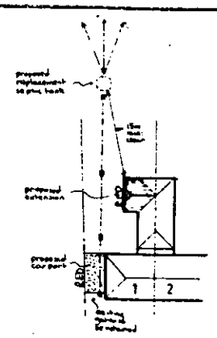
Would you please ensure that the Red Public Notice relaing to this Planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.



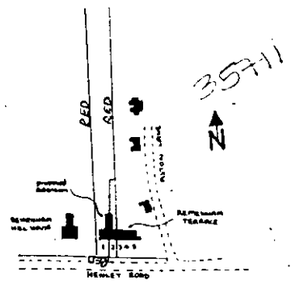
first floor plan



ground floor plan

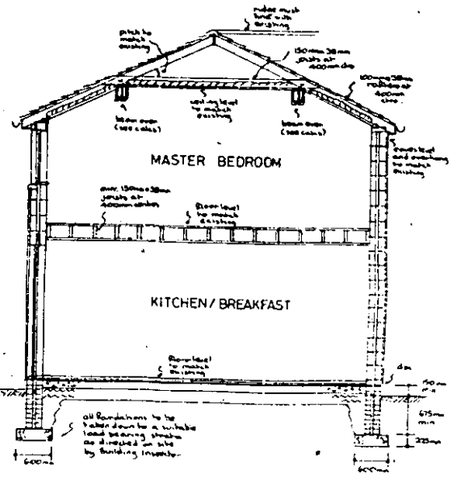


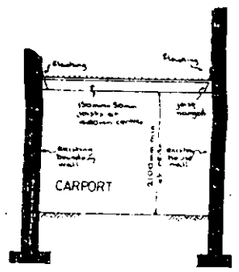
block plan
1: 500



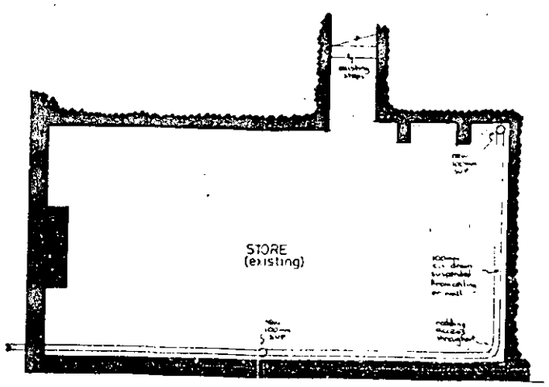
location plan
1: 2500

10 APR 1990





typical sections



basement plan

to be read in conjunction with drg nº AH/E/1517

PROPOSED EXTENSIONS and ALTERATIONS at 1 REMENHAM TERRACE, REMENHAM HILL, HENLEY, OXON for MR. D. J. MICHELL.

Revisions:-	Drawing Nº AH/E/1516
	Scale 1:50
	Date APRIL 1990

ANDESIGN BUILDING PLANS

0 10 20 30 40 50 60 70 80 90 100

A1/2 A1/3 A1/4 A1/5 A1/6 A1/7 A1/8 A1/9 A1/10 A1/11 A1/12 A1/13 A1/14 A1/15 A1/16 A1/17 A1/18 A1/19 A1/20 A1/21 A1/22 A1/23 A1/24 A1/25 A1/26 A1/27 A1/28 A1/29 A1/30 A1/31 A1/32 A1/33 A1/34 A1/35 A1/36 A1/37 A1/38 A1/39 A1/40 A1/41 A1/42 A1/43 A1/44 A1/45 A1/46 A1/47 A1/48 A1/49 A1/50 A1/51 A1/52 A1/53 A1/54 A1/55 A1/56 A1/57 A1/58 A1/59 A1/60 A1/61 A1/62 A1/63 A1/64 A1/65 A1/66 A1/67 A1/68 A1/69 A1/70 A1/71 A1/72 A1/73 A1/74 A1/75 A1/76 A1/77 A1/78 A1/79 A1/80 A1/81 A1/82 A1/83 A1/84 A1/85 A1/86 A1/87 A1/88 A1/89 A1/90 A1/91 A1/92 A1/93 A1/94 A1/95 A1/96 A1/97 A1/98 A1/99 A1/100 A1/101 A1/102 A1/103 A1/104 A1/105 A1/106 A1/107 A1/108 A1/109 A1/110 A1/111 A1/112 A1/113 A1/114 A1/115 A1/116 A1/117 A1/118 A1/119 A1/120 A1/121 A1/122 A1/123 A1/124 A1/125 A1/126 A1/127 A1/128 A1/129 A1/130 A1/131 A1/132 A1/133 A1/134 A1/135 A1/136 A1/137 A1/138 A1/139 A1/140 A1/141 A1/142 A1/143 A1/144 A1/145 A1/146 A1/147 A1/148 A1/149 A1/150 A1/151 A1/152 A1/153 A1/154 A1/155 A1/156 A1/157 A1/158 A1/159 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north elevation

west elevation

south elevations

10 APR 1990
35710

notes:-

Roof:- Slating to match existing on felt and battens on 100mm x 38mm rafters at 400mm centres with 150mm x 38mm ceiling joists at 400mm centres and ceiling of 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations. Roof pitch to match existing. 150mm fibreglass insulation is to be placed between ceiling joists and 120mm Rockwool slab in sloping ceilings with rafters packed out to ensure 50mm air gap is maintained. Roof space is to have permanent cross ventilation and this is to be achieved by proprietary ventilators at eaves level providing the equivalent of a 10mm continuous gap.

First floor:- 18mm flooring grade chipboard on 150mm x 38mm joists at 400mm centres with ceiling of 9mm plasterboard and skimcoat plaster to receive selected decorations.

Lateral restraint:- Where floor and ceiling joists run parallel to an external wall, lateral restraint must be achieved by metal straps at 1200mm centres spanning three joists. In addition mild steel anchors min: 30mm x 5mm cross sectional area are to be provided at 2000mm centres to anchor down all wall plates.

Ground floor:- Selected floor finish on 65mm reinforced screed on building paper on 40mm Rockwool RWG Rigid slab insulation on Ventrot or similar d.p.m on slab of 100mm concrete on min: 150mm selected hardcore.

Walls:- 20mm cement & sand waterproof rendering finished to match front section of house on two skins of 100mm Celcon aerated concrete blockwork with 50mm cavity containing 50mm Rockwool insulation batts and finished internally with 16mm plaster to receive selected decorations. Allowance to be made for matching render to remainder of existing rear wing.

