APPLICATION NO:
LB/2000/0379

LOCATION:
67, The Lakes Waltham Road Reading.

APPLICANT:
Mr R Long

PROPOSAL:
Proposed addition of internal staircase plus addition of velux window in north elevation.

EARLIEST DATE FOR DECISION: 10/3 ~~19/02~~/2000

APPLICATION EXPIRY DATE: **15/03/2000**

CASE OFFICER: **Nicola Lake**

25 Sept 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Long
The Lakes
67 Waltham Road
RUSCOMBE
Berkshire
RG10 0MB

Application Number: LB/2000/0379

Parish: **RUSCOMBE**

Location: **67 The Lakes, Waltham Road, Ruscombe, Reading**

Proposal: **Proposed addition of internal staircase plus addition of velux window in north elevation**

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

Reason
1. In pursuance of Section 18(1)(a) of the Planning (Listed Building & Conservation Area) 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. This permission relates to the application as amended with revised drawing submitted to the Local Planing Authority on 10th August 2000 showing the replacement of the additional velux window with a new window in the side elevation and does not approve the proposals as originally submitted.

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:

Green Belt Local Plan : Policy 9
Deposit Draft Wokingham District Local Plan : Policies WOS3, WGB1, WGB3, WHE6, WHE13

John Mitchell
Development Control Manager
Date: 19/09/2000

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.

(654)

Tel. 0118 974 6465 (Direct Line)
E-mail: Harold.Sanders@wokingham.gov.uk
Date. 3 December, 1999
My ref. HS/-/~~Remenham~~ Ruscombe Pre app

Mr Long
The Lakes
Waltham Road
Ruscombe
Berkshire
RG10 0HB

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

Dear Mr Long

PROPOSE INTERNAL ALTERATIONS AT THE LAKES, WALTHAM ROAD, RUSCOMBE

Following our meeting on site on 24th November, I agreed to establish which works were approved in 1991.

The micro-copies (on our copies) do not appear to be as per the plan forwarded with your letter.

I can confirm that the partition between bedroom 2 and the landing and the blocking up of the door to the bathroom were part of the original application. Listed Building consent for the new doors will be requested plus the removal of the staircase and the addition of flooring over bedroom 3.

You may have in your legal documents and your records the following information:

1. Plans and elevations of the original cottage as now.

2. Plans and elevations of appearance scheme.

We will require plans and elevations modified to show;

i.e.
3.1 door to upper landing added
3.2 door to bathroom re-installed
3.3 bedroom 3 enlarged by removal of one wall and
3.4 relocation of wall between bedroom 3 and dining room
3.5 modification to ceiling over bedroom 3
3.6 removal of staircase between bed 3 and bed 2.
3.7 relocate window to roof storage area.

There appears to be some confusion on the extent of the works approved as against the works carried out.

You may wish to clarify this before preparing the necessary drawings for the new listed building application.

Please give me a call if you wish to clarify any of the above points or meet again on site.

Yours sincerely

Harold Sanders
Conservation Architect

cc: Development Control - Remenham

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 26 March 2001
My ref: NL/LB/2000/0379.
Your ref:

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

Mr Richard Long
The Lakes
67 Waltham Road
Ruscombe
Berkshire
RG10 0HB

Dear Mr Long,

PROPOSED DETAILS FOR CONDITION 03 OF APPLICATION LB/2000/0379, AT THE LAKES, 67 WALTHAM ROAD, RUSCOMBE.

Thank you for your letter of the 15 March 2001, regarding the above stated development.

I write to confirm the information, which was conveyed to you during your recent telephone conversation with Nicola Lake. I am able to confirm that the submitted details which accompanied your letter for the proposed new staircase satisfies the requirements of condition03 of application LB/2000/0379, at The Lakes, 67 Waltham Road, Ruscombe.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

The Lakes
67 Waltham Road
Ruscombe
Berkshire
RG10 0HB

41264

15 March, 2001

John Mitchell
Development Control Manager
Environmental Services Dept
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

CC NV
CS
COPIES TO:
ACK:
FILE:

Dear John,

Ref: The Lakes, Waltham Road, Ruscombe : Application # LB/2000/0379

Further to my letter dated 24th November 2000 and your subsequent reply dated 11th January 2001, I wish to submit for your approval, details of the proposed new staircase contained within the above approved Listed Building Consent.

These details are required in order to satisfy 'Condition 03' of the above Listed Building Consent.

Please can you confirm in writing that this condition has been discharged in order for me to commence building works.

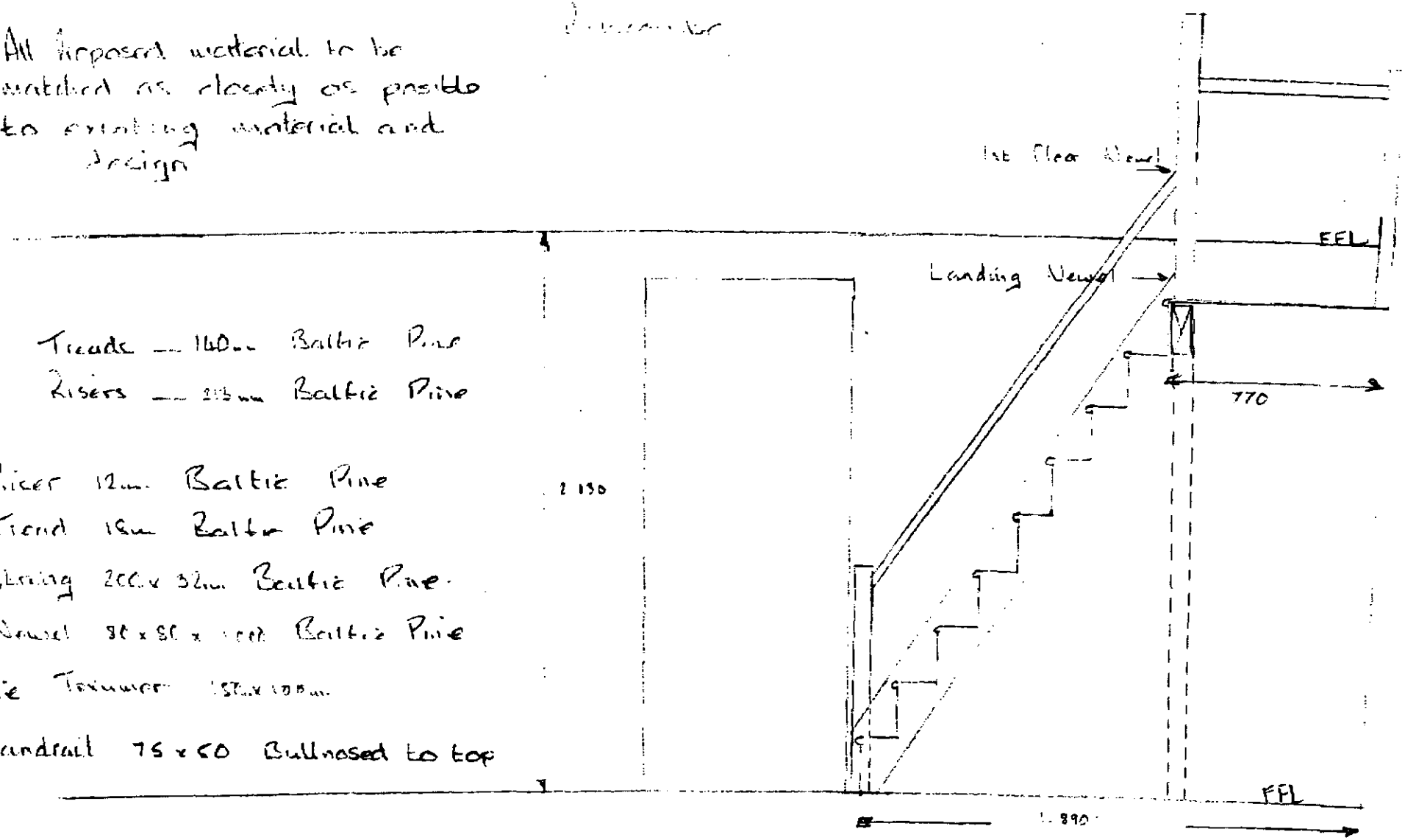
- spoke to Gerald and the details are acceptable

Yours sincerely,

Richard Long
0118-9340773
07747-062198

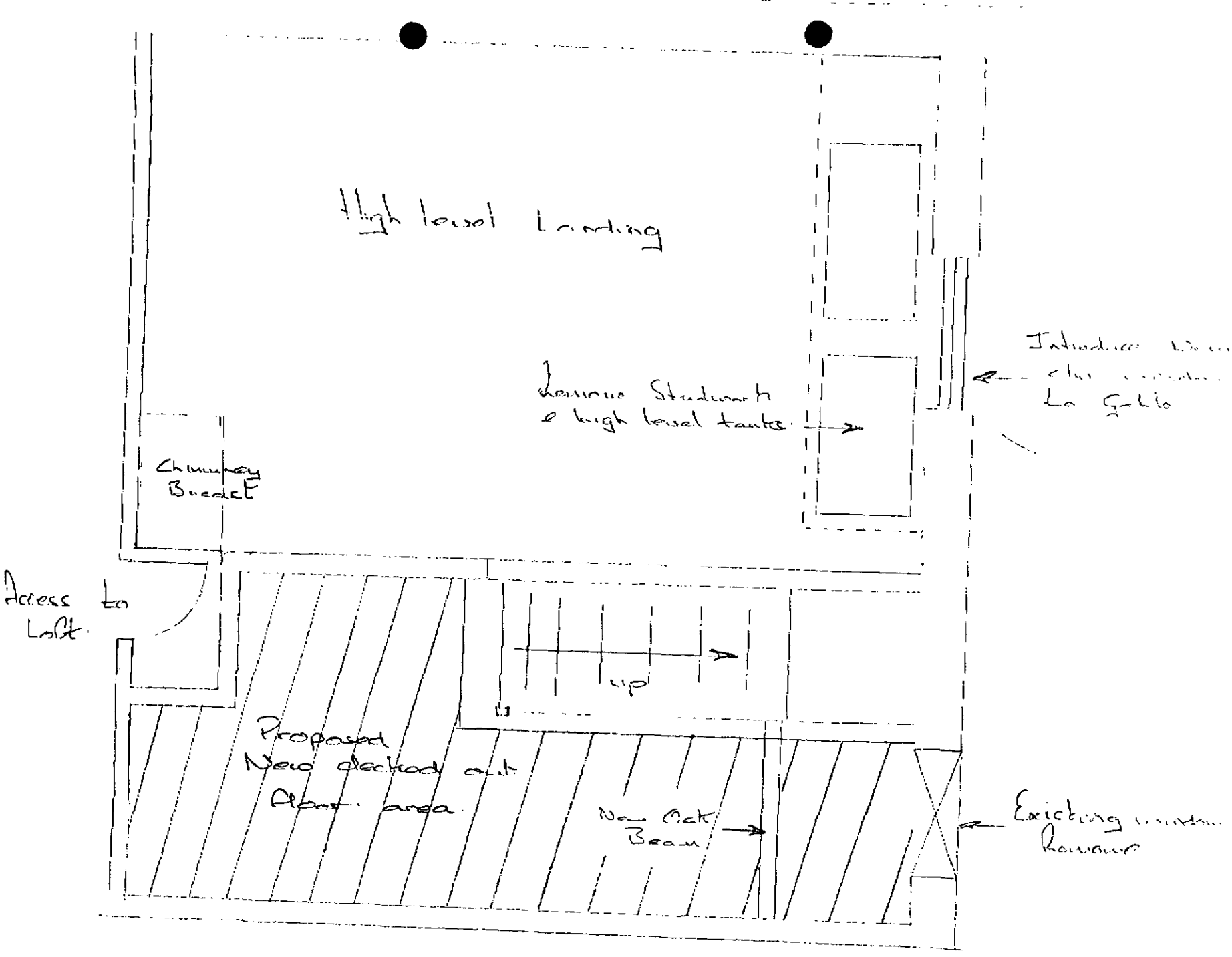
Richard Lang
The Lakes
[illegible] Wortham road
[illegible]

