APPLICATION NO:
VAR/2001/3372

LOCATION:
Billingbear Lodge Carters Hill, Wokingham.

APPLICANT:
National Association Of Almshouses C/O W M Graham Associates Chartered Architects

PROPOSAL:
Proposed variation to condition 06 of consent 37581 to allow offices to be used seperately *from main office.*

EARLIEST DATE FOR DECISION: **19/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

National Association of Almshouses
C/O W M Graham Associates Chartered Architects
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: VAR/2001/3372

Parish: **HURST**

Location: **Billingbear Lodge, Carters Hill, Wokingham.**

Proposal: **Proposed variation to condition 06 of consent 37581 to allow offices to be used separately from main office.**

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.

Informative

1. 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 C3 and C4.
Deposit Draft Wokingham District Local Plan Policies WOS2, WGB1, WGB4 and WRE2.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/04/2001

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.

3372

NB in the file it states extension + extensions due to lack of space!? Have we examined this in the eight of past history??

Tel: (0118) 974 6479

Date: 21/3/01

My ref: VAR/2001/3372

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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: VAR/2001/3372
Billingbear Lodge, Carters Hill, , Wokingham.
Proposed variation to condition 06 of consent 37581 to allow offices to be used seperately from main office.

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 **Emy Circuit** on **(0118) 974 6479**. 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 2 April 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

This is in the Green Belt. P/C object - please discuss reasons for C/A. Thanks [illegible]

LISTING FORM
Case officer: **Emy Circuit** Application Number: **VAR/2001/3372**
Billingbear Lodge, Carters Hill, , Wokingham.
Proposed variation to condition 06 of consent 37581 to allow offices to be used seperately from main office.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: [signature] Date: 23.3.01.

Councillor A Drake

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 6479

Date: 21/3/01

My ref: VAR/2001/3372

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Tel: (0118) 974 6000
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Application Number: VAR/2001/3372
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **VAR/2001/3372**
Billingbear Lodge, Carters Hill, , Wokingham.
Proposed variation to condition 06 of consent 37581 to allow offices to be used seperately from main office.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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 6479

Date: 21/3/01

My ref: VAR/2001/3363

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 A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Dear Councillor

Application Number: VAR/2001/3363
Billingbear Lodge, Carters Hill, , Wokingham.
Proposed variation to condition 03 of consent 01110 to allow use by persons other than National Association of Almshouses.

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 **Emy Circuit** on **(0118) 974 6479**. 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 2 April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **VAR/2001/3363**
Billingbear Lodge, Carters Hill, , Wokingham.
Proposed variation to condition 03 of consent 01110 to allow use by persons other than National Association of Almshouses.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Drake

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

WORK SHEET FOR : Emy Circuit

Application Number : VAR/2001/3372

Applicant : National Association Of Almshouses C/O W M Graham Associates Chartered Architects.

Location : Billingbear Lodge, Carters Hill, , Wokingham.
Proposal : Proposed variation to condition 06 of consent 37581 to allow offices to be used seperately from main office.

Site Notice Displayed ? :

YES	NO	DATE
✓	✓	13/3

Date of Neighbour Notifications : .....

Date of Site Visit : 27 February 2001

Date Registered : 12/02/2001

Earliest Date for Decision : 19/03/2001

Latest Consultation Date/Site Notice Expiry Date : 19/03/2001

This application will have expired on: 09/04/2001. 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 - no objection.

Environmental Health - no objection

Hurst Pc - Object - conditions protect Green Belt.

Planning Issues :

Greenbelt.

Historic park Garden

VAR/2001/3363 & 3372
Billingbear Lodge, Carters Hill, Wokingham
Proposed variation of condition 03 of 01110 and condition 06 of 37581(F) respectively

History:
Billingbear Lodge is an 'old property' the construction of which predates planning records. Within the land surrounding the property is a detached, single-storey building, used as offices. The earliest application, relating to the offices, dates from 1958 and the officer's report for application 37581(F) indicates that this building had been in office use prior to 1948 and had been occupied by the National Association of Almshouses since the early 1970s.

In August 1974 planning permission for an extension to the offices was permitted (01110), subject to conditions, including 03, which specified that *"the extension hereby permitted shall only be occupied by the National Association of Almshouses"* for the reason that *"the premises are in a Green Belt area where the introduction of further general business uses are restricted"*. In June 1991 planning permission was granted for a further extension [37581(F)], condition 06 of which stipulated that *"the additional office accommodation hereby approved shall be used as an integral part of the existing office unit and shall not be occupied separately therefrom"*. The reason for this condition was that *"the provision of separate office accommodation would be an inappropriate form of development for this site"*.

The office building, as extended, has an area of 162.61m^2. It appears that the extension permitted under 01110 had an area of about 10m^2 and increased the area of the building to slightly under 100m^2. The area of the extension permitted under 37581(F) was 65.7m^2 (a 16.7m^2 increase on an earlier temporary building which it replaced).

Appraisal:
WDLPDD policy WGB1 (F) allows for reuse and adaptation of existing buildings in the Green Belt, providing proposals comply with WGB4. In the terms of this policy, reuse and adaptation of existing buildings may be acceptable providing the buildings are of permanent construction, there would be no intensification of the use of the site and there would not be a materially greater impact on the character of the Green Belt than the present use. Hence, the main issue is the effect that variation of the conditions, that are the subject of this application, would have on the openness and character of the Green Belt.

The conditions relate to occupation of existing buildings for B1(a) use. This is an existing use and was so at the time that the extensions were permitted. Since no changes are proposed to the buildings, the main impact of the use would be through their use and in particular, trips to and from the site and on-site parking. The parking standard for B1 uses is one space per 25m^2 gfa. This implies that a maximum of seven spaces would be required for a 162m^2 office. The current parking provision of 8 spaces exceeds this.

With regard to condition 03 of 01110, there are nine people employed at Billingbear lodge and there is nothing to suggest that occupation of the premises for B1 use by an

organisation other than the National Almshouses Association would result in an intensification of the use of the premises. Furthermore, the condition only applies to a very small part of the building (about 6%) and the remainder of the building could be used by a different occupier at any time. It is not clear that it was reasonable to restrict occupation of the extension, when the remainder of the building was not subject to similar restrictions. Therefore, it is not considered that variation of this condition, to allow use of this part of the building by occupiers other that the National Almshouses Association, would result a significant intensification of the use of the site or a material impact on the character of the Green Belt.

Condition 06 of 37581(F) requires that the office accommodation should remain as one unit, as provision of separate office accommodation would not be appropriate to the site. Again, there is nothing to suggest the subdivision of the building into two or more smaller offices would result in intensification of the use of the site. The external appearance would not change and traffic generation would be no greater. Therefore, variation of this condition to allow use of this part of the building by a different occupier than the remainder of the premises is considered acceptable.

Recommendation: conditional approval of both VAR/2001/3363 & 3372

Application Number VAR/2001/3372
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
02	C001	R004	

RECORD OF SITE VISIT

SITE ADDRESS: Billingbear Lodge
Carters Hill Wokingham.

APPLICATION NUMBER:
VAR/2001/3372

OFFICER: Emy Circuit

DATE OF SITE VISIT: 27 Feb 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? on gatepost 13/3

2. DESCRIPTION OF SURROUNDINGS
rural setting, 2-storey detached dwellings in vicinity, hedges + mature trees around site

3. DESCRIPTION OF SITE/BUILDING
single-storey, complex footprint, mainly pitched roof - doors + windows onto side driveway of house