Partitions:- Any new internal partitions to be formed of 100mm x 50mm timber studding faced with 9mm plasterboard and skimcoat plaster to receive selected decorations.

D.p.c. & flashings:- D.p.c to be leadcored felt and flashings in 4 lb lead.

Lintels:- I.G. Lintels Ltd type W/11 and 150mm box type generally but increased to 6" x 3½" x 11.5 lbs mild steel joist as beam support over bedroom windows in west elevation.

Ventilation:- Bathroom 3 and Toilet to be fitted with a mechanical means of ventilation linked to light switch and discharging to open air at a rate of three complete air changes per hour.

Electrics:- To Clients individual requirements but must be installed in strict accordance with current I.E.E regulations.

Carport:- Three layer felt and chippings on 18mm exterior quality plywood set to min: 1 in 60 fall on 150mm x 50mm joists at 400mm centres fixed on joist hangers between existing house and boundary wall.

Beams:- (See calculations) Beam over kitchen and two beams over master bedroom are all to be formed of 8" x 5¼" x 20lbs mild steel beams with full bearing on 338mm x 100mm x 150mm deep concrete padstones each end. Beams to be encased in two layers of plasterboard totalling 19mm with 7mm gypsum plaster finish to receive selected decorations.

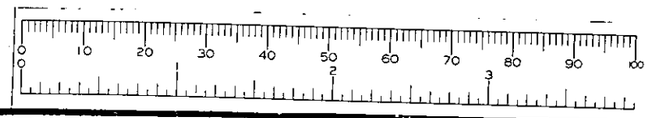
Existing structure:- Builder is to use trial holes etc to expose existing structure in vicinity of extension for inspection and any local strengthening must be provided as instructed by Building Inspector as works proceed. Particular care is to be taken at beam bearing positions.

Rainwater:- 112mm gutters and 62mm downpipes discharging via back inlet gullies and 100mm u.p.v.c underground drainpipes to new soakaways 1000mm diameter x 2000mm deep and situated a minimum of 4500mm from any building.

Well:- Allowance to be made for backfilling existing redundant brick well adjacent to proposed extension with leanmix before work commences on extension.

Foul drainage:- Complete foul drainage system to be replaced. Section in basement to be in 100mm cast iron set to min 1 in 40 fall suspended from ceiling or wall complete with full rodding access plates to terminate at new manhole. All new bathroom and toilet equipment to discharge via deep seal traps to new 100mm p.v.c S.V.P's. 100mm w.c waste, 40mm bath and shower and 32mm basins waste. S.V.P to bathroom 2. to terminate through roof 900mm min: above highest opening window. S.V.P's to bathroom 3 and 1. to be 0.5mm stub vent terminating at first floor level. All new foul drainage beyond first manhole to be carried out in 100mm u.p.v.c underground drainpipe set to min: 1 in 40 fall bedded on pea shingle and provided with concrete lintels where pipes pass under walls. Drainage to discharge to replacement septic tank subject to Thames water approval. Tank to be Conder Septic Tank positioned min: 15 metres from any habitable building and installed in strict accordance with manufacturers instructions.

Cladding:- Where substandard two storey toilet section is to be demolished opening is to be sealed up with 20mm cement and sand waterproof rendering finished to match existing on expanded metal lathing on 9mm exterior quality plywood on 100mm x 50mm timber studding with 100mm fibreglass insulation between studding and faced internally with 9mm foil backed plasterboard and skimcoat plaster to receive selected decorations.



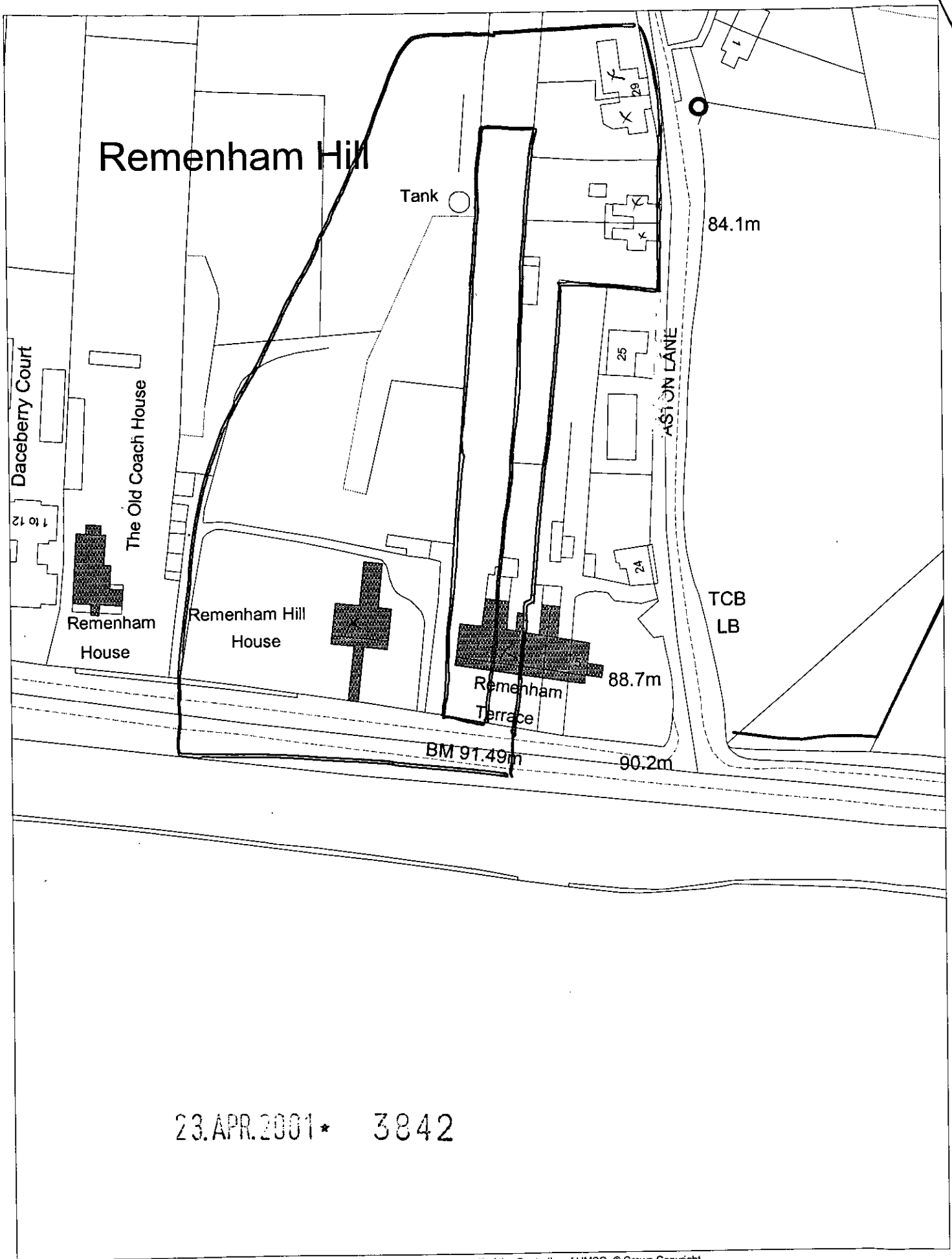
to be read in conjunction with drg no AH/E/1516