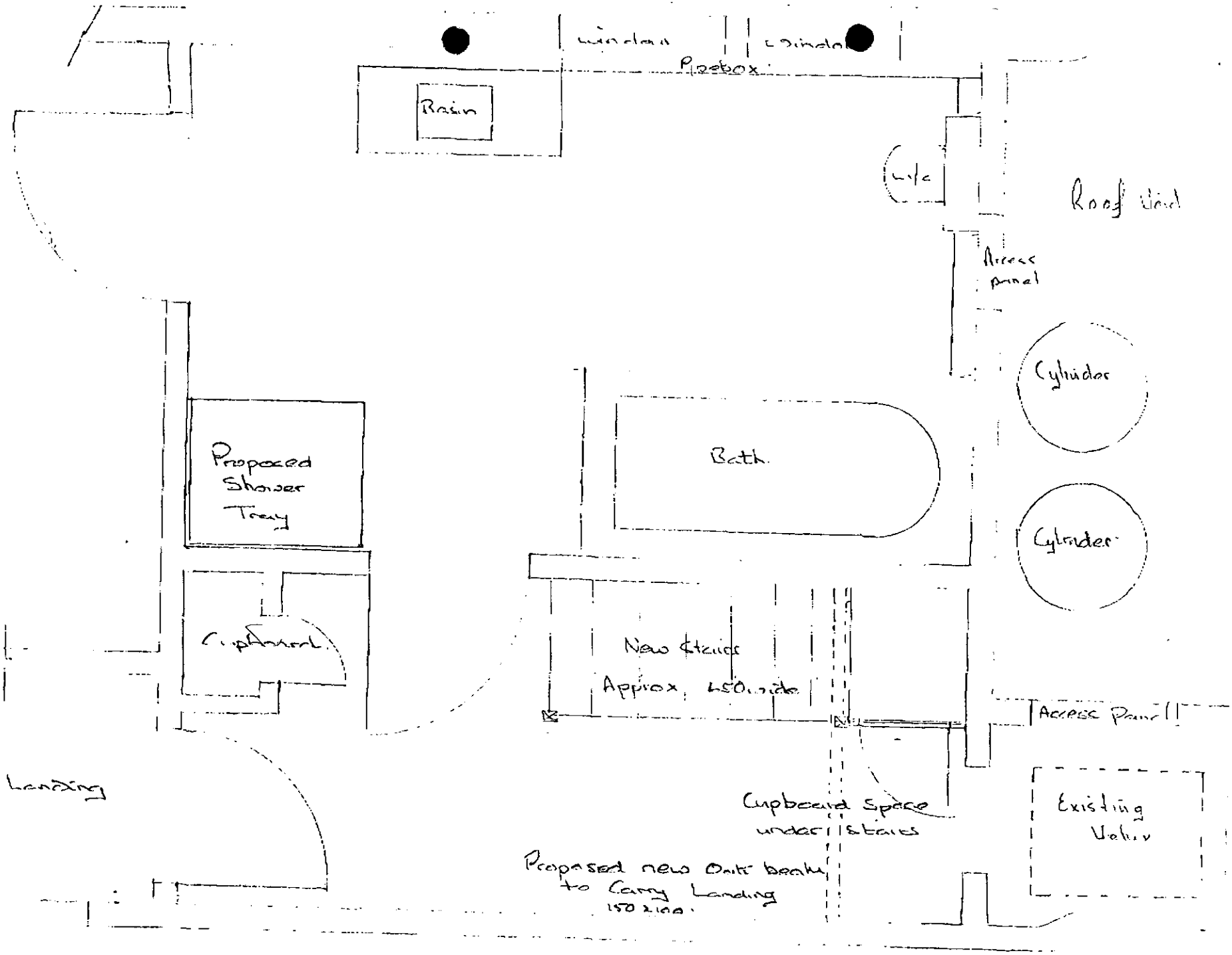
All proposed material to be matched as closely as possible to existing material and design



Treads — 140mm Baltic Pine
Risers — 215mm Baltic Pine

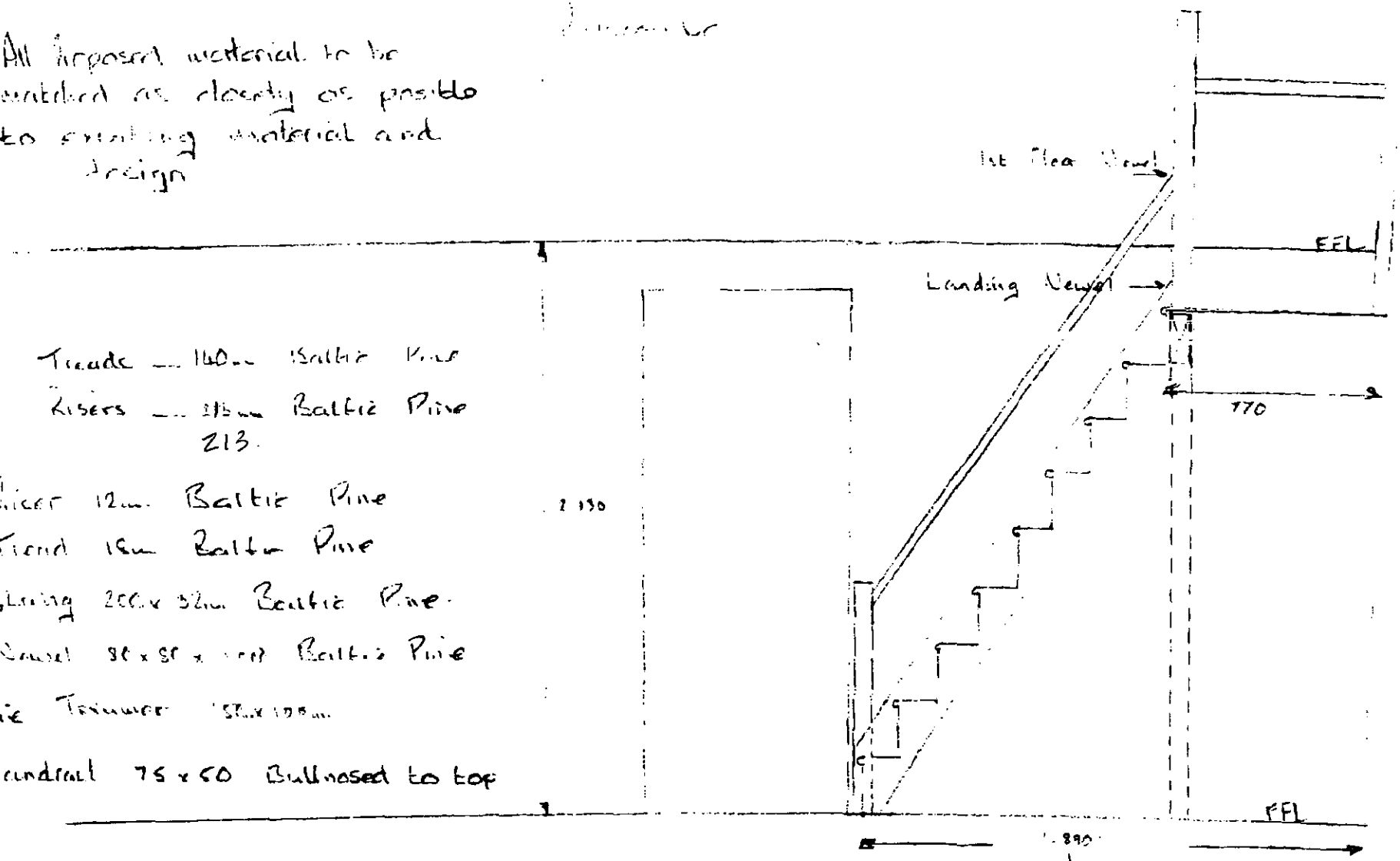
Riser 12mm Baltic Pine
Tread 18mm Baltic Pine
String 200 x 32mm Baltic Pine
Newel 80 x 80 x 1000 Baltic Pine
Pine Trimmer 150 x 100mm
Handrail 75 x 50 Bullnosed to top


High level Landing
Remove Studwork & high level tanks
Chimney Breast
Access to Loft
up
Proposed New decked attic floor area
New Ack Beam


Rain
Letc
Roof Void
Access panel
Cylinder
Cylinder
Bath
Proposed Shower Tray
Cupboard
New Stairs
Approx. 450mm wide
Access Panel
Landing
Cupboard Space under Stairs
Existing Valve
Proposed new Onitt beam to carry Landing
150 x 100

Richard Long
The Lakes
[illegible] Wetham road
[illegible]

All proposed material to be matched as closely as possible to existing material and design



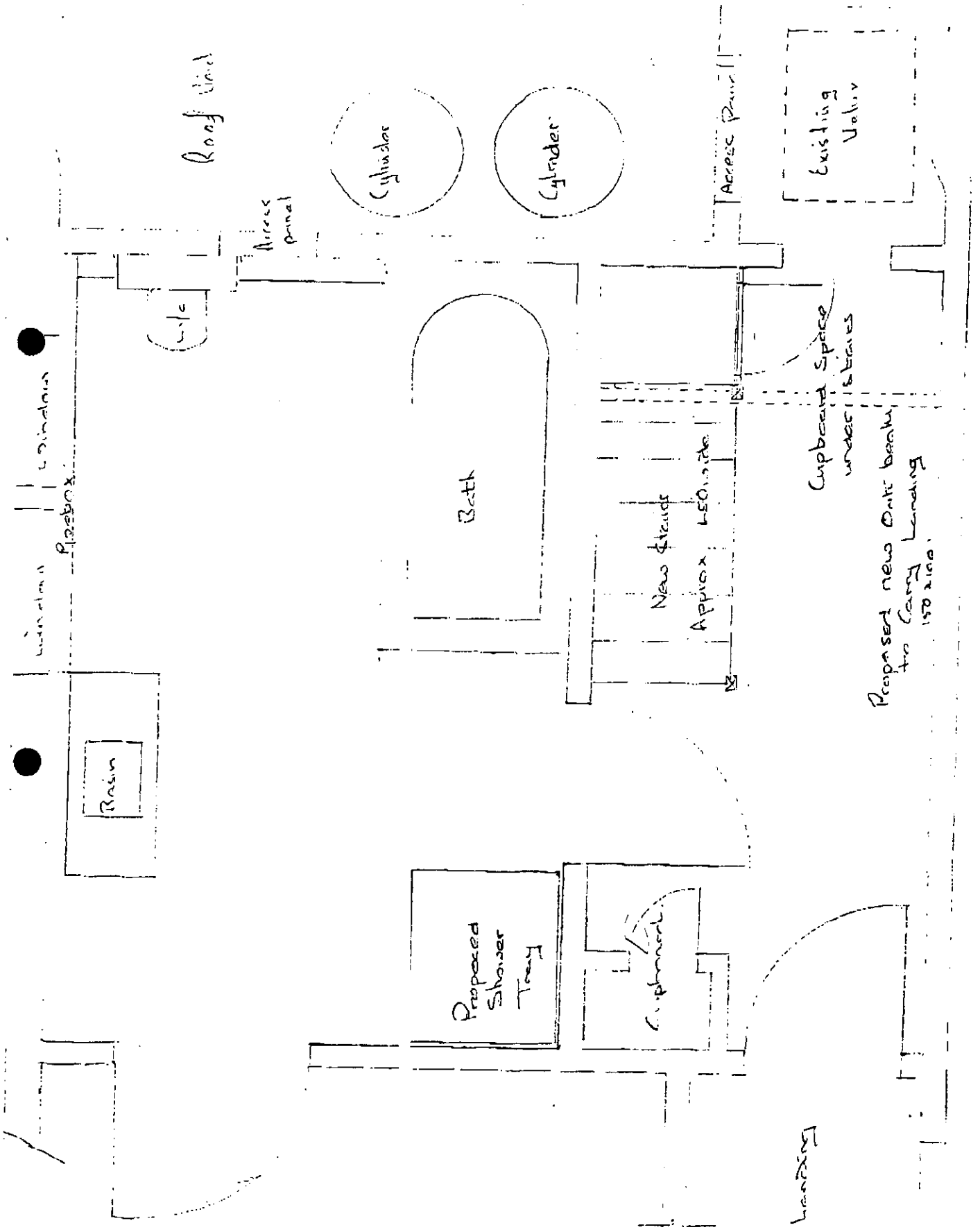
Treads — 140mm Baltic Pine
Risers — 215mm Baltic Pine
213.
Riser 12mm Baltic Pine
Tread 18mm Baltic Pine
String 200 x 32mm Baltic Pine.
Newel 80 x 80 x [illegible] Baltic Pine
Pine Trimmer 150 x 100mm
Handrail 75 x 50 Bullnosed to top

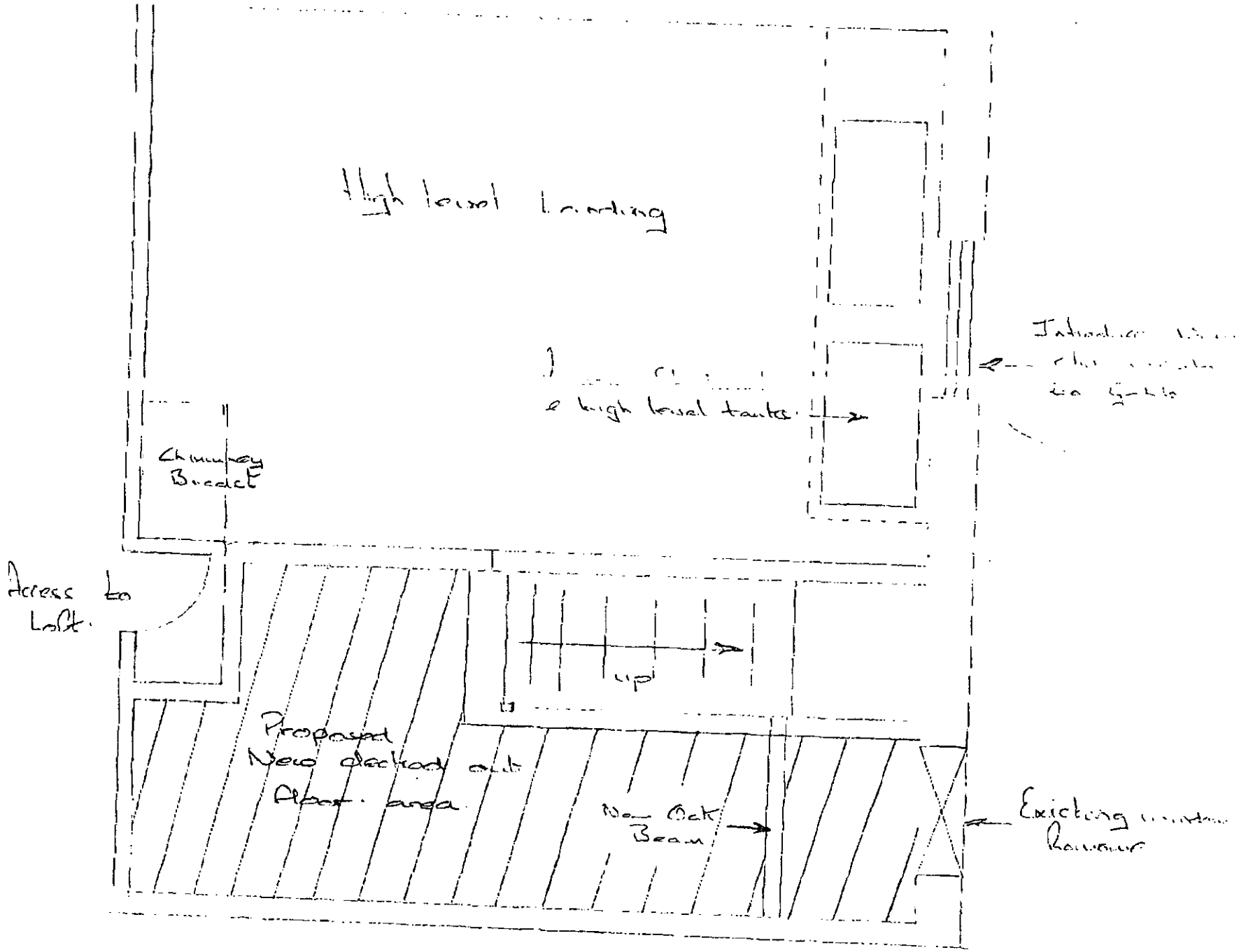
FORWARDED PRIOR to OFFICIAL LETTER REQUESTION DISCHARGE OF CONDITION No 3.

HS ALLEGATE THIS DETAIL.
HS
15.03.01

FROM :BUTLER & ODDY CONTRACTORS FAX NO. :01924 260613 11 Mar. 2001 09:33 P3

01628 . 766 371.

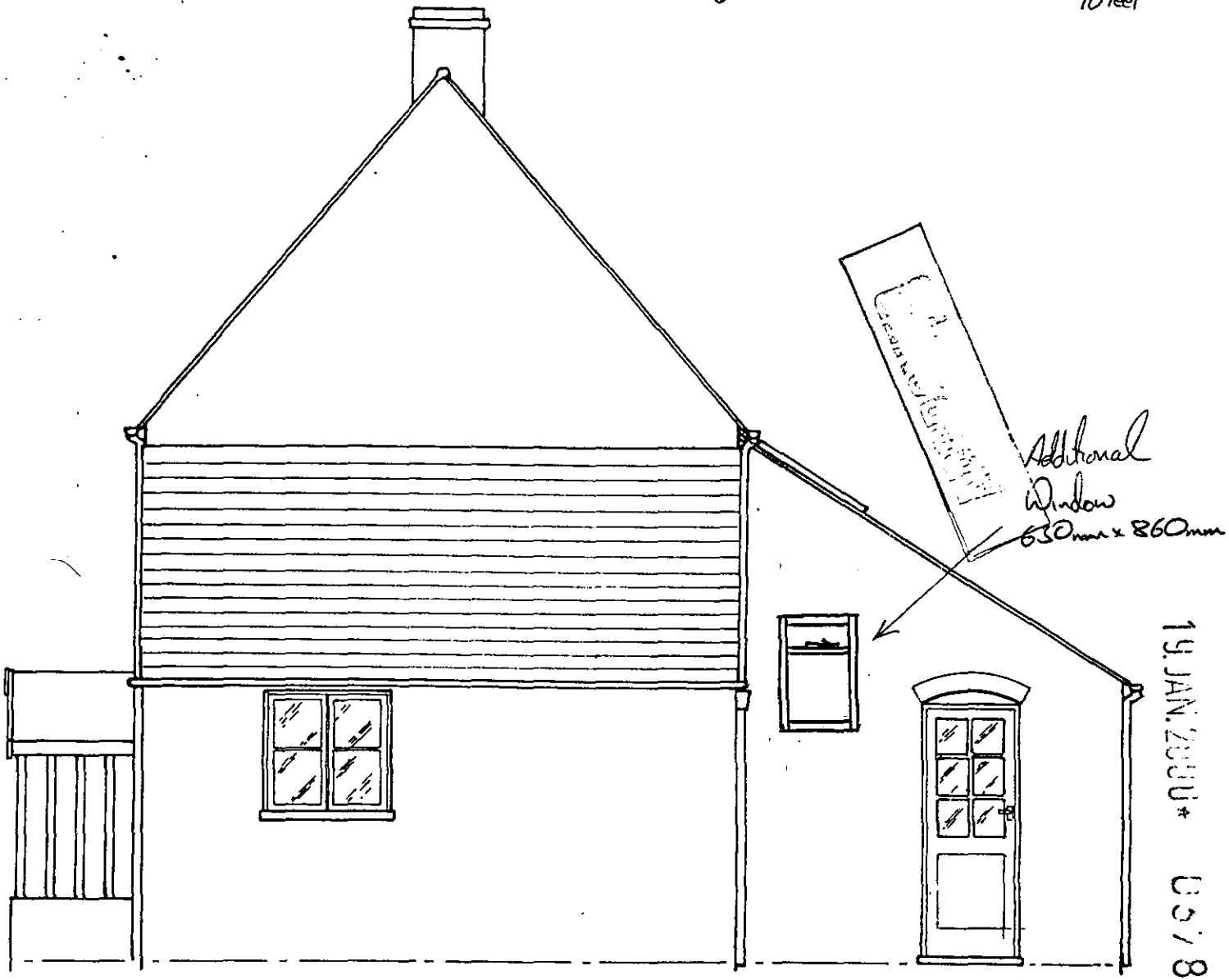



High level Landing
e high level tanks
Chimney Breast
Access to Loft.
up
Proposed New decked out floor area
New Oak Beam
Existing window Removed

USED ON

630 x 860

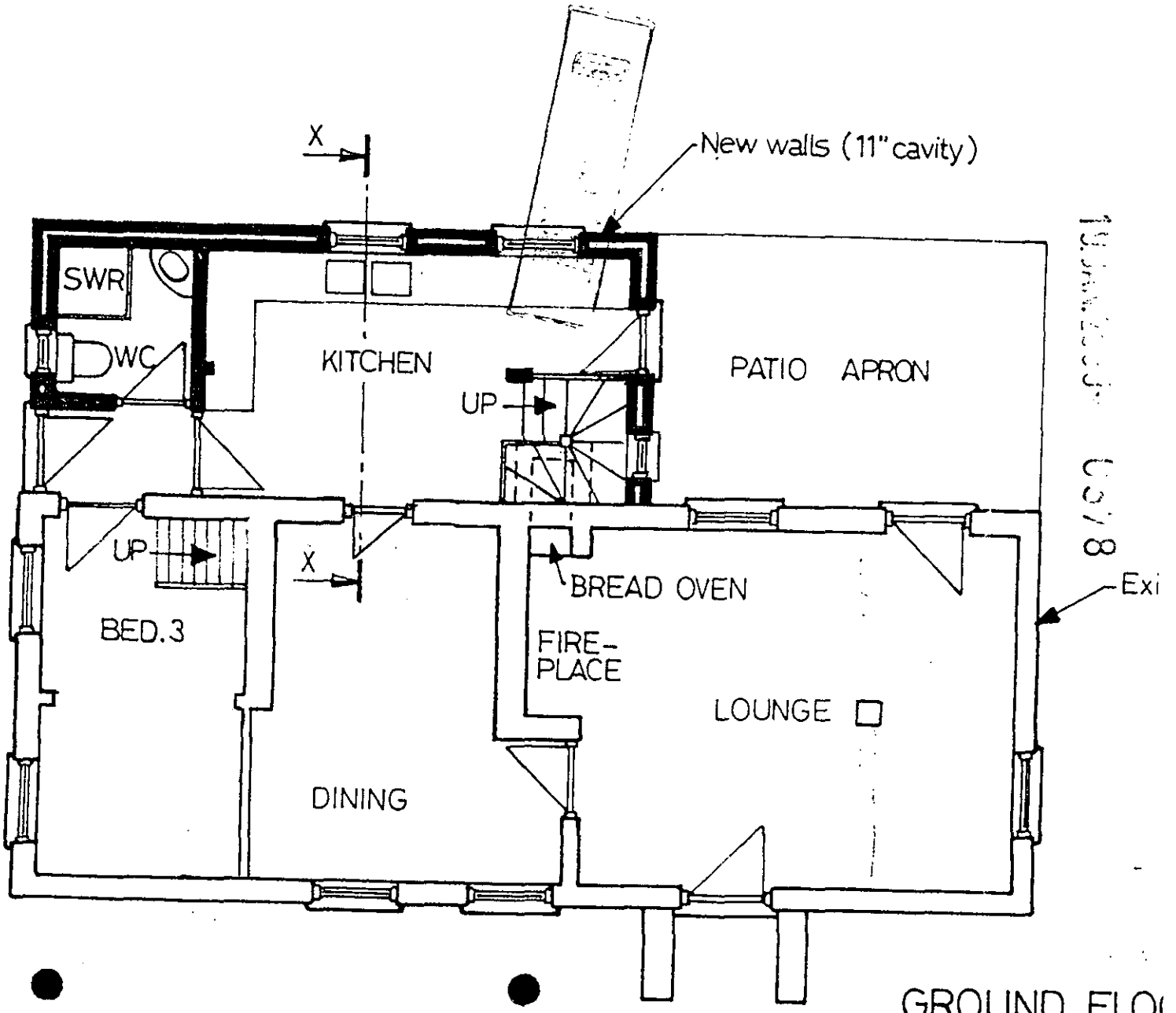
(Scale 1:50)



EAST ELEVATION

19.JAN.2000* 0578

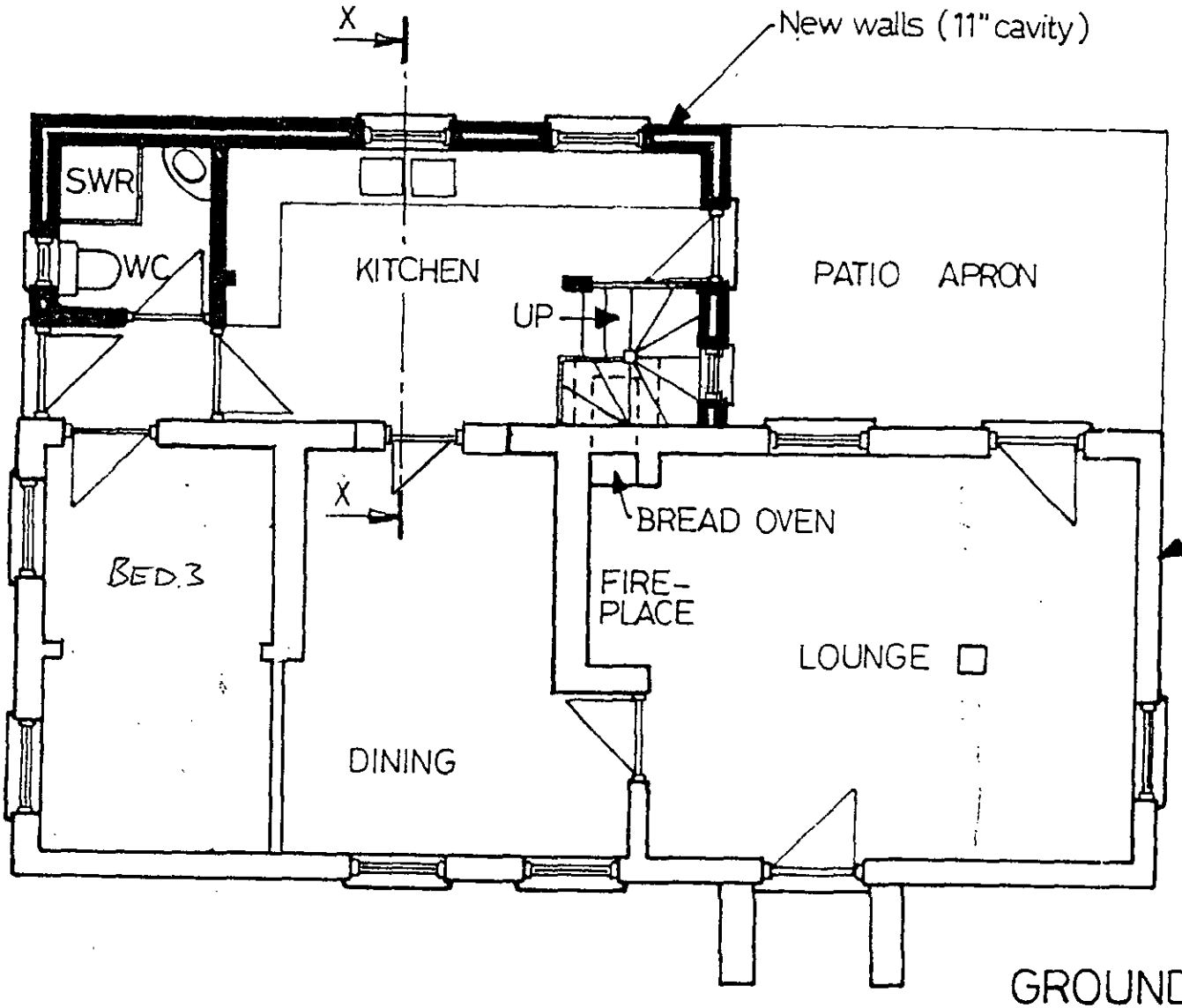
CURRENT GROUND FLOOR LAYOUT



GROUND FLO

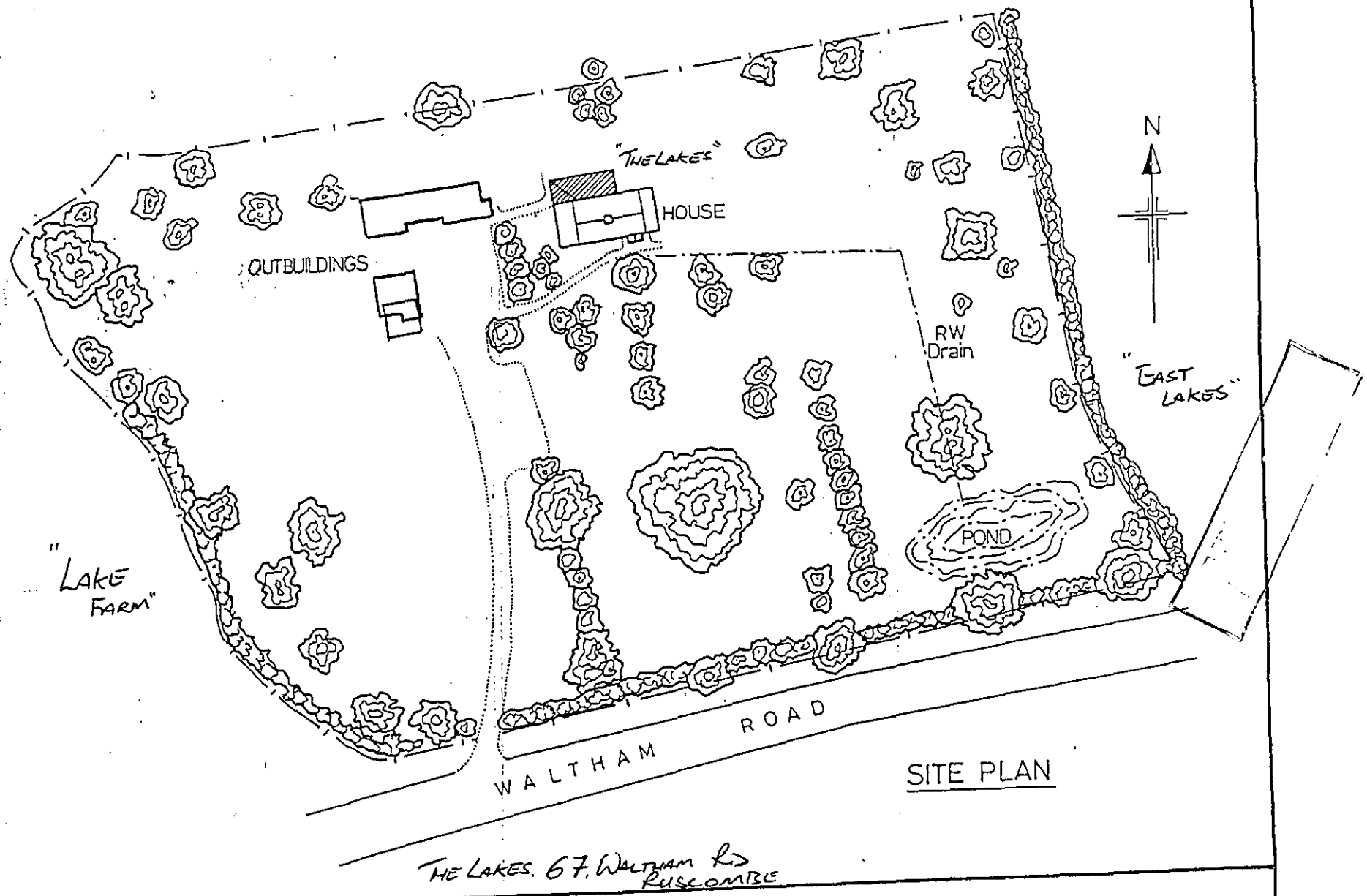
10.

PROPOSED GROUND FLOOR LAYOUT



GROUND FLO

No.

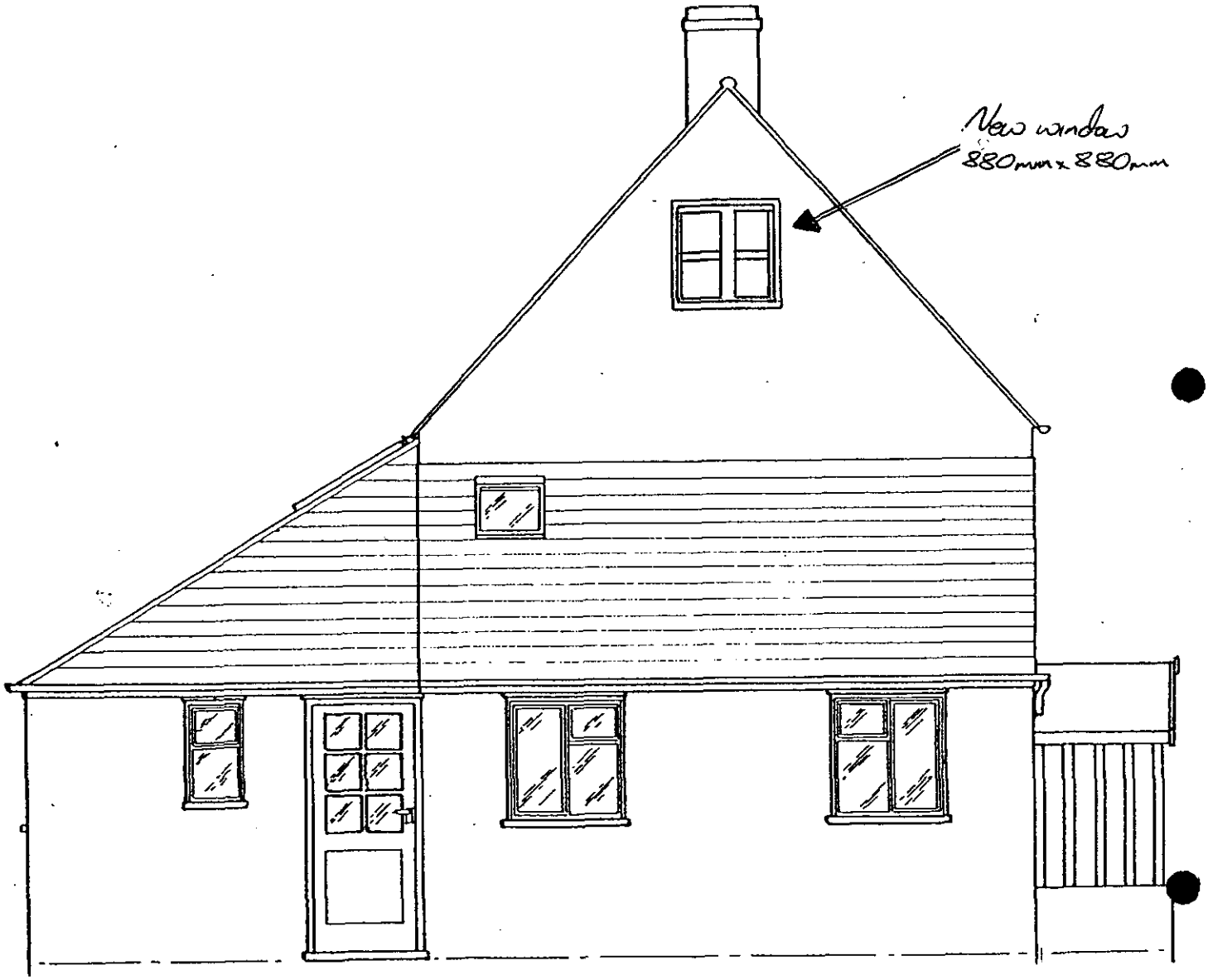


SITE PLAN

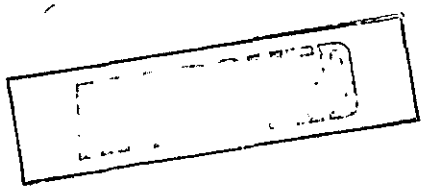
prostab

19.JAN.2000* 0578

Proposed West Elevation



WEST ELEVATION

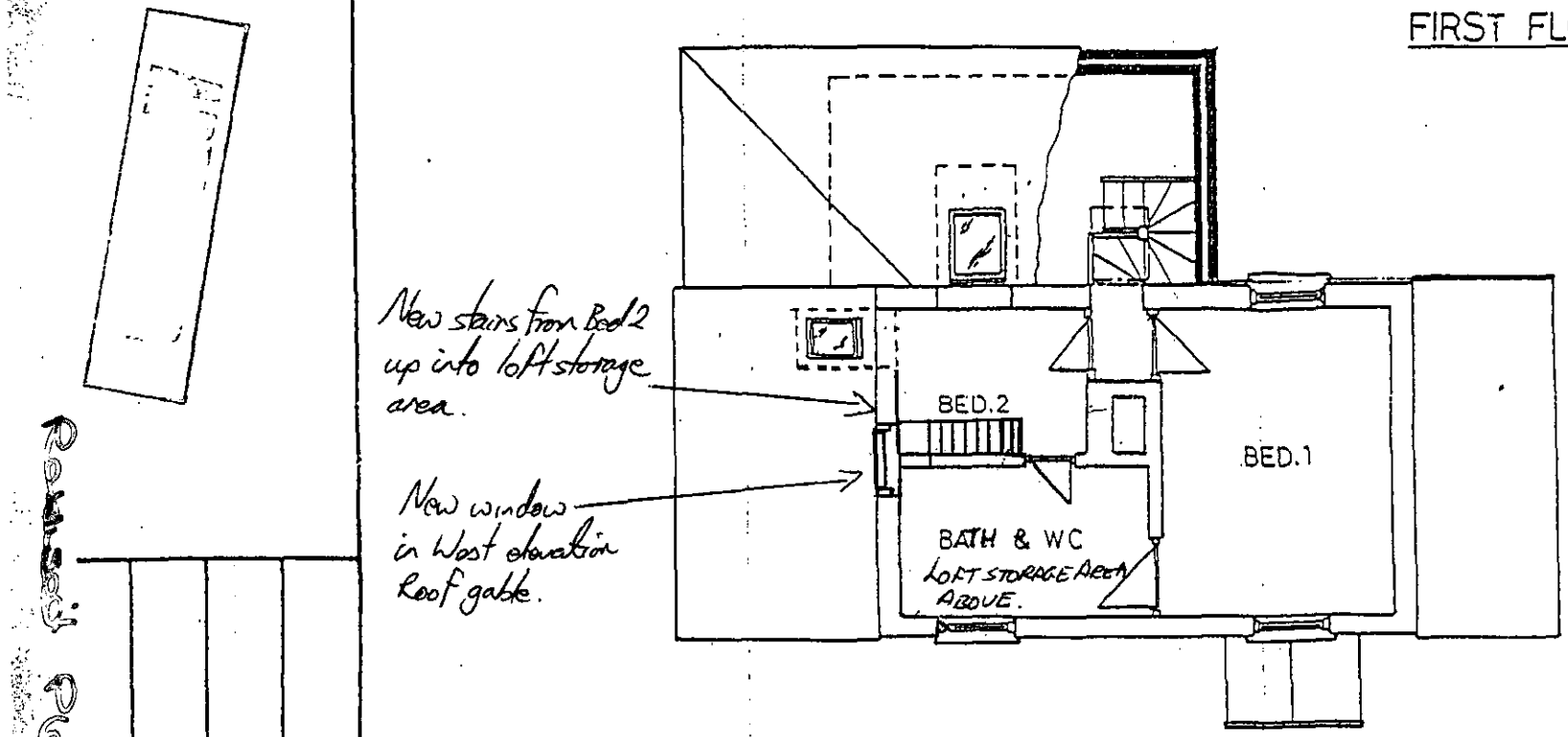


ENERAL NOTES:-

1. Roof to be in secondhand clay tiles to match existing.
2. New facework to be secondhand bricks to match existing.
3. All works to comply with current Building Regulations.

Revised Plans

Proposed First Floor Layout

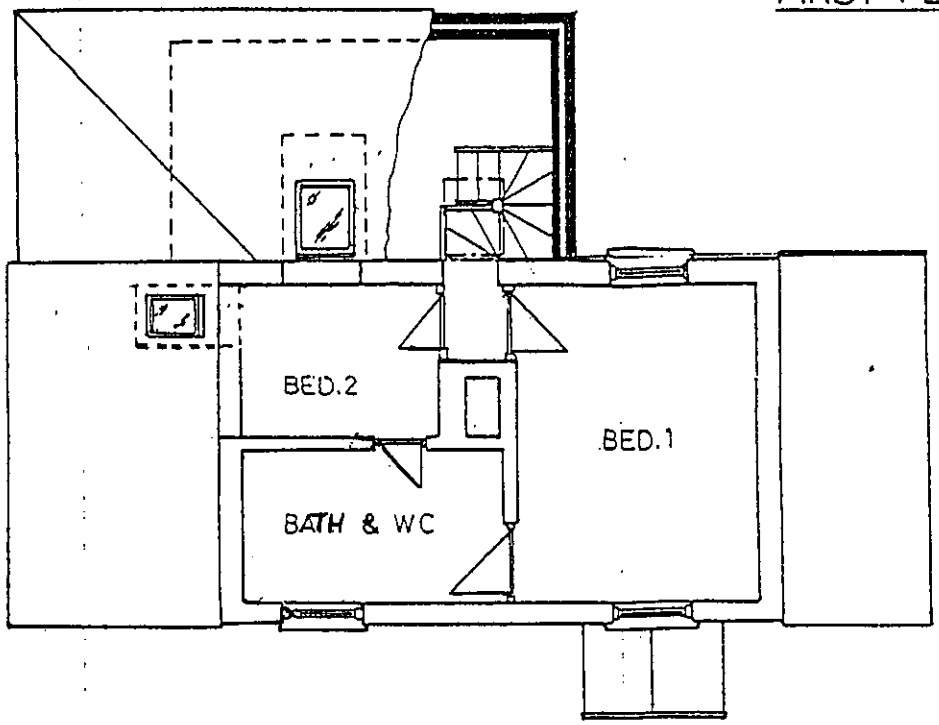


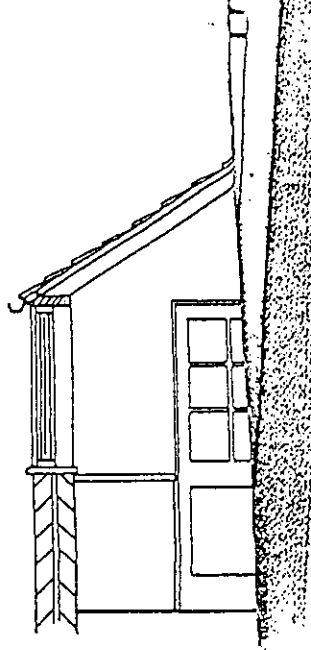
Rear Elevation

(Scale 1:100)

CURRENT FIRST FLOOR LAYOUT

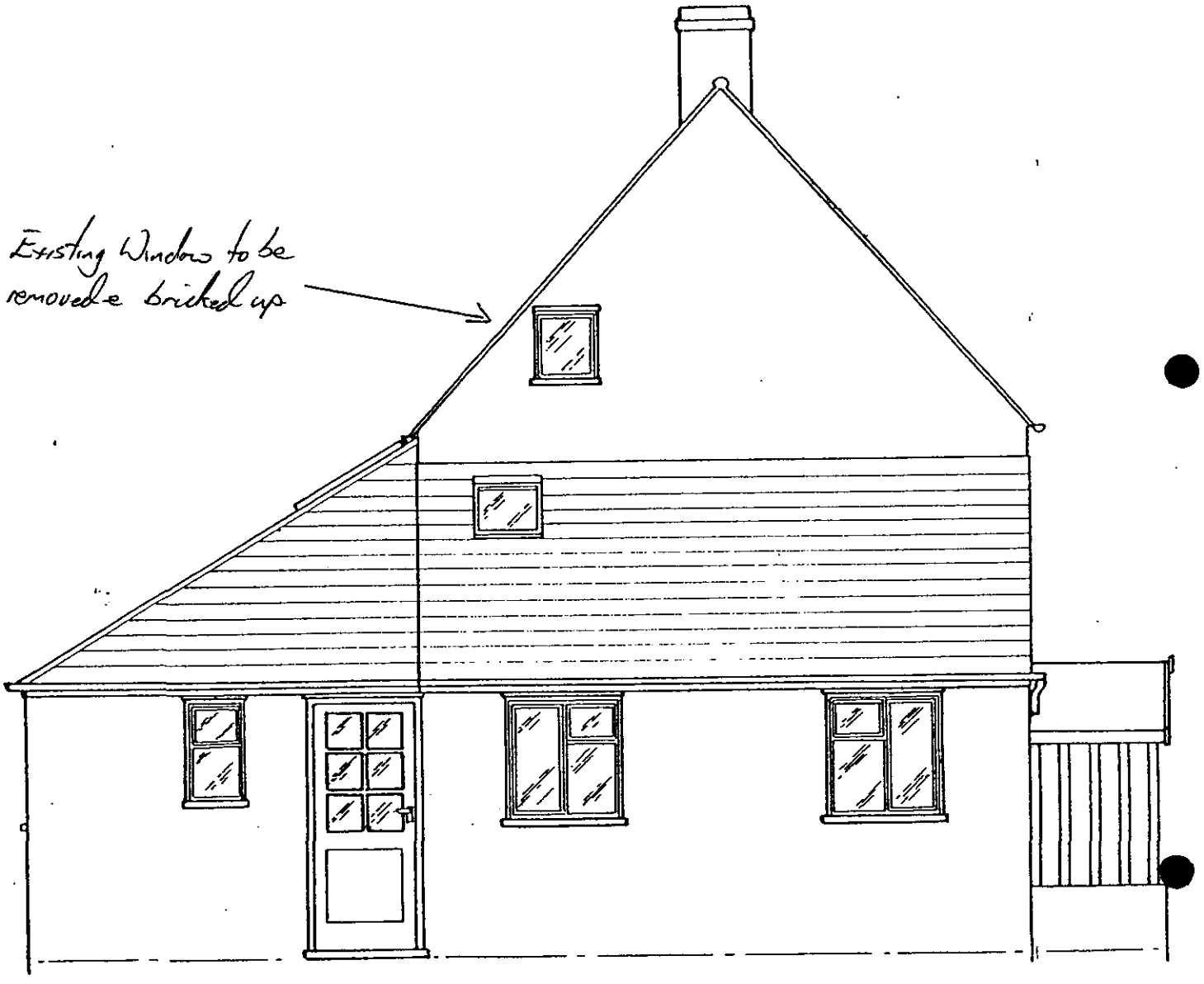
FIRST FLOOR PLAN





(Scale 1:100)

Current West Elevation

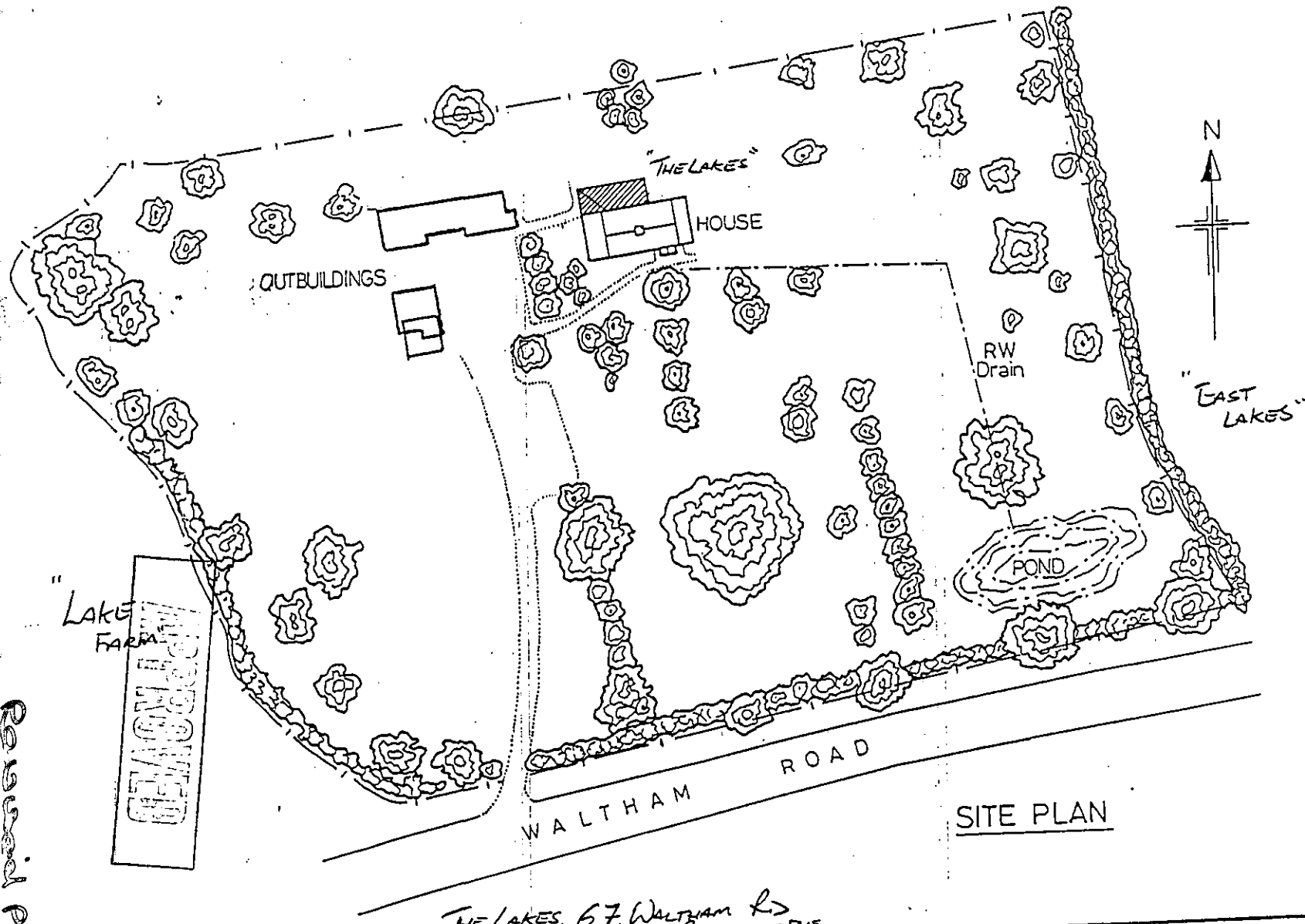


WEST ELEVATION

GENERAL NOTES:-

1. Roof to be in secondhand clay tiles to match existing.
2. New facework to be secondhand bricks to match existing.
3. All works to comply with current Building Regulations.

Revised Plan

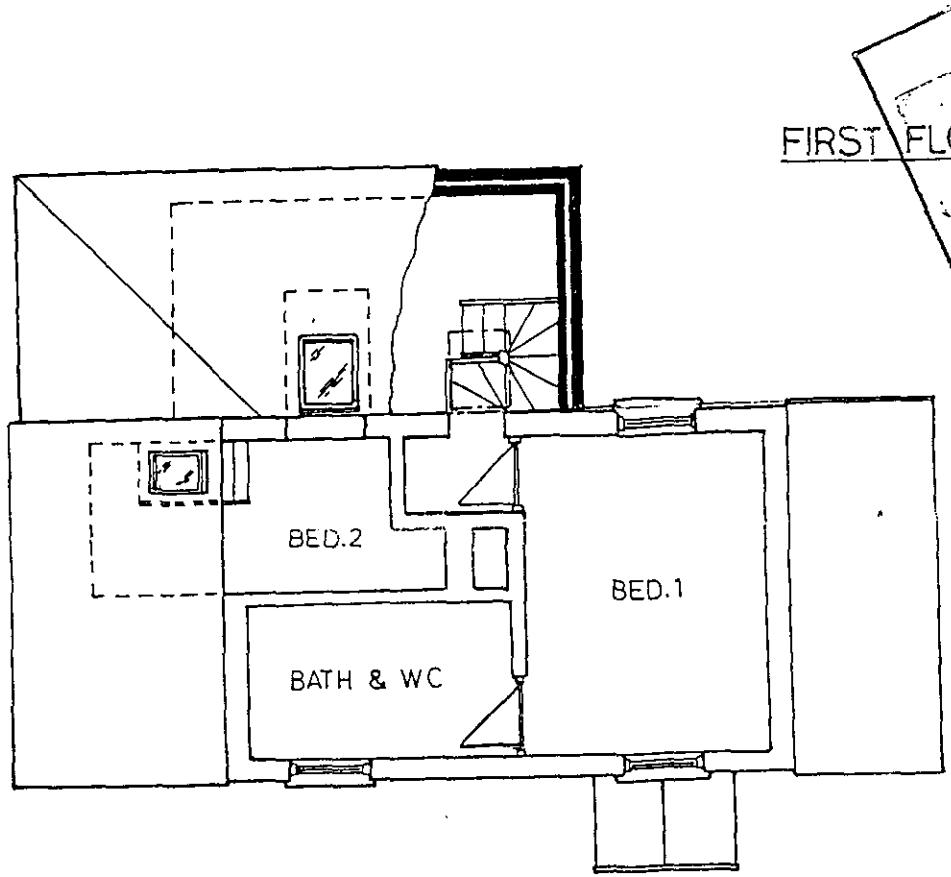


SITE PLAN

THE LAKES. 67. WALTHAM Rd RUSCOMBE

prostab

Current First Floor Layout

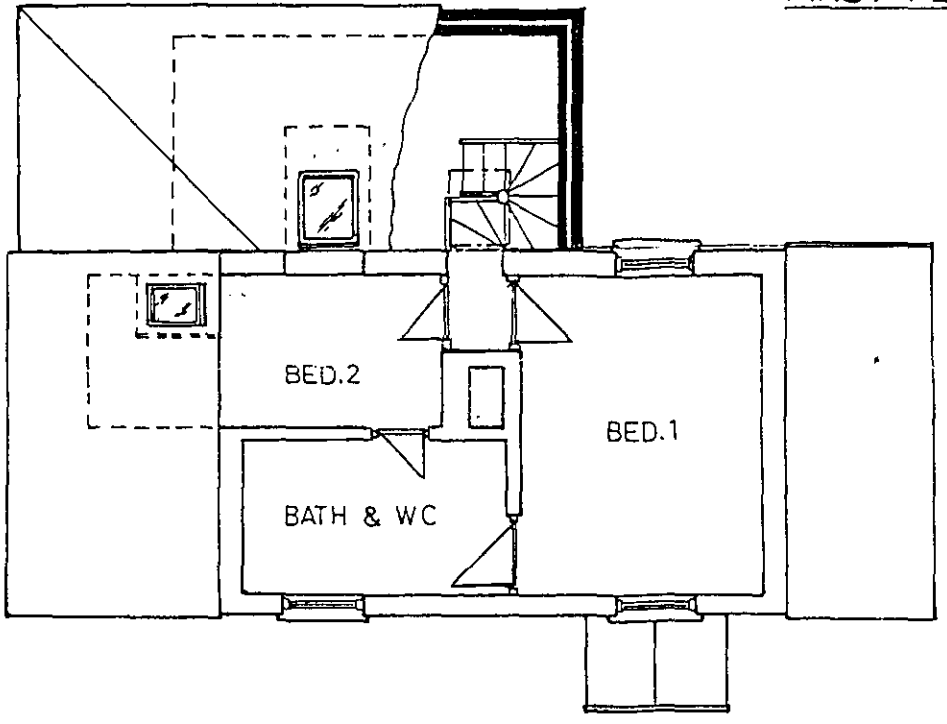


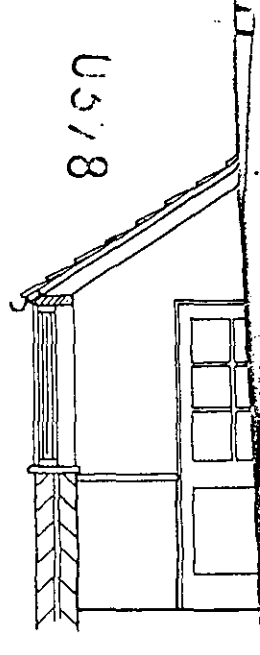
FIRST FLOOR PLAN

14 JAN 2000 U578

Proposed First Floor Layout

FIRST FLOOR PLAN





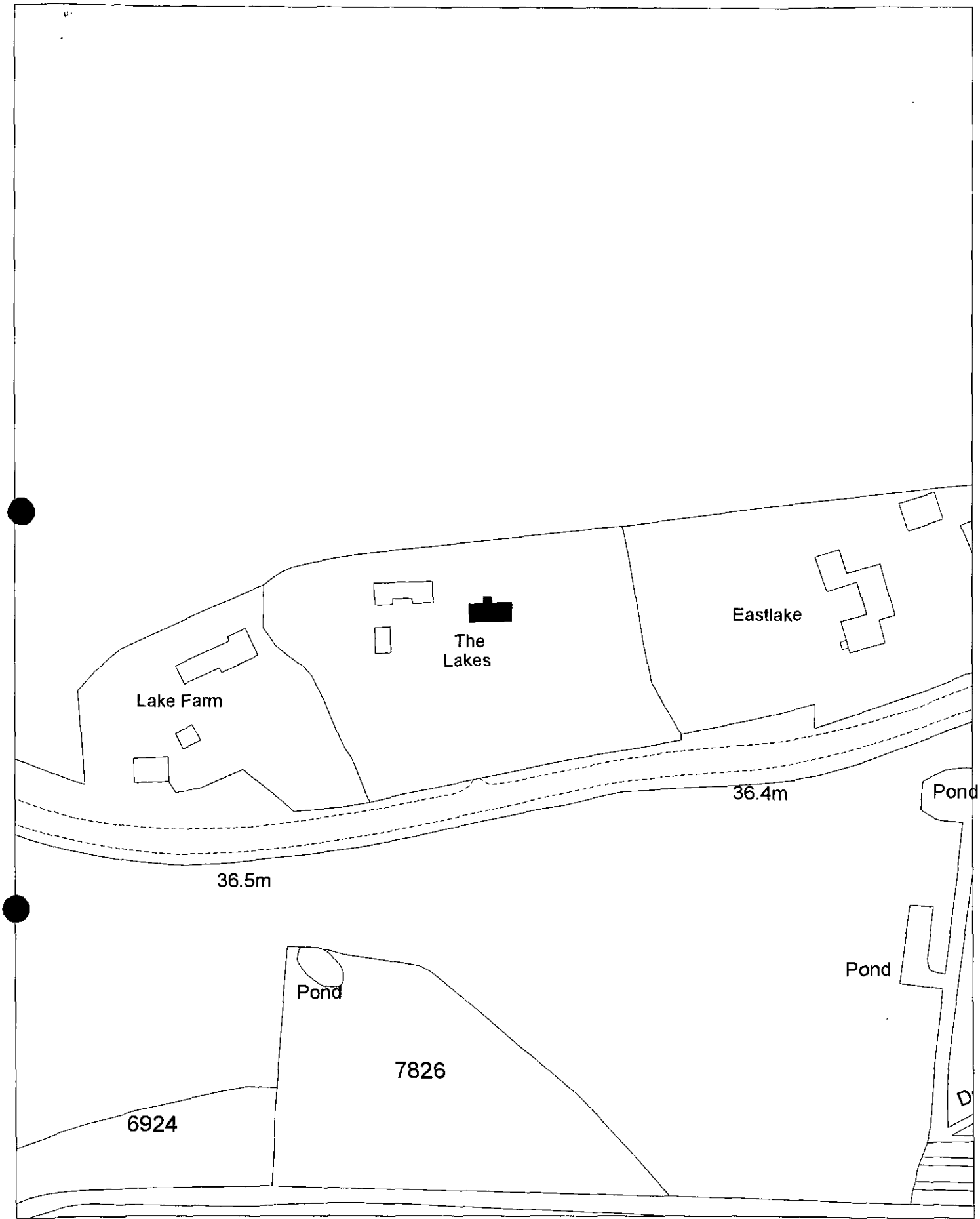
19.JAN.2000* 0578

19. JAN. 2000* 03.3

Remove new staircase from BED 3 up into BED 2
Once the staircase has been removed brick up wall between BED 3 & DINING Room to height of existing ceiling.
Replace ceiling to area where the stairs were located.
Replace floor board above allowing access to ROOF VOID & ROOF WINDOW from BED 2.

Re-open existing doorway between BED 2 & BATH/WC.
Re-open doorway from the top of central staircase (from kitchen) into BED 2.

Harold Sanders has visited site twice already to discuss & has a good understanding of the proposed work.



Site Plan, Scale: 1 to 1250

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Date: 10 January 2000

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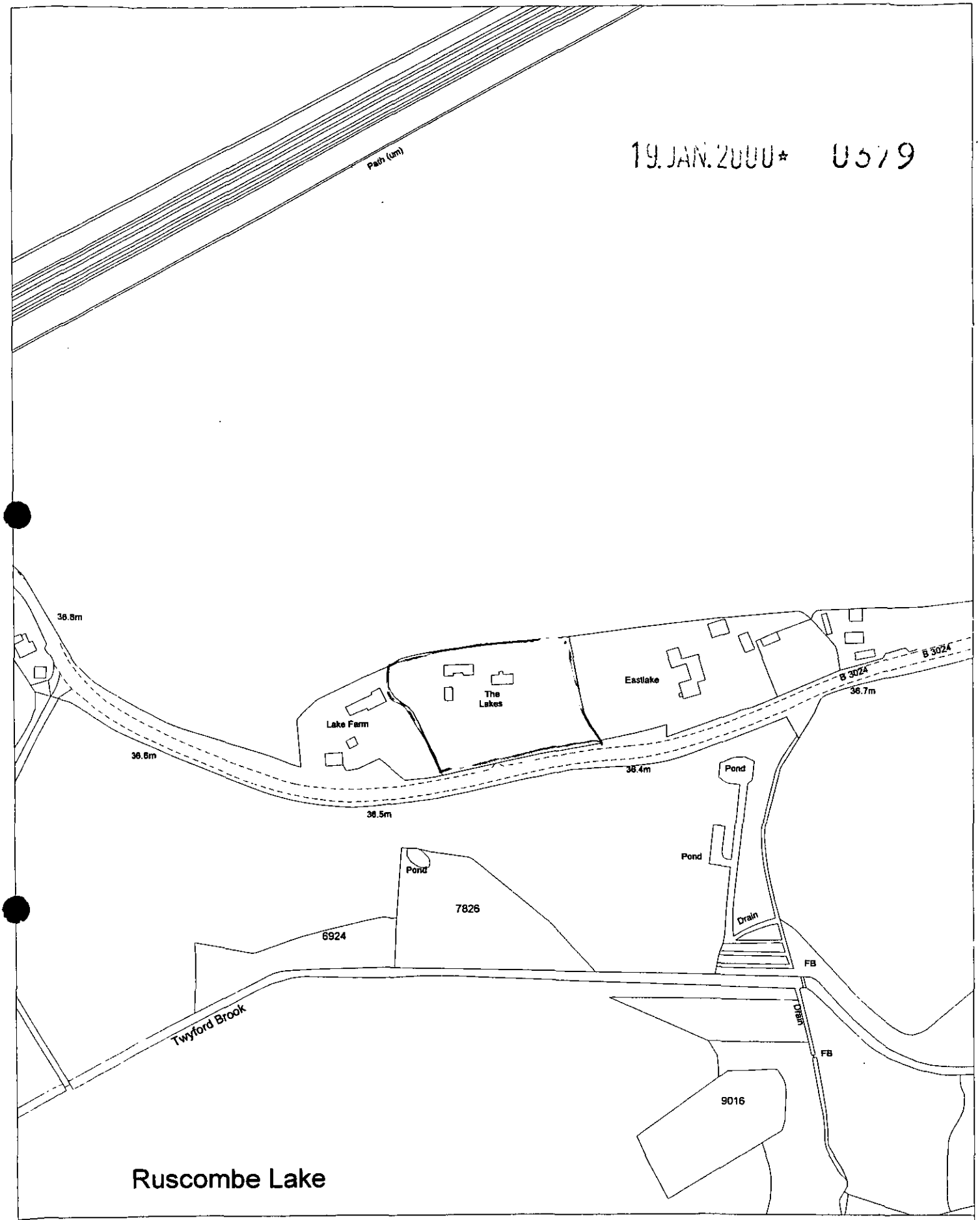
19. JAN. 2000* 0579



Ruscombe Lake

Site Plan, Scale: 1 to 2500

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Date: 20 January 2000

N
W E
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Received by Wokingham District Council

Application No: LB/2000/0378

Proposal:

Proposed removal of staircase bricking up of wall and replacing of ceiling, reopening of two doorways plus additional window.

Location:

67, The Lakes Waltham Road Ruscombe.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. 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

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 11 Jan 2001
My ref: LB/2000/0379
Your ref:

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

Mr R Long
The Lakes
Waltham Road
Ruscombe
Berkshire
RG10 0HB

Dear Mr Long,

PROPOSED DETAILS FOR CONDITIONS 02 AND 03 OF APPLICATION LB/2000/0379 FOR THE ERECTION OF AN ADDITIONAL INTERNAL STAIRCASE AND A ADDITIONAL WINDOW IN THE WEST SIDE ELEVATION AT THE LAKES, WALTHAM ROAD, RUSCOMBE.

Thank you for your letter of the 24 November 2000, regarding the above stated development.

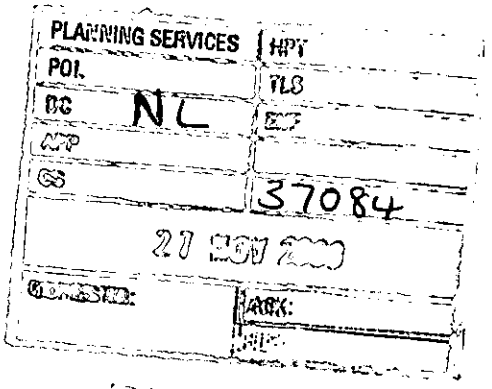
I write to confirm that the description of the proposed materials that will be used in the erection of the new staircase and the insertion of the additional window in the west elevation would satisfy the requirement of condition 02 of application LB/2000/0379, at The Lakes, Waltham Road, Ruscombe.

However to comply with condition 03 you must first submit and have approved, a detailed drawing showing the specific dimensions and details of the approved additional staircase.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.



The Lakes
Waltham Road
Ruscombe
Berkshire
RG10 0HB

John Mitchell
Development Control Manager
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

24th November 2000

Dear John,

Re: The Lakes, Waltham Rd, Ruscombe.
Application Number LB/2000/0379.

Application LB/2000/0379
Further to your letter dated 19th September 2000, granting Approval on the above Listed Building Application, following a conversations with Harold Sanders, I can confirm that in relation to CONDITION 2 and 3, all new internal and external works including all materials such as brick and wood will match the existing materials and finishes within the house. Where ever possible reclaimed materials will be used. All new skirtings and arkitrays will also match any existing sizes and finishes and generally all work will be carried out in a manner to match the age and style of the house in order to maintain and enhance its existing appearance.

Please can you confirm in writing that this condition has been discharged in order for me to commence building works.

Yours sincerely,

Richard Long
0118-9340773
Mobile: 07747-062198

WORK SHEET FOR : Nicola Lake

Application Number :LB/2000/0379

Applicant :Mr R Long

***Location* : 67 The lake, Waltham Road, Ruscombe.**

Proposal :Proposed addition of internal staircase plus additional window in north elevation.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17.2.2000

Date of Neighbour Notifications : .

Date of Site Visit : 17.02.00

Date Registered : 19.01.00

Earliest Date for Decision : 19.02.00

Latest Consultation Date/Site Notice Expiry Date : 19.02.00

Application Expiry Date: 15.03.00

Consultation Responses :
Ruscombe P C : No Objection
Conservation architect: No Objection subject to conditions
English Heritage: No objection subjection condition

Planning History :
The site has a grade II listed building, which has had a number of extensions and alterations over the past 12 years.

Planning Issues :
1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the open character and amenity of the Green Belt.

3. Impact upon the character and appearance of the Listed Building.

Application Number:

Appraisal :

1. **Impact upon the residential amenity of the adjacent dwellings.**
The proposed development is to carry out a number of alterations to building to remove a number of more recent additions to the dwelling. The remove of a staircase, cupboard, new door, and the insertion of a new staircase are all internal alteration and will have no detrimental impact upon the adjacent dwellings.

   The proposed insertion of an additional velux window, has been revised to the insertion of a window within the gable end of the west elevation. The dwelling is set well with it site, with a distance of approx. 26m from the window to the boundary with Lake Farm, in the west. As such there will be no overlook. Hence there would be no detrimental impact upon the residential amenity of the adjacent dwelling.

2. **Impact upon the open character and appearance of the Green Belt.**
The proposed Development will have only one external alteration which will insert an additional window in the west side elevation. An existing window will be removed from this elevation. Therefore the proposed development will have no detrimental impact upon the open character or amenity of the Green Belt.

3. **Impact upon the character and appearance of the Listed Building.**
The proposed development is largely to remove and replace 20th Century additions to the property. The replacement of the staircase with a new staircase, the removal of the cupboard, the new doorway from the bedroom to the bathroom are supported by the conservation architect. The introduction of an additional velux window has been revised. It is now proposed to replace an existing small side facing window, in the west facing first floor gable, with a larger window which would be in a more central position. The conservation architect is satisfied that the proposed development would not have a detrimental impact upon the character or appearance of the Listed Building.

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

Application Number
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	Reason	In pursuance of Section 18(1)(a) of the planning (Listed Building & Conservation Area) Act 1990.
2.	C190	R190	
3.	C191	R191	
		N02	"Drawing"
			"10 Aug 2000"
			"Showing the replacement of the additional UPVC windows with a new window in the sash detail."
		N16	The GBLP - Policy 9.
			WDLP - W05/2, W/GB1, C09B3, W/HE10, W/HE13.

RECORD OF SITE VISIT

SITE ADDRESS: 67, The Lakes
Waltham Road Reading.

APPLICATION NUMBER: LB/2000/0379

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Gate post.
Green site notices - Gate post.

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt.

3. DESCRIPTION OF SITE/BUILDING

Grade 2. Listed Building.

4. RELATIONSHIP TO ADJOINING PROPERTIES Retrospective window is same style as in existing extension. The stair case to be blocked are very short and steep infilling the wall and ceiling. Stair case looks original but the staircase is new. Reopening one door which is currently only boardedover. The removal of wooden cupboards and to have access through (cupboard door) to connecting room.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 15 Sept 2000

My ref: LB/2000/0379

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 Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: LB/2000/0379
67, The Lakes, Waltham Road, Ruscombe, Reading.
Proposed addition of internal staircase plus addition of velux window in north elevation.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 Sept 2000

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **LB/2000/0379**
67, The Lakes, Waltham Road, Ruscombe, Reading.
Proposed addition of internal staircase plus addition of velux window in north elevation.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Conway

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 6481

Date: 15 Sept 2000

My ref: LB/2000/0379

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 Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: LB/2000/0379
67, The Lakes, Waltham Road, Ruscombe, Reading.
Proposed addition of internal staircase plus addition of velux window in north elevation..

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-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

Tel: (0118) 974 6481

Date: 15 Sept 2000

My ref: LB/2000/0379

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/0379
67, The Lakes, Waltham Road, Ruscombe, Reading.
Proposed addition of internal staircase plus addition of velux window in north elevation..

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-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

Tel: (0118) 974 6481

Date: 15 Sept 2000

My ref: LB/2000/0379

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 Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: LB/2000/0379
67, The Lakes, Waltham Road, Ruscombe, Reading.
Proposed addition of internal staircase plus addition of velux window in north elevation.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 Sept 2000

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

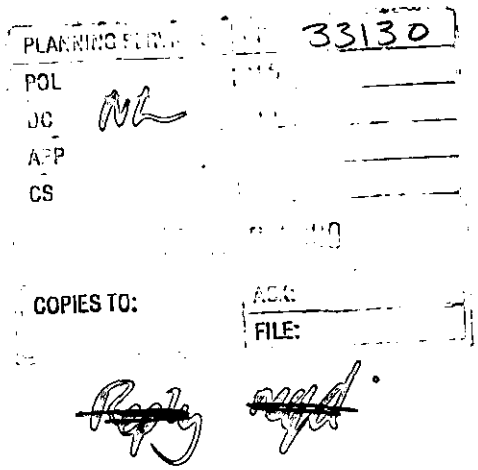
LISTING FORM
Case officer: **Nicola Lake** Application Number: **LB/2000/0379**
67, The Lakes, Waltham Road, Ruscombe, Reading.
Proposed addition of internal staircase plus addition of velux window in north elevation.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 19/9/00

Councillor Conway

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



The Lakes
Waltham Road
Ruscombe
Berkshire
RG10 0HB

Nicola Lake
Planning Assistant
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

15th August 2000

Dear Nicola,

Re: The Lakes, Waltham Road, Ruscombe
Listed Building Application #: LB/2000/0379

Further to your letter dated 5th May in response to my letter of 3rd May, stating that you would put the above numbered Listed Building Application on hold for six months, I would now like to submit revised plans to the same application.

Please find enclosed revised West elevation and first floor plans and a existing site plan. Mr Harold Sanders has recently been on-site and stated that he is happy with the revised plans.

The revised plans contain the addition of a staircase from Bedroom 2 up into the existing loft storage area (as before), the removal and bricking up of an existing small window on the West elevation and the addition of a new larger window in a new location on the West elevation.

The removed bricks from the new window would be used to brick up the existing window and the new window would be of a style and size in keeping with the rest of the cottage.

Please let me know if you need additional information and advise as to what the process will be from now until I receive written approval.

Yours sincerely,

Richard Long

Richard Long
0118-9340773 (home)
0118-9653894 (work DDI)
07747-062198 (Mobile)

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 5 May 2000
My ref: NL/LB/2000/0379
Your ref:

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

Mr R Long.
The Lakes
Waltham Road
Ruscombe
Berkshire
RG10 0HB

Dear Mr Long,

PROPOSED LISTED BUILDING APPLICATION FOR AN ADDITIONAL STAIRCASE AND VELUX WINDOW IN NORTH ELEVATION OF THE LAKES, WALTHAM ROAD, RUSCOMBE. APPLICATION NUMBER LB/2000/0379.

Thank you for your letter of the 3 May 2000, regarding the above stated development.

I write to confirm that it as requested in your letter, we will place application LB/2000/0376 on hold, for an initial 6 month period. If this period needs to be extended further please feel free to contact me on the above direct line number.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

PLANNING SERVICE REF 28966

The Lakes
Waltham Road
Ruscombe
Berkshire
RG10 0HB

Nicola Lake
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

3rd May 2000

Dear Nicola,

Re: The Lakes, Waltham Rd, Ruscombe.
Application Numbers LB/2000/0378 and LB/2000/0379.

Application LB/2000/0378
Further to your letter dated 13th April 2000, granting Approval on the above Listed Building Application, and following a conversation with Harold Sanders this morning, I can confirm that in relation to CONDITION 3, all new doors will be ledged, braced and battened and that the general door profiles will match the existing door profiles in the house. All new skirtings and arkitrays will also match any existing sizes and finishes and generally all work will be carried out in a manner to match the age and style of the house in order to maintain and enhance its existing appearance. o·k .

Please can you confirm in writing that this condition has been discharged in order for me to commence building works.

Application LB/2000/0379
I understand from Harold Sanders that there is an issue with the additional 'velux' roof window contained within this Application. After discussing this with Harold this morning, I would like this Application to be put on hold, until the works contained within Application 0378 have been completed and Harold has been to site in order to review suitable alternatives to the roof window. Please can you confirm that this is satisfactory to you. Good to refuse (may come back once initial works have been carried out).

Yours sincerely,

Richard Long
0118-9340773
Mobile: 07747-062198

17. 2. 2000 - On Front Gate post

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/2000/0379

Proposal:
Proposed addition of internal staircase plus addition of velux window in north elevation.

Location:
67, The Lakes Waltham Road Ruscombe.

This application is being advertised in the Reading Chronicle newspaper on the 18.2.2000 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

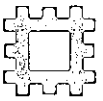
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. 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: 18.2.2000

ENGLISH HERITAGE



COPIES TO: ACK: FILE:

Environmental Services Dept
Wokingham District Council
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Tel: **01483 306730**

Date: 16th February 2000

Your Ref: Nicola Lake/2000/0378

Dear Sir

Notification under Environment Circular 14/97
Application for Listed Building Consent

ADDRESS: 67, The Lakes, Waltham Road, Ruscombe.

Thank you for your letter notifying English Heritage of the application for listed building consent for the above site.

On the basis of the submitted documentation which we have listed below English Heritage has no need to be consulted further on the application, provided your authority imposes conditions to the effect that:

- full design details relating to all works shall be submitted to and approved by the local authority prior to the commencement of works.

If your authority is minded to grant consent, you are reminded that the Directions in Environment Circular 14/97 require you to notify the Secretary of State. In doing so, you will speed up the response if you attach a copy of this letter to your notification (including the attached list of the documentation) and confirm that the plans and drawings have not changed. You will also need to let the Government Office have a list of all the conditions to which the consent will be subject.

Where the plans and drawings change after we have been consulted, I would be grateful if you would come back to me for further comments. It would also be helpful if you could draw these changes to the attention of the Government Office.

Drawings: Current and Proposed ground floor layouts/ Current and proposed first floor layouts/ Current and Proposed North Elevations/ Site Plan.

Yours sincerely

pp S. Angell.

Mrs P A Monroe
Historic Buildings Consultant
South East Region

To:
Conservation Officer

AT JAN 2000

From: Nicola Lake

Date: 26 January 2000

Application Number: LB/2000/0379

Proposal: Proposed addition of internal staircase plus addition of velux window in north elevation..

Site Address:
67, The Lakes, Waltham Road, Ruscombe.

Applicant:
Mr R Long .

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

1. THE PROPOSAL TO REMOVE THE EXISTING (£20K RECENT ADDITION) STAIRCASE IS SUPPORTED.

2. THE REMOVAL OF CUPBOARD IN BEDROOM 2 AND INTRODUCTION OF NEW DOOR + FRAME PLUS NEW DOOR FROM BED 2 TO BATHROOM AND WC IS ALSO SUPPORTED

3. THE INTRODUCTION OF STAIRCASE/CADDER TO THE LOFT ALSO ACCEPTABLE TO ME, PLUS BALUSTRADE.

4. HOWEVER I DO NOT ACCEPT THAT THE ROOFLIGHT TO BED 2./LOFT AREA WILL ENHANCE THE APPEARANCE OR CHARACTER OF THE LISTED BUILDING. I CANNOT SUPPORT THIS PROPOSAL.

Harold Sanders
10/02/00.

FROM: Nicola Lake

DATE: 26 January 2000

COPIES TO:
FILE:

Ruscombe Parish Council Consultation Sheet

Application Number: LB/2000/0379

Proposal: Proposed addition of internal staircase plus addition of velux window in north elevation..

Site Address: 67, The Lakes Waltham Road Ruscombe.

Applicant: Mr R Long .

Your observations are required in respect of this application **by 19/02/2000** .

No objection

SIGNED: D Lenzas

DATE: 6/2/00

CLERK TO Ruscombe Parish Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: VALID 9 JAN 2000 ~~9 JAN 2000~~	Map No. ..... Site 0.38
Officer: ML / Application No. EB|2000|0379	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(~~LB~~) PROPOSED ADDITION OF INTERNAL STAIRCASE PLUS ADDITION OF VELUX WINDOW IN NORTH ELEVATION

Location: The Lakes Waltham Road

Parish: Ruscombe Ward: Ruscombe 26|01

Applicant: Richard Long

Fee Received 0.00 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	✓	14|	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale? ✓	14|1	
3	Forms unsigned			
4	Correct S 66 certificate			9 JAN 2000
5	Elevation plans	more detail of works ✓	14|1	
6	Floor plans	Scale? Floor plan for 2nd floor?	14|1	
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 .....Listed (not cons).....

Date Site Notice Sent : 26/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: 26/01
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....English Heritage 26/01

.....

Pre-app with other application

NEIGHBOURS:

S/N sufficient

(1) ADDRESS THE LAKES PARISH RUSCOMBE

PLOT No. 67 WALTHAM ROAD ORD. SHEET No.

BUILDER PD/368/67 R. DYER ADDS. APP LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32935	SIMON HILL	2/St. Det.	7.6.89	Ref
32938 LBC	"	"	7.6.89	Ref
33428 LBC	"	INT ALTS & REMEDIAL WORKS	7.6.89	C/A
34146 LBC	"	DEM. M. CHIMNEY / FIREPLACE	27.9.89	W/A
35929 LBC	"	2/St. Det.	25.7.90	Ref
35930	APPEALS "	"	25.7.90	Ref
35931 LBC	"	GARAGE/WORKSHOP/STORE/STABLES	25.7.90	Ref.
35932	"	"	25.7.90	Ref.
37336/6 LBC	"	DEM. M. STRUCTURES / REBUILD M. AGR. BLDG. TO FORM DOM. GARAGE & STABLING / 2/St. Det.	1.5.91	Ref.

DATE OF COMPLETION

MINISTRY DECISION 35929/30, 35931/2 - APPEALS DISMISSED - 5.7.91

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS THE LAKES PARISH RUSCOMBE

PLOT No. WALTHAM ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38803 (LBC)	MR. S. HILL 38803	O/Alloc AS GARAGE/WORKSHOP/ STABLE/STORAGE 2/St. Det.	20.2.92	C/A
38801 [redacted]	"		9.4.92	C/A
38802 LBC	[redacted] "	"	9.4.92	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1772A

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

19. JAN. 2000* 0579

CERTIFICATE A

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:-

(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.

CERTIFICATE B

I hereby certify that:-

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

Name of owner | Address | Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

2. *The applicant has given the requisite notice to the following persons other than *the applicant 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

† See note (a) to Certificate A

3. *The applicant 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

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

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

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(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)

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

~~*On behalf of ...~~.....

Date 18/12/99

* Delete where inappropriate

19 JAN 2000* 03

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

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

Notice Number LB1

(Notice for service on individuals)

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant.

(d) Insert description of proposed development

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

(f)) Insert address of Council.

Proposed development at (a) THE LAKES, WALTHAM RD, RUSCOMBE

TAKE NOTICE that application is being made to the (b) WOKINGHAM DISTRICT Council by (c) RICHARD LONG for listed building consent to (d) INTERNAL ALTERATIONS

If you should wish to make representations about the application, you should make them in writing not later than (e) ..... to the Council at (f) SHUTE END, WOKINGHAM BERKS RG40 1BN

Signed .....

*On behalf of .....

Date .....

* Delete where inappropriate

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

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

Notice Number LB2

(Notice for publication in local newspaper)

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant

(d) Insert description of proposed development

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

(f) Insert address of Council

Proposed development at (a) THE LAKES, WALTHAM RD, RUSCOMBE

NOTICE is hereby given that application is being made to the (b) WOKINGHAM DISTRICT Council by (c) RICHARD LONG for listed building consent to (d) INTERAL ALTERATIONS/ROOF WINDOW

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations to the above-mentioned Council about the application should make them in writing not later than (e) ..... to the Council at (f) SHUTE END, WOKINGHAM BERKS RG40 1BN

Signed R.P. Long

~~*On behalf of~~ .....

Date 18/12/99

* Delete where inappropriate

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

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

19. JAN. 2000* 0579

---

1. APPLICANTS NAME RICHARD LONG
   ADDRESS THE LAKES, WALTHAM ROAD RUSCOMBE, BERKS
   POST CODE RG10 0HB
   PHONE 0118-9340773

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME
   ADDRESS
   POST CODE
   PHONE

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: WALTHAM ROAD RUSCOMBE

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

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

   (d) *State the grading of the building* in the statutory list of Buildings of Special Architectural or Historic interest.
   LISTING GRADE: II

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

---

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.*
   ADDITION OF STAIRCASE FROM BEDROOM 2 UP INTO STORAGE AREA IN ROOF SPACE. ADDITION OF VELUX ROOF WINDOW TO NORTH ELEVATION

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
   e.g. state materials and colour of any new walls or roof.

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

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

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

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

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

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

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

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NOT TO MY KNOWLEDGE.

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

Signed ..... on behalf of .....

Date 18/12/99

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

DATE PROTECTION ACT 1984

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