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached

5. SITE CONSTRAINTS

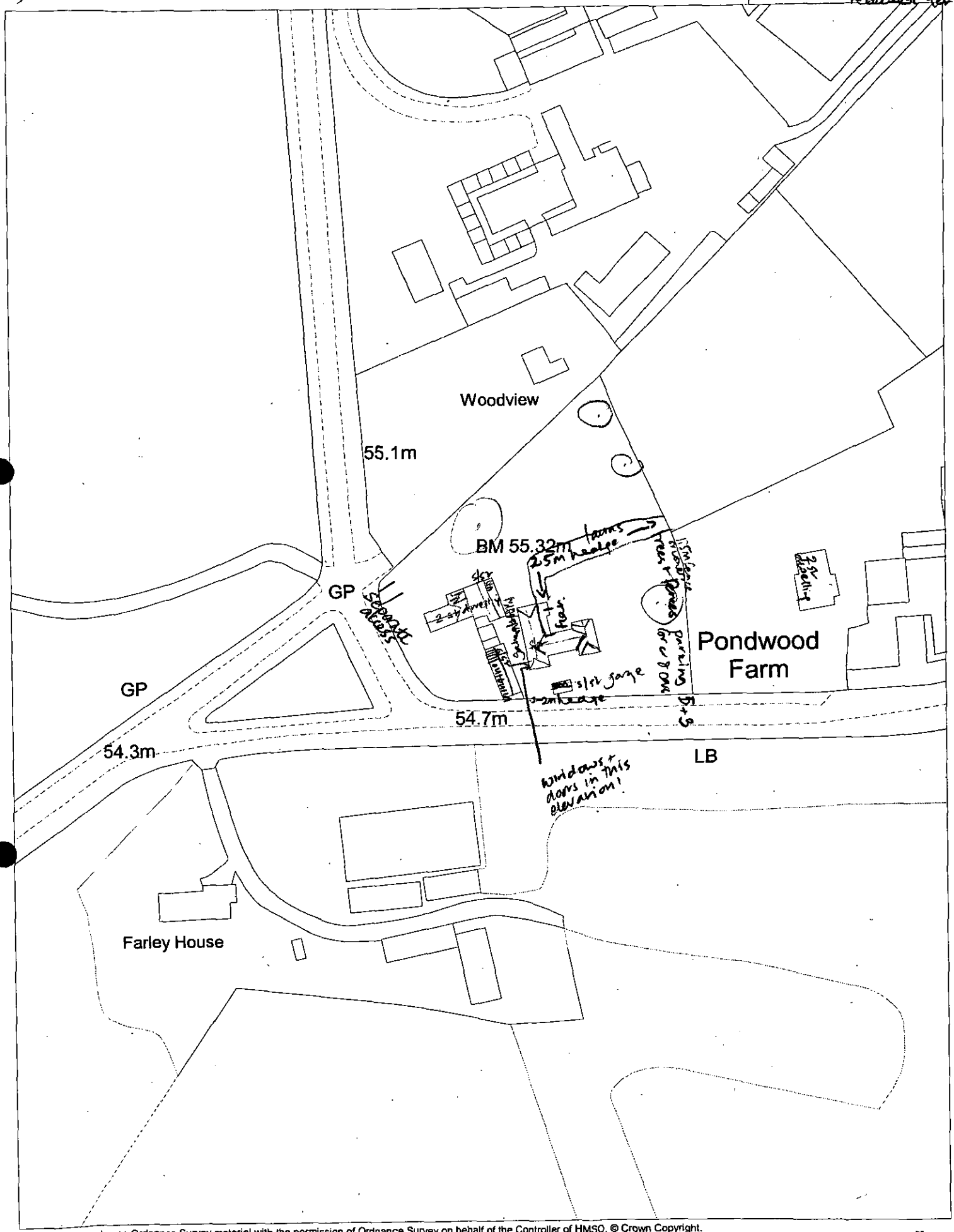
TREES

ACCESS/PARKING gravel parking area for c 8 cars + garage

LEVELS

BOUNDARY TREATMENT various hedges, trees + fences, more formal within site (ownership) than around boundaries.

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.
26 February 2001

Scale: 1 : 1250

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

6th March, 2001

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

	HPT 40838
POL	TLS
DC EXC	ENF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:
	FILE:

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. VAR/2001/3372
Application No. VAR/2001/3363

I refer to the above-mentioned Applications by the National Association of Almshouses in respect of Billingbear Lodge, Carters Hill, Wokingham; proposed variation to Condition 06 of Consent 37581 to allow offices to be used separately from main office and variation of Condition 03 of Consent 01110 to allow use by persons other than National Association of Almshouses.

My Council believes that the conditions were imposed quite rightly to protect the Green Belt and it is important that they should not be varied. It is a matter for regret that similar conditions were not attached to the permission granted in respect of Application F/1999/0248 at Misbourne Kennels, but this should not be taken as a precedent.

My Council, therefore, objects to any variation of the existing conditions.

Yours sincerely,

Clerk

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	Joanne Ellis Environmental Health	My Ref:	JPE/LMW/20005100
To:	Emy Circuit Development Control	Your Ref:	VAR/2001/3372
		Date.	March 2, 2001

PROPOSED: VARIATION TO CONDITION 06 OF CONSENT 37581 TO ALLOW OFFICES TO BE USED SEPERATELY FROM MAIN OFFICE

LOCATION: ALMS HOUSES ASSOCIATION, BILLINGBEAR LODGE, CARTERS HILL, MAIDENHEAD ROAD, HURST

These proposals have been evaluated and I have no environmental health objections to the application.

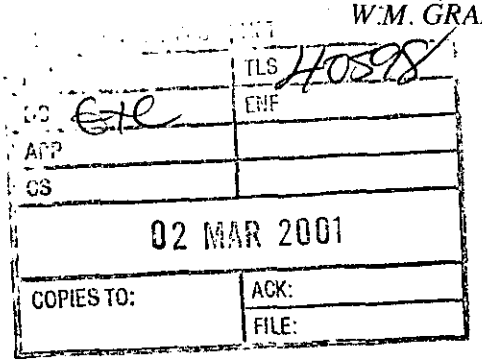
JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER

PLANNING SERVICES	HPT 40743
POL	TLS
DC	ENF
APP	
CS	
06 MAR 2001	
COPIES TO:	ACK:
	FILE:

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482



Ref: 2255/wmg/cm

1 March 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

For the attention of Miss E Circuit

Dear Miss Circuit

The Almshouse Association Billingbear Wokingham

With reference to your telephone call and applications Nos. VAR/2001/3363 and 3372 for the above we can confirm that the Association employs nine people at Billingbear Lodge.

Should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Emy Circuit **Date:** 23 February 2001

Application Number: VAR/2001/3372

Proposal: Proposed variation to condition 06 of consent 37581 to allow offices to be used seperately from main office.

Parish: HURST PARISH

Site Address:
Billingbear Lodge, Carters Hill, , Wokingham.

Applicant:
National Association Of Almshouses C/O W M Graham Associates Chartered Architects.

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

28/02/01

Received by Wokingham District Council

Application No: VAR/2001/3372

Proposal:
Proposed variation to condition 06 of consent 37581 to allow offices to be used seperately from main office.

Location:
Billingbear Lodge, Carters Hill, , 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. 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2001. 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

23 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2001	
Officer: EXC	Application No. VAR/2001/3372

Map No. ..... Site ..6..16.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(VAR) PROPOSED VARIATION TO CONDITION 6 OF CONSENT 37581 TO ALLOW OFFICES TO BE USED SEPERATELY FROM MAIN OFFICE

Location: BILLINGBEAR LODGE CARTERS HILL

Parish: HURST Ward: Hurst ✓

Applicant: NATIONAL ASSOCIATION OF ALMSHOUSES

Fee Received 95-00 (11) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Green Belt)

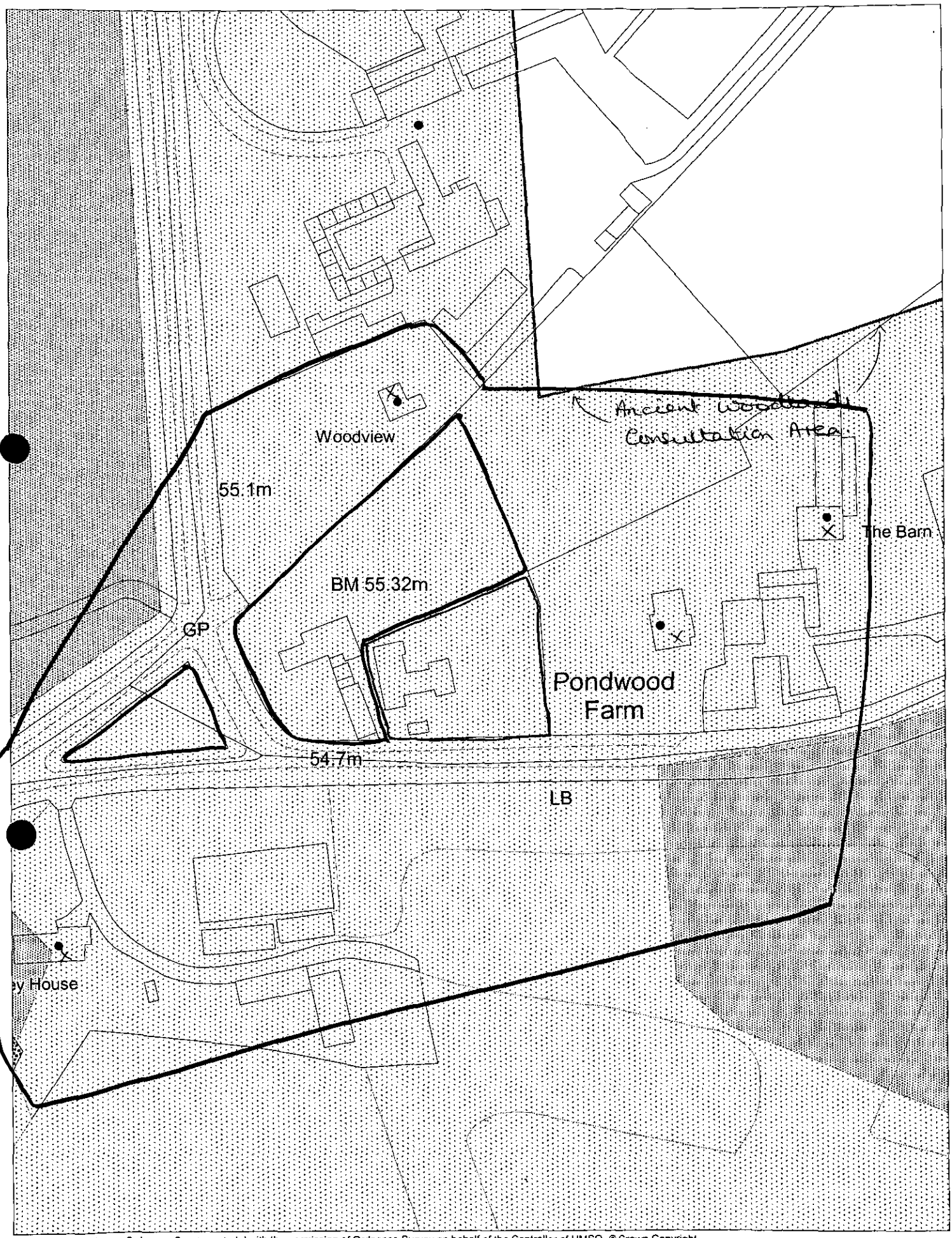
.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... SN + See map .....



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Development Control Section, Environmental Services, Wokingham District Council.
14 February 2001
Scale: 1 : 1250

By hand 9.2.01

DELEGATED

CHARTERED WMG ARCHITECTS

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2255/wmg/cm

6 February 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

12.FEB.2001* 3372

Dear Sir

BILLINGBEAR LODGE CARTERS HILL WOKINGHAM

We are instructed by our client to seek removal of Condition 6 on Planning Consent 37581.

To this end please find enclosed six copies of the Application Form, Section 66 Certificate, Ordnance Survey Location Plan and a cheque of £95.00 made payable to Wokingham District Council.

In support of the application we would ask that you give consideration to the following.

Whilst acknowledging that the site lies within the Green Belt we would ask that the application be considered having regard to the recent planning approval granted at Misbourne Kennels, Carters Hill (planning ref: F/1999/0248). This allowed for the change of use in kennels and offices to B1 use. The floor area amounted to some 170 metres square gross and the proposal would generate between 19 and 30 traffic movements daily. This consent, which allowed for 170m2 gross floor area, did not have a personal condition attached to it.

The use of the Billingbear Lodge site as B1 offices has already been established by the granting of a previous planning permission. The proposed removal of Condition 3 would not result in a material increase or intensification of the Site and would not have an adverse effect either on residential amenity or traffic movement. As such the proposal is in keeping both with Policy 19 of the Green Belt Local Plan 1985 and Policy WGB4 of the Wokingham District Local Plan Deposit Draft.

Ref: 2255/wmg/cm
6 February 2001
Wokingham District Council

Having regard to the above it is considered that Condition 6 on Planning Consent 37581 is both unnecessary and unreasonable. We trust you have enough information to determine the Application but please do not hesitate to contact us further if you have any queries.

Yours faithfully

W M Graham

Enc

PLANNING PERMISSION

N
SE

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: THE NATIONAL ASSOCIATION OF
ALMSHOUSES
C/O ALAN MITCHELL & PARTNERS
14 ELM GROVE ROAD
LONDON

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

Application No.37581 (F)

Proposal:
ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE ANCILLARY OFFICE ACCOMMODATION TOGETHER WITH ASSOCIATED PARKING FACILITIES
BILLINGBEAR LODGE MAIDENHEAD ROAD ST NICHOLAS HURST

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 91(1) of the Town and Country Planning Act, 1990.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing building to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(12)

02 REASON To ensure that the materials are in keeping with those existing.(8R)

03 No construction work of any sort within the area covered by the application shall take place between the hours of 7.00 pm and 7.00 am on Mondays to Saturdays and no construction work at all shall take place on Sundays or Bank Holidays except with the prior written consent of the District Planning Authority.(125)

03 REASON In the interests of amenity and to prevent undue disturbance to existing residential properties.(122R)

continued/-

04 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(135)

04 REASON In the interests of visual amenity.(13R)

05 All the existing site levels shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.(131)

05 REASON Changes in site levels may materially affect the proposed development or adjoining property.(132R)

06 The additional office accommodation hereby approved shall be used as an integral part of the existing office unit and shall not be occupied seperately therefrom.(277)

06 REASON The provision of separate office accommodation would be an inappropriate form of development for this site.(269R)

07 Further details of the proposed fenestration shall be submitted and approved by the District Planning Authority. This condition shall apply notwithstanding the details submitted as part of this application.

07 REASON To ensure that the type of fenestration is appropriate and in keeping with the character of the existing office building and adjacent house in this Green Belt location.

08 All existing trees/hedges shall be retained and any trees/hedges which are damaged or lost within five years of the commencement of the development hereby approved shall be replaced within the next planting season, to the satisfaction of the District Planning Authority.

08 REASON In the interests of amenity and to ensure a satisfactory form of development.

Date 7 JUN 1991

R F Wilson

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 1990 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/-

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.

(1) BILLINGBEAR LODGE, Hurst 1.4.86

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK/WITHOU~~

PLOT No. Old Property ORD. SHEET No. SU. 8271 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A66/48	Mr. L. A. Hackett	Additions	14. 12. 48	App. App
938/57	"	Addition	12. 11. 57	App. N/
R/192/58	"	Extension to Office	9. 12. 58	App. App
R/56/60	"	Addition	12. 4. 60	App. App
R/170/63	"	Convert East Garage to form Office & erect new Garage	18. 4. 63	App. App
R/303/67	"	Additions to Office	28. 9. 67	App. App
BR 1062	The National Ass. of Almshouses	Extension to Offices	23 7 74	App N/A
01110	" "	NEW FILING ROOM	8 8. 74	N/A C/A
BR 5040	"	TOILET ACCOMMODATION	8 7. 76	App. N/
BR 12756	" " "	Sewage Treatment PLANT	17. 3. 80	Ref N/
BR A10506	"	~~EXTN~~ TO OFFICES &	21.6.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) BILLINGBEAR LODGE Hurst 1.4.86

ADDRESS MAIDENHEAD ROAD PARISH ~~Wok/WITHOUT~~

PLOT No. ORD. SHEET No. SU 8271 5G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 13341 (SCC	NAT ASS OF ALMSHOUSES	CESSPOOL	28.6.80	APP N/A
BR 16355	" " "	Replacement of Sewage treatment unit	16. 3. 81	App N/A
BR 21013	"	S/STOREY EXTENSION	14.7.83	APP N/A
19765	"	"	26.7.85	N/A 31.9.86 TP
37581	"	S/S. OFFICE ACCOMM	09.5.91	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No. 12.FEB.2001 3572

DELEGATED

WOKINGHAM DISTRICT COUNCIL

Please fill in both Certificate A, B, C *or* D *and* the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the *accompanying application.*

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

●

Signed . . . . . W M Graham Assoc.

On behalf of . . . The Almshouse Association . . . . . .

Date . . . . . 6 February 2001 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

DELEGATED PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

12.FEB.2001* 5372

1.	APPLICANT'S NAME	NATIONAL ASSOCIATION OF ALMHSOUSES
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W M GRAHAM ASSOCIATES CHARTERED ARCHITECTS
	ADDRESS	1 RECTORY ROAD
		WOKINGHAM
	POST CODE	RG40 1DJ PHONE 0118 977 0464
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	BILLINGBEAR LODGE
		CARTERS HILL WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REMOVAL OF CONDITION 6 ON THE
		PLANNING CONSENT No. 37581
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.146 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☑	State relevant application number 37581 Conditions to be relaxed 6

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

OFFICE USE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

AS EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISITNG

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

ACCESS FROM CARTERS HILL/MAIDENHEAD ROAD

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE			
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED WM Graham Associates ON BEHALF OF Almshouse Association DATE 6 February 2001

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

1769c

PLANNING APPLICATION

PART 2

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

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	162.61			
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	162.61			

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	8	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

OFFICE WORK

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) *Will these premises be vacated?*

The Almshouse Association

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

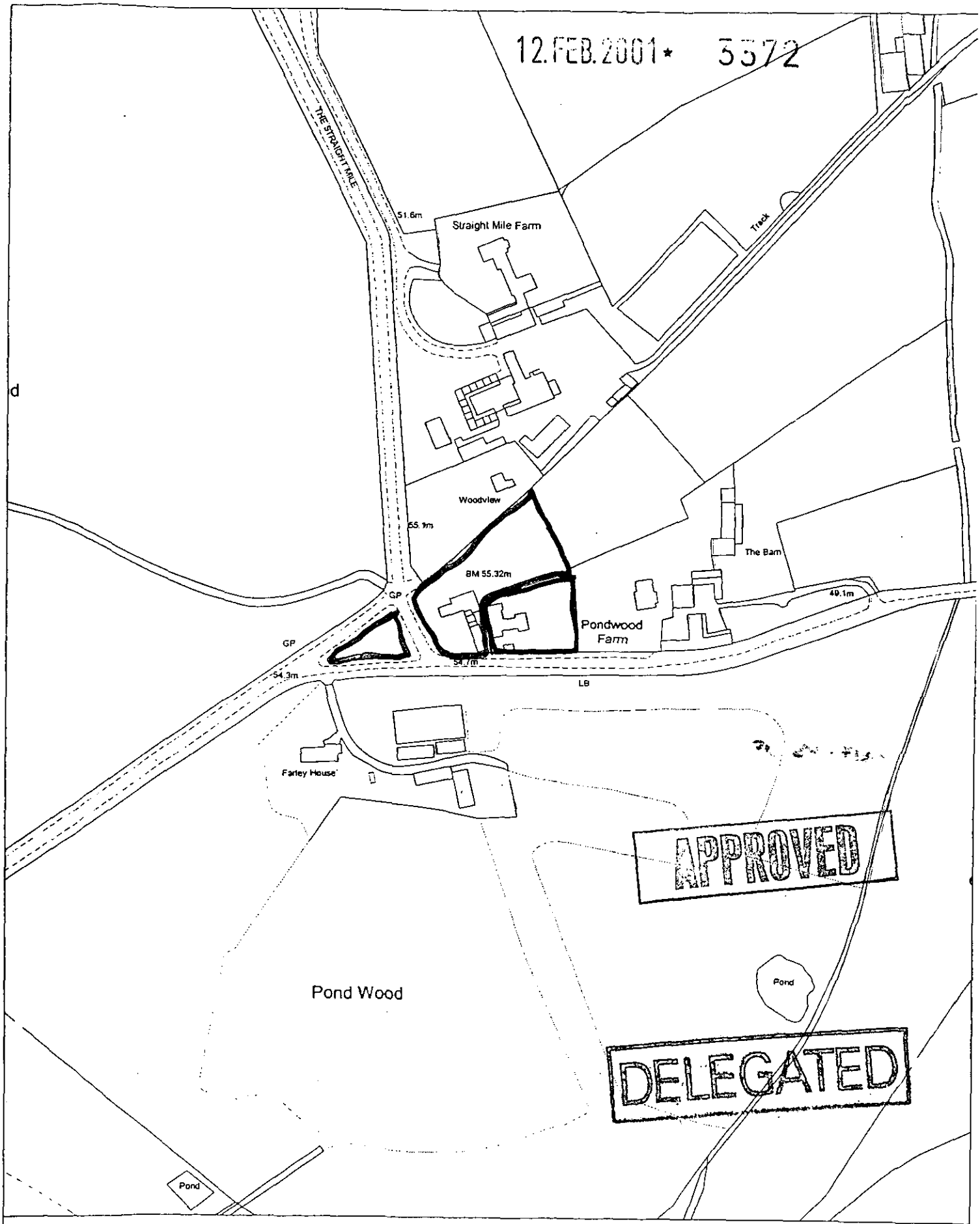
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on 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.'



Site Plan, Scale: 1 to 2500

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Date: 3 March 2000

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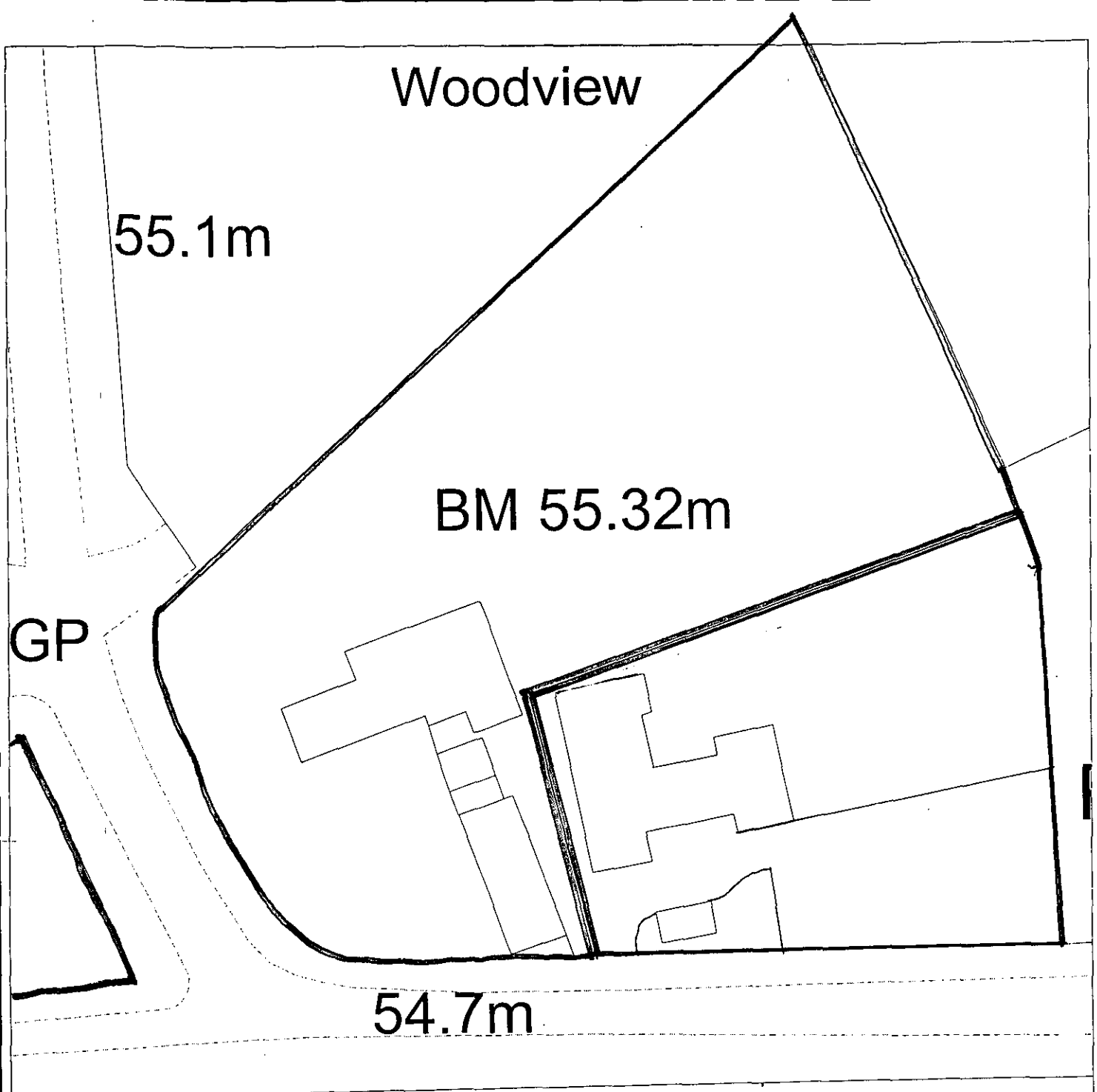

APPROVED
DELEGATED

12.FEB.2001* 3372

Site Plan, Scale: 1 to 500

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