PROPOSED EXTENSIONS and ALTERATIONS at 1 REMENHAM TERRACE REMENHAM HILL, HENLEY, OXON for MR. D.J. MICHELL.

Revisions:-

Drawing No	AH/E/1517
Scale	1:100
Date	APRIL 1990

ANDESIGN BUILDING PLANS



23.APR.2001* 3842

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Development Control Section, Environmental Services, Wokingham District Council.

2 April 2001

Scale: 1 : 1250

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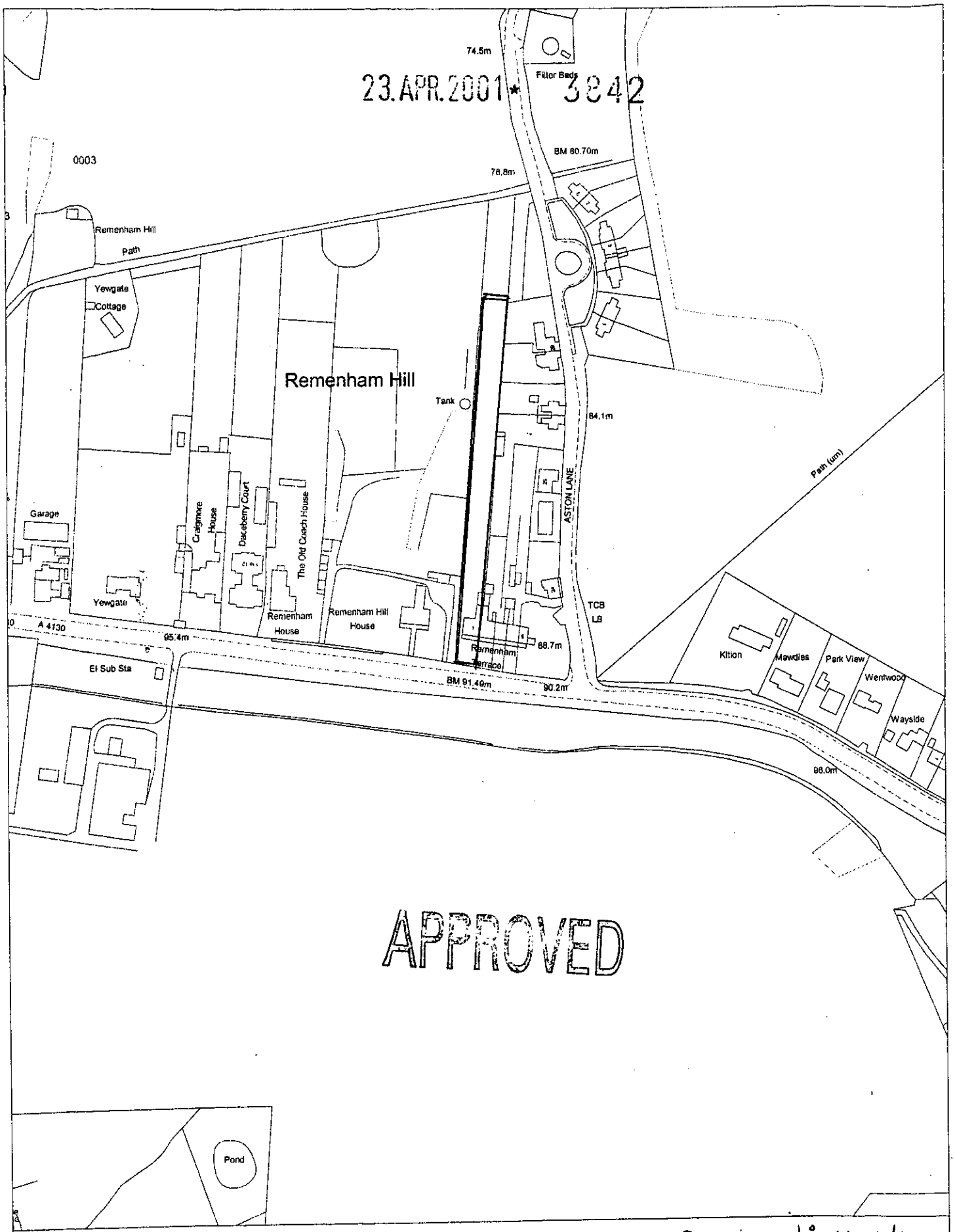
0 2 3



LOCATION PLAN

Site Plan, Scale: 1 to 2500

Drawing No. 1101/10

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Date: 17 April 2001

N W E S

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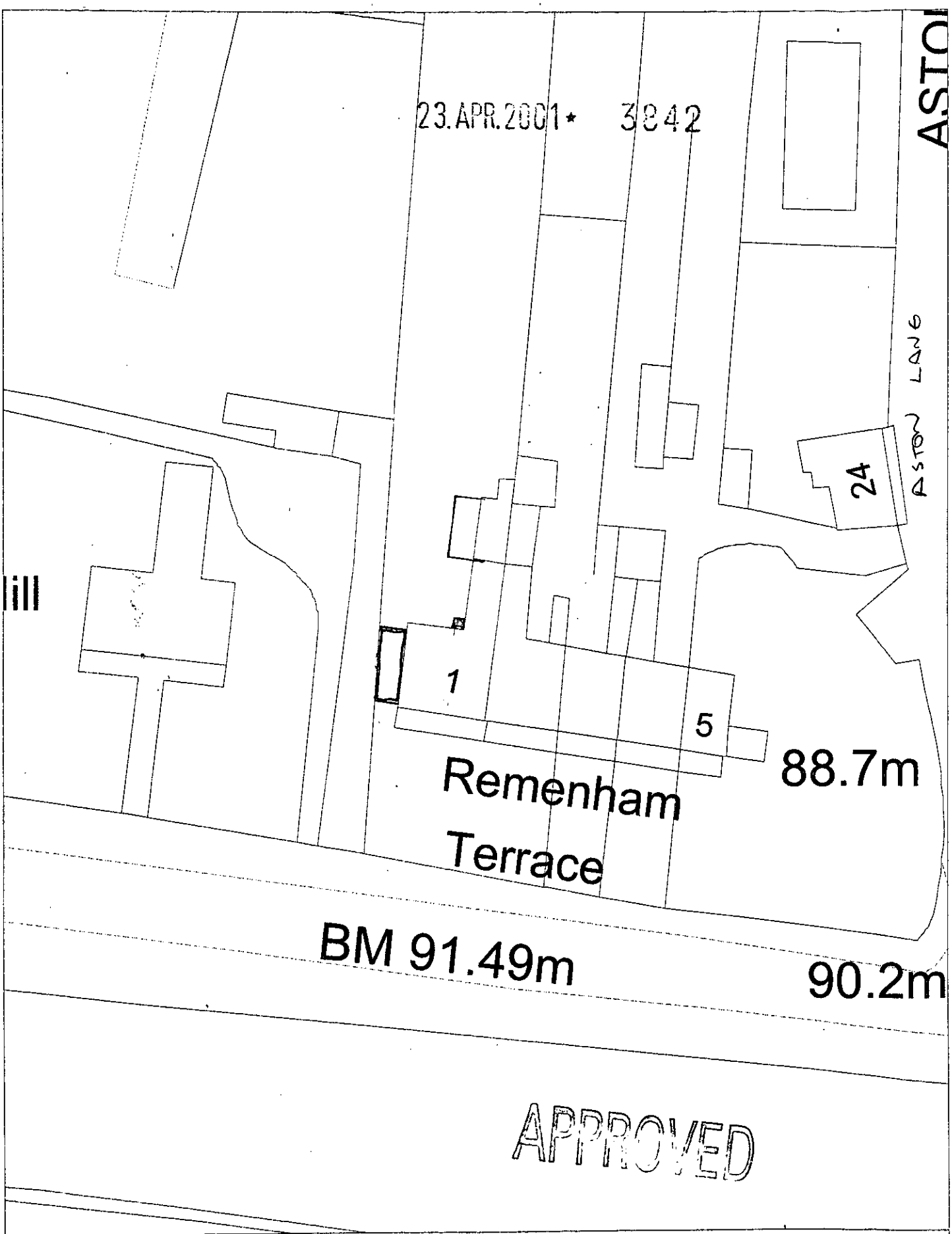
0 2 3



BLOCK PLANS Site Plan, Scale: 1 to 500 Drawing N° 1101/16

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Date 17 April 2001

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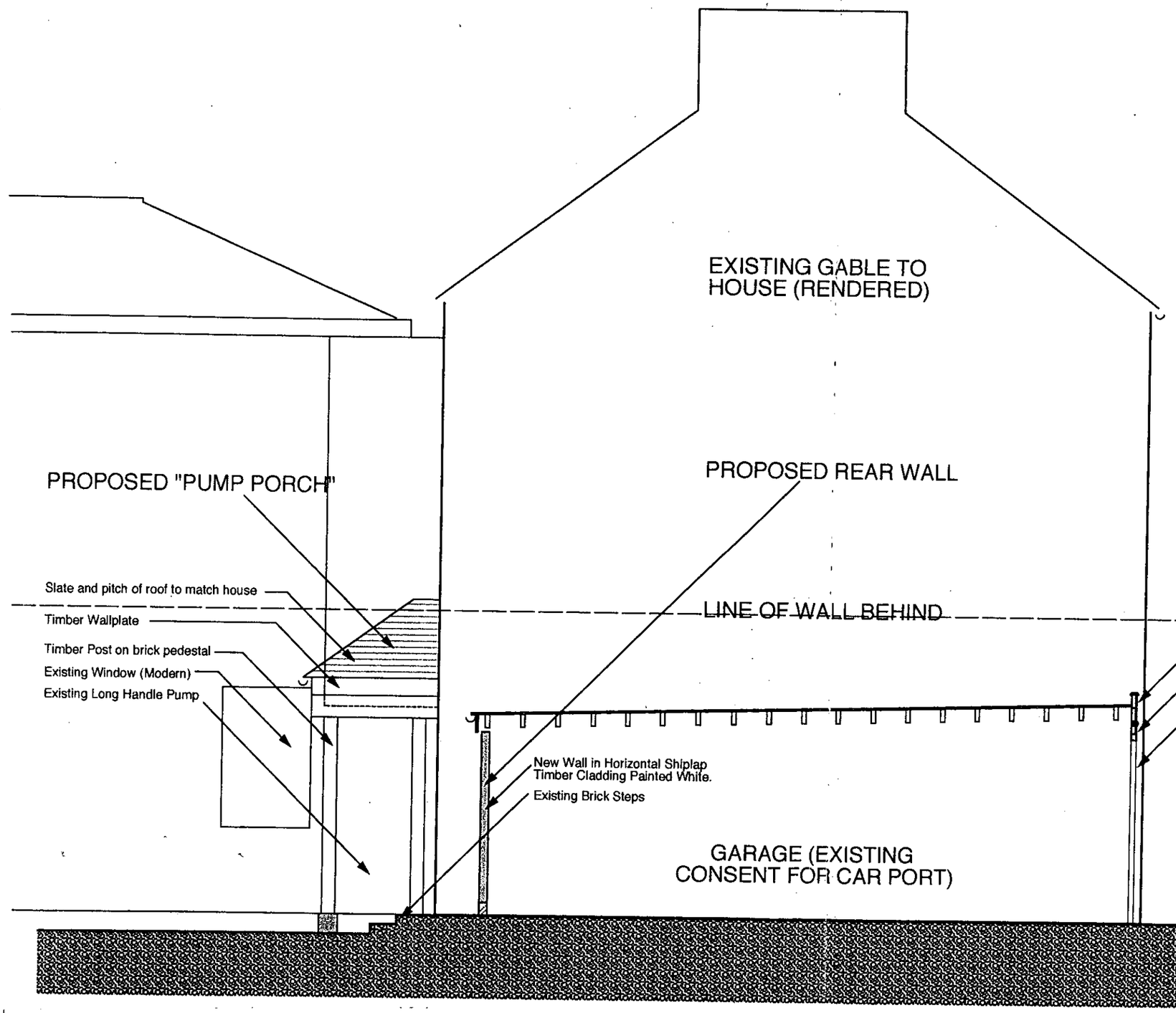
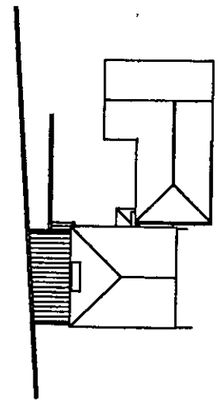
0 2 3





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PROJECT :-
No. 1, Remenham Terrace

CLIENT :-
Allan Henderson

DRAWING :-
Section

SCALE :-	SIZE :-	DATE :-
1:50	A3	Jan 2001

APPROVED

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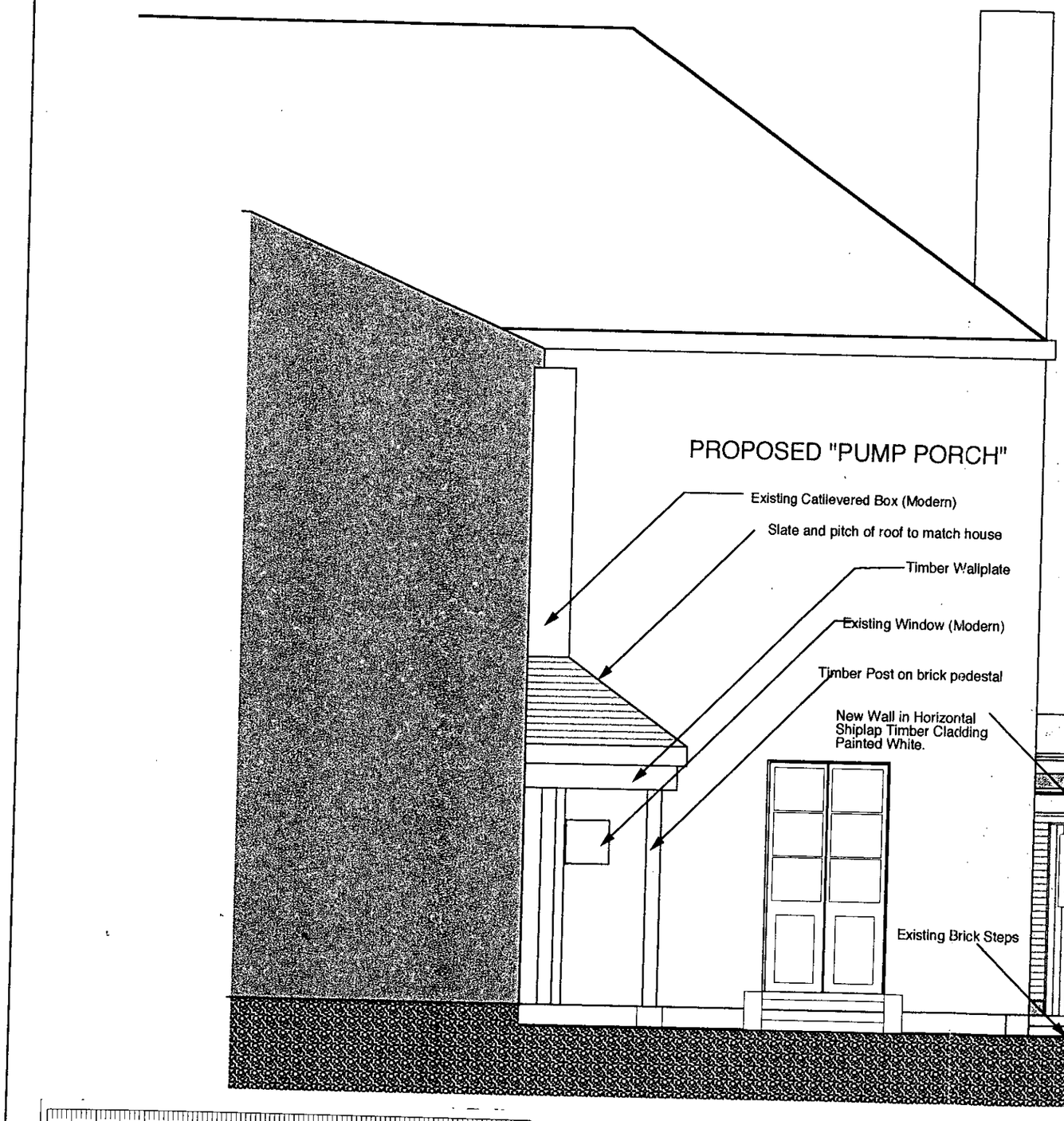
1101/15	





SCALE OF METRES

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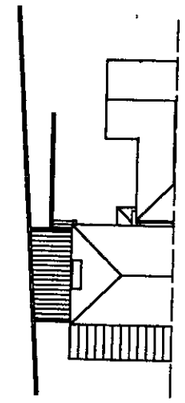

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PROJECT :-
No. 1, Remenham Terrace

CLIENT :-
Allan Henderson

DRAWING :-
Rear Elevation - Proposed

SCALE :-	SIZE :-	DATE :-
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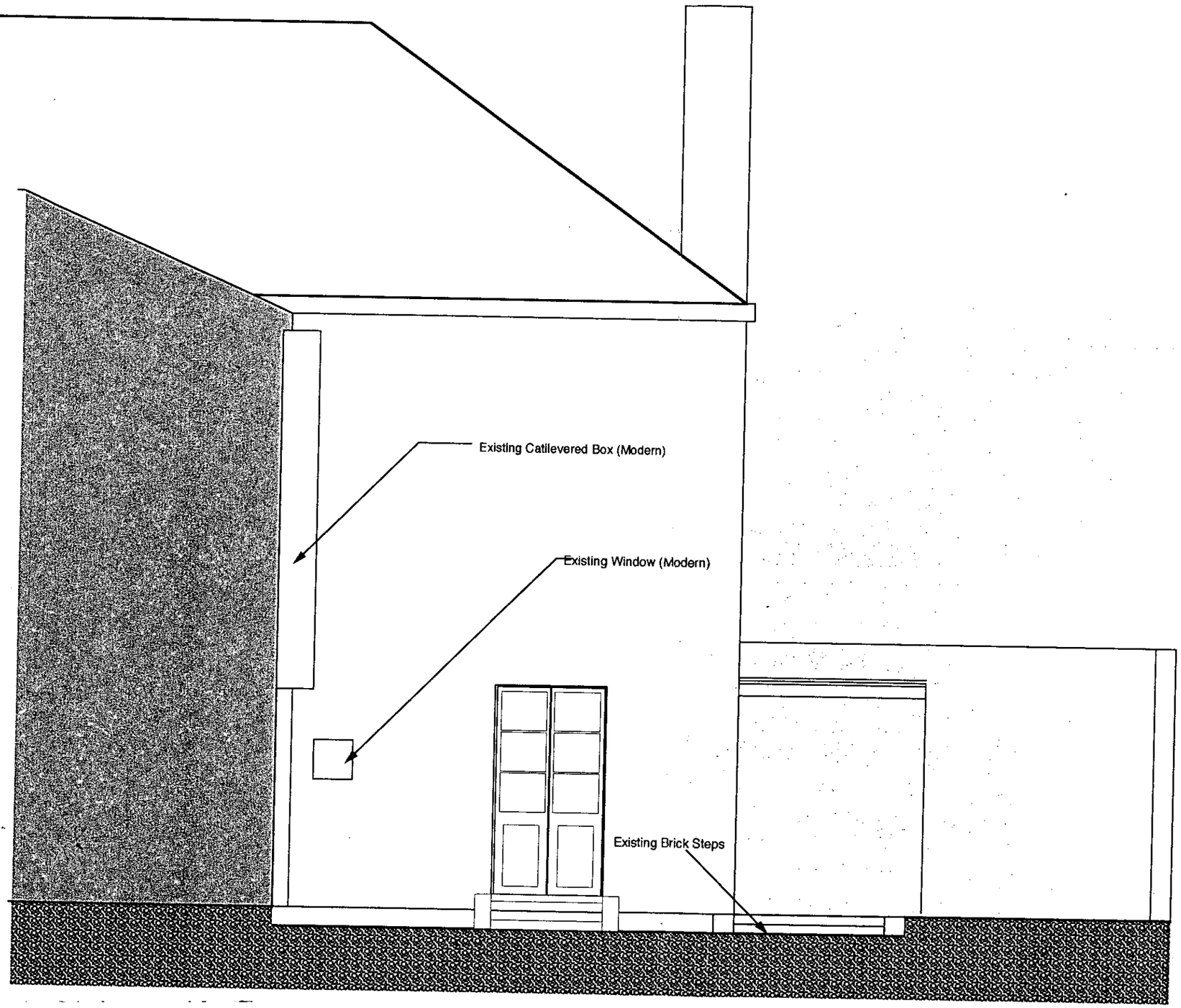
DRAWING No :- 1101/14

REVISION :-



SCALE OF METRES

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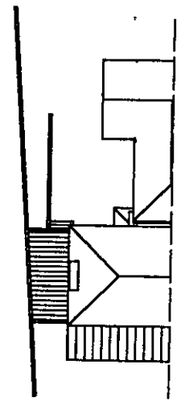
APPROVED



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PROJECT :-
No. 1, Remenham Terrace

CLIENT :-
Allan Henderson

DRAWING :-
Rear Elevation - Existing

SCALE :-	SIZE :-	DATE :-
1:50	A3	Jan 2001

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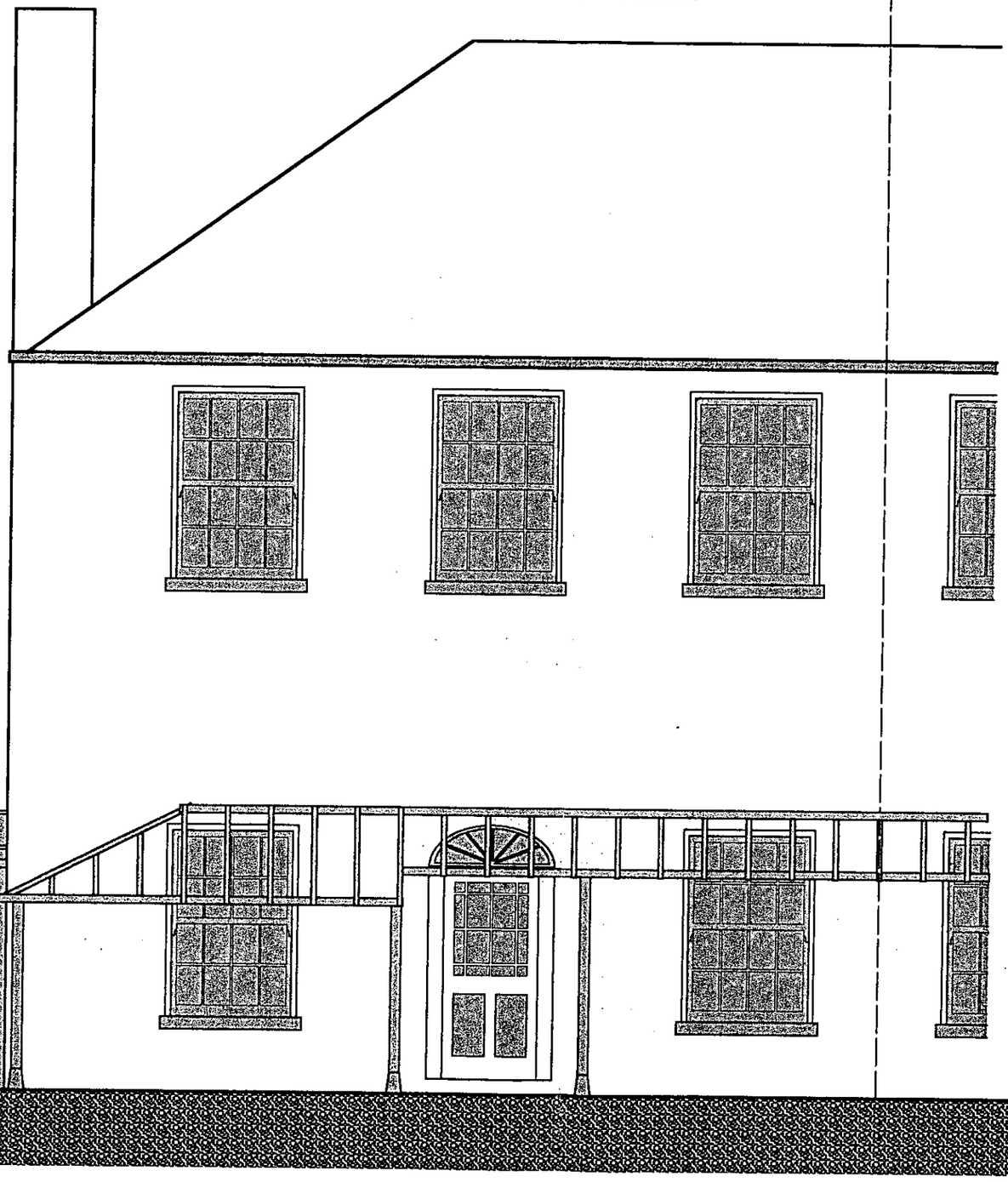
1101/13	

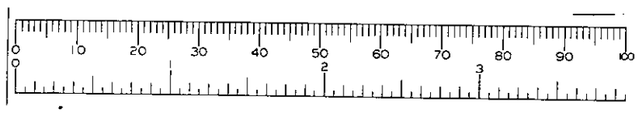
No.1 Remenham Terrace



Extension to Existing Timber Fascia with Top Moulding to Match Existing

Existing Timber Fascia Top Moulding Becomes Drip

Existing Side Hung Doors with Vertical Tongue and Groove Facing Replaced with New Doors, Up-and-Over, to Match Existing Size and Pattern.



SCALE OF METRES

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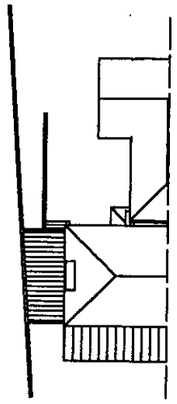

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PROJECT :-
No. 1, Remenham Terrace

CLIENT :-
Allan Henderson

DRAWING :-
Front Elevation - Proposed

SCALE :-	SIZE :-	DATE :-
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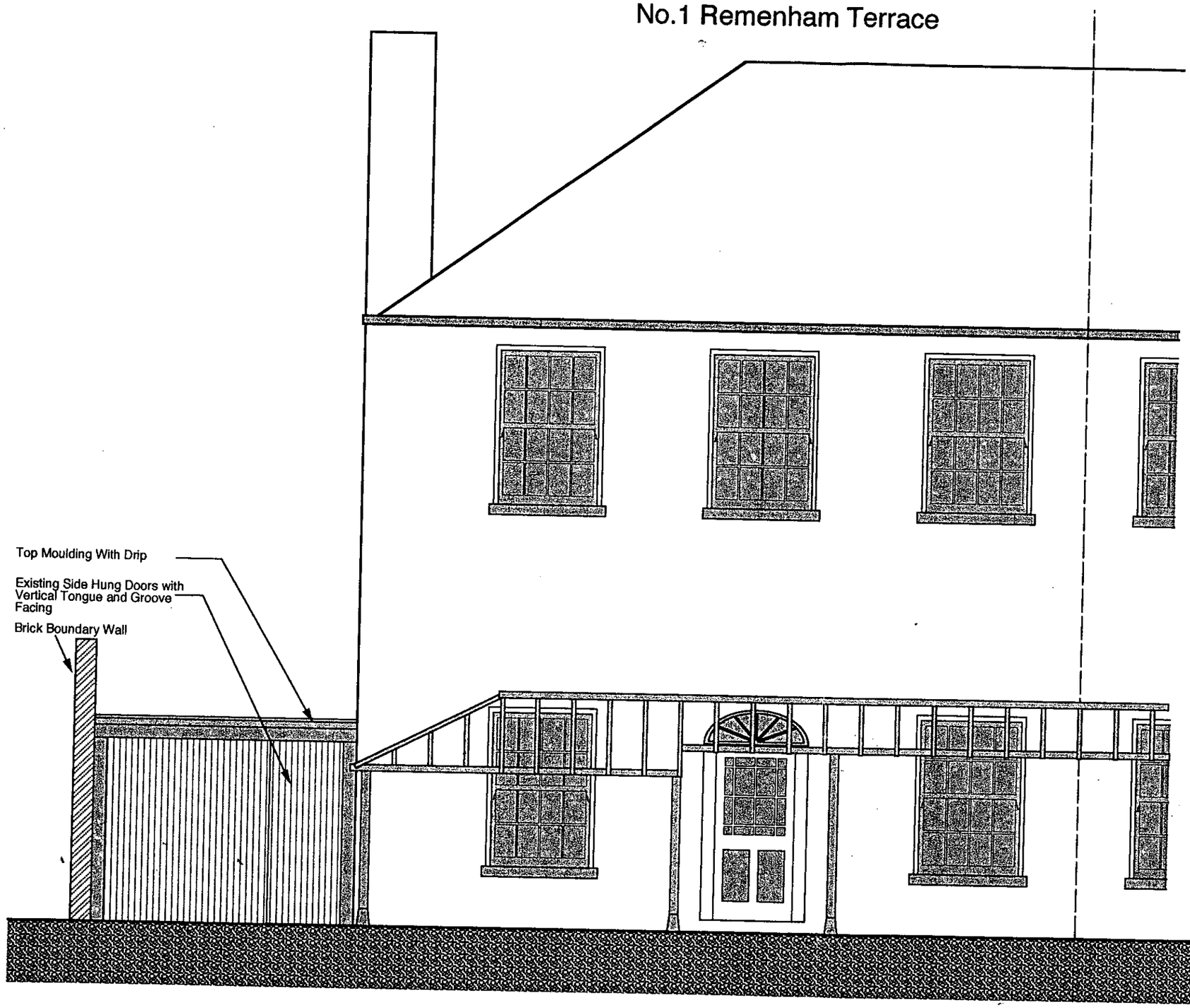
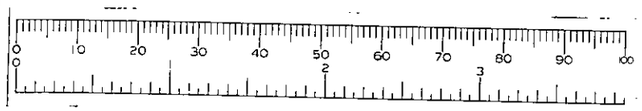
No.1 Remenham Terrace





SCALE OF METRES

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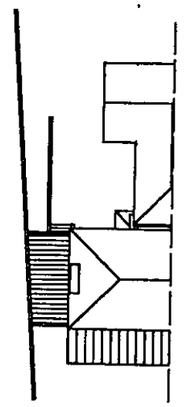

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PROJECT :-

No. 1, Remenham Terrace

CLIENT :-

Allan Henderson

DRAWING :-

Front Elevation - Existing

SCALE :-	SIZE :-	DATE :-
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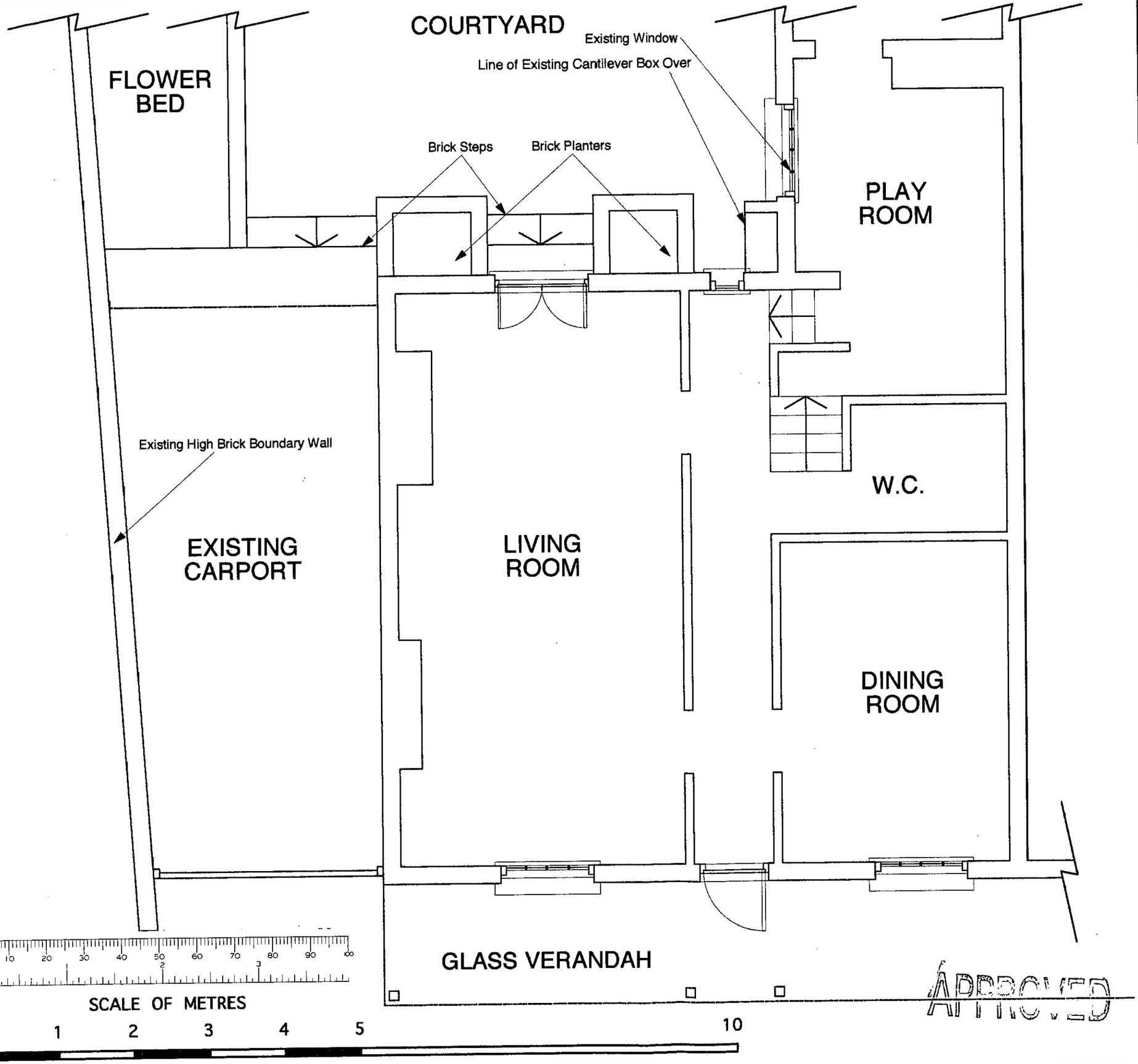

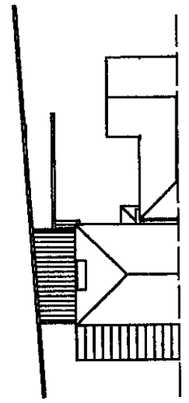

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PROJECT :-
No. 1, Remenham Terrace

CLIENT :-
Allan Henderson

DRAWING :-
Plan
- Existing

SCALE :-	SIZE :-	DATE :-
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COURTYARD

FLOWER BED

Soakaway in Flower Bed

Cast Iron Downpipe with Shoe Discharge into Flower Bed

Cast Iron Downpipe Offset on Wall

New Timber Frame Wall with Access Door and Timber Window

Brick Steps

Brick Planters

Existing Window

Line of Existing Cantilever Box Over

Line of New Slate Roof

New Timber Post

PLAY ROOM

W.C.

Existing High Brick Boundary Wall

LIVING ROOM

DINING ROOM

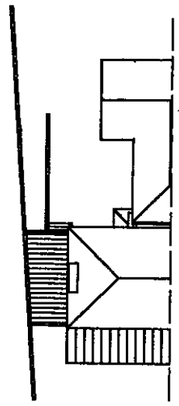
Existing Side Hung Carport Doors Replaced with Up and Over Timber Doors to Match External Appearance

GLASS VERANDAH

APPROVED

SCALE OF METRES

0 1 2 3 4 5 10



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PROJECT :-
No. 1, Remenham Terrace

CLIENT :-
Allan Henderson

DRAWING :-
Plan

- Proposed

SCALE :-	SIZE :-	DATE :-
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