4

EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0638

LOCATION:
Wokingham Tandoori 28 Denmark Street, Wokingham.

APPLICANT:
Mr Kahn C/O Mccloskey & Bingham

PROPOSAL:
Proposed erection of replacemnt chimney to conceal extract draft

EARLIEST DATE FOR DECISION: **23/03/2000**

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: ***Emy Circuit***

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Kahn
C/O Mccloskey & Bingham
Broomhall Lodge
Chobam Road
Woking
Surrey
GU21 4AL

Application Number: F/2000/0638

Parish:	**WOKINGHAM**
Location:	**Wokingham Tandoori 28, Denmark Street, Wokingham.**
Proposal:	**Proposed erection of replacemnt chimney to conceal extract draft**

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

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

Reason

2. In the interests of the character and appearance of the listed building and conservation area.

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : LB/2000/0636 + P/2000/0638

Applicant : Mr Kahn C/O McCloskey & Bingham.

Location : Wokingham Tandoori 28, Denmark Street, , Wokingham.

Proposal : Proposed erection of replacement chimney to enclose extract duct

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/02/2000

Earliest Date for Decision : 24/03/2000

Latest Consultation Date/Site Notice Expiry Date : 24/03/2000

Application Expiry Date: 18/04/2000

Consultation Responses :

Wokingham Town Council - no objections.
Conservation - principle and detail acceptable
Environmental Health - no objection
Neighbours - history of ventilation + concerns re impact on pub/beergarden
- impact of smells on amenity - fans not always used
- air leakage from ducts, fire hazard, noise disturbance from fan and flue.

Planning Issues :

Identified Settlement
Town/retail centre/pedestrian priority area/2°shopping frontage
archaeological site
Conservation area/street scene.
listed building

Application Number: LB/2000/0636 and F/2000/0638
Wokingham Tandoori, 28 Denmark Street, Wokingham

Appraisal: The ground floor of 28 Denmark Street is in use as a Tandoori restaurant, with offices above. There is an existing chimney stack, the top section of which has been removed at sometime in the past. The chimney now terminates in the loft space and the proposal is to reconstruct the upper part of the chimney and route the ducting for an extract duct through it - improvements to the ventilation of the premises are required on Environmental Health grounds, as there is a existing odour problem, which is harming the amenities of neighbouring occupiers.

During the course of the application there was discussion of a more low key solution to the problem but the owners/agents for the property did not wish to pursue this option. Reinstatement of the chimney is acceptable in principle and the detailed drawings DS:855:02/A, submitted on 4 July demonstrate that the design of the chimney would be appropriate to the building and in keeping with others in the vicinity.

The proposal is intended to facilitate improved ventilation, to comply with Environmental Health requirements and, hence should result in a reduction in the disturbance to neighbours caused by odours from the existing use.

Recommendation: conditional approval

Application Number F/2000/0638
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC52		→ In the interests of the character and appearance of the listed building and conservation area

RECORD OF SITE VISIT

SITE ADDRESS: Wokingham Tandoori
28 Denmark Street Wokingham.

APPLICATION NUMBER: LB/2000/0636

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
town centre location - retail street to front, courtyard with offices at the rear

3. DESCRIPTION OF SITE/BUILDING
terraced property - beer garden to one side + paved courtyard at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

McCLOSKEY BINGHAM

Broomhall Lodge, Chobham Road, Woking, Surrey GU21 4AL
tel +44 (0) 1483 770642 fax +44 (0) 1483 770642

PLANNING SERVICES
POL FILE 31365
DC
APP
CS ES
04 JUL 2000
COPIES TO: ACK:
FILE:

Ms.E.Circuit-Planning Dept.,
Wokingham District Council,
Planning Dept.,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

Our Ref.855:JB

Your Ref.99/70793/A
Our Ref.DS:855
3 July 2000.

ADDITIONAL PLAN

0638

Dear Ms.Circuit,

Re: Proposed Chimney/Extract Duct at 28 Denmark Road, Wokingham

Please find enclosed 10 copies of our revised drawing No.DS:855:01A showing the Chimney Stack at 1:20 scale as requested.

We look forward to receiving the approval documents assoon as possible.

Yours sincerely,

J.P.Bingham ARICS MCIOB

cc. Mr.Khan

Encl. 10 x Drg.No.DS:855:01A

Date: 07 July 2000

08 JUL 2000

To: Harold Sanders, Environmental Design

We have received Additional Plans for the following planning application:

Application Number: F/2000/0638 + 0636

Location: Wokingham Tandoori 28, Denmark Street, Wokingham.

Proposal: Proposed erection of replacemnt chimney to conceal extract draft

Applicant: Mr Kahn C/O Mccloskey & Bingham.

Case Officer: Emy Circuit

The new plans show the following: Details of chimney stack at scale 1:20. Drawing no DS:855/02:A.

Comments are required by 17/07/2000.

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

Details acceptable to me.

Harold Sanders.
Conservation
+ Design. 10.07.00.

Date: 07 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0638

Location: Wokingham Tandoori 28, Denmark Street, Wokingham.

Proposal: Proposed erection of replacemnt chimney to conceal extract draft

Applicant: Mr Kahn C/O Mccloskey & Bingham.

Case Officer: Emy Circuit

The new plans show the following: Details of chimney stack at scale 1:20. Drawing no DS:855/02:A.

Comments are required by 17/07/2000.

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

(RING ONE)

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

App No. F/2000/0638 (Planaps) / (Ludhouse) Date Rec. 4/7/00

Location: 28 Denmark St

Parish Wolverhampton

Applicant: Mr Khan

Description of attached plans details of chimney stack at scale 1:20

Drawing No's: DS:855/02:A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		✓
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: as for LB/2000/0636

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

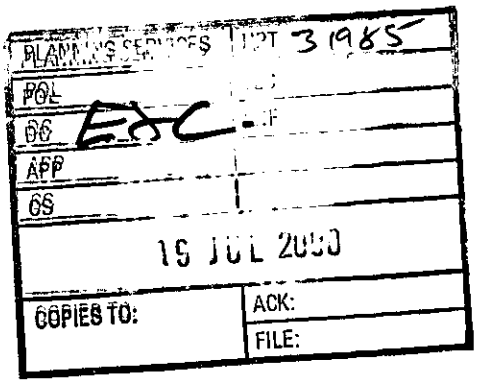
New Description _____

CASE OFFICER EHC.

Consultations Sent by Admin. on 07.07.00.

Yellow - Part One Copy
Green - Officer's Copy





18.7.00

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

Attention Emi Circuit - Case Officer
Reference "Wokingham Tandoori" planning application and listed building consent to install flue from commercial kitchen
Your reference Application No. F/2000/0638

The AED Practice Limited occupies the offices immediately above Wokingham Tandoori, and have complained to Environmental Health about the very pungent and unpleasant smells both within our offices and externally currently emanating from the take-away. Currently a temporary extract arrangmeent exists. Despite this, even when it is in operation fumes enter our offices. The smell from the take-away is so strong that it affects the whole area, and can even be detected in the Denmark Street car park in the evenings. It is certainly particularly bad after 4.30 p.m. in the evening and when first entering the offices in the morning.

We are not convinced that the facility meets or operates within Environmental Health regulations and believe this problem extends well beyond the single issue of cooking extract. We question whether it is an appropriate use for a building of this nature with a floor area of these limits. We understand that permission was originally granted for an A1 change of use to a snack facility, and we question whether any use for preparation of cooked meals, whether as a fish and chip shop, burger bar or tandoori take-away is appropriate for this building.

Cont/

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA

Registered Number 3738957 Registered Office 73a High Street Egham Surrey TW20 9HE

As you might anticipate I have a number of serious concerns over the proposals. I have listed below some of the key issues which concern me with regard to the operation of my business and the welfare of my staff and visitors.

1. The staff at the Tandoori frequently do not use the fans already installed, and we have no way of ensuring they use any new system. Further, the extract serves only the cooking area and we suffer nuisance during food preparation and after closure.
2. Air leakage into the roof void would enter directly into our office, as by the nature of the Listed timber frame building, and the routing of lighting circuits etc., there are many air paths from the roof void.
3. We may well suffer from noise disturbance with the fan and flue.
4. There may be a fire risk between the premises. We are seriously concerned on this issue as fumes rapidly ingress into our office during food preparation indicating ready air paths through the "compartment" floor.
5. Despite extract arrangements, fumes still enter our offices soon after preparatory work starts.

We suggest that a condition be made that regardless of the provision of an extract arrangement no food is prepared or cooked between 7 a.m. and 6 p.m.

Yours faithfully

pp

Derek Hampshire

cc Power Investments
Romans Commercial

To:
Conservation Officer

From: Emy Circuit

Date: 28 February 2000

DELEGATED

2 MAR 2000

Application Number: F/2000/0638

Proposal: Proposed erection of replacemnt chimney to conceal extract draft.

Site Address:
Wokingham Tandoori 28, Denmark Street, , Wokingham.

Applicant:
Mr Kahn C/O Mccloskey & Bingham.

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

THE PROPOSAL AS DRAWN HAS BEEN DISCUSSED WITH THE AGENT AND MR KAHN. AND IS ACCEPTABLE IN PRINCIPLE.

THE CHIMNEY + FLUE ARRANGEMENT, AND IN PARTICULAR THE SIZE OF BOTH IS TO BE INSPECTED ON SITE NEXT WEEK — WED. 22. MARCH.

DETAILS OF THE CHIMNEY CONSTRUCTION WILL BE SOUGHT AS PART OF ANY APPROVAL.

Harold Sanders.

CONSERVATION + DESIGN

16. March. 00.

Tel: (0118) 974 6479

Date: 24 July 2000

My ref: F/2000/0638

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 R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2000/0638
Wokingham Tandoori 28, Denmark Street, , Wokingham.
Proposed erection of replacemnt chimney to conceal extract draft

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 3 August 2000

Yours faithfully

John Hutchison pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0638**
Wokingham Tandoori 28, Denmark Street, , Wokingham.
Proposed erection of replacemnt chimney to conceal extract draft

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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: 24 July 2000

My ref: F/2000/0638

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2000/0638
Wokingham Tandoori 28, Denmark Street, , Wokingham.
Proposed erection of replacemnt chimney to conceal extract draft.

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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible.

Yours faithfully

John Scarlett

Head of Planning and Transportation

Received by Wokingham District Council

Application No: F/2000/0638

Proposal:
Proposed erection of replacemnt chimney to conceal extract draft

Location:
Wokingham Tandoori 28, Denmark Street, , 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 letter 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 23/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 FEB 2000

Officer: EAC | Application No. F/2000/0638

Map No. 75A Site 0.01

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF REPLACEMENT CHIMNEY TO CONCEAL EXTRACT DUCT

Location: 28 DENMARK STREET

Parish: WOKINGHAM Ward: Wescott 29-02-00

Applicant: MR KAHN

Fee Received 95-00 (3) 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 : 29.02.00 Parish Council Informed - (YES) / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	(NK:) ✓ .....
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:

.....

.....

.....

NEIGHBOURS:

S.N.

.....

.....

.....

.....

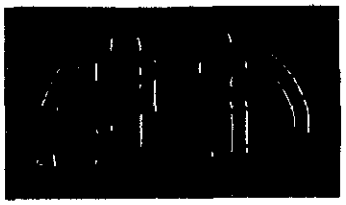
.....

.....

.....

.....

.....



PLANNING SERVICES	UPT 31985
PCL	
DC E&C	
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

18.7.00

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

Attention Emi Circuit - Case Officer
Reference "Wokingham Tandoori" planning application and listed building consent to install flue from commercial kitchen
Your reference Application No. F/2000/0638

The AED Practice Limited occupies the offices immediately above Wokingham Tandoori, and have complained to Environmental Health about the very pungent and unpleasant smells both within our offices and externally currently emanating from the take-away. Currently a temporary extract arrangmeent exists. Despite this, even when it is in operation fumes enter our offices. The smell from the take-away is so strong that it affects the whole area, and can even be detected in the Denmark Street car park in the evenings. It is certainly particularly bad after 4.30 p.m. in the evening and when first entering the offices in the morning.

We are not convinced that the facility meets or operates within Environmental Health regulations and believe this problem extends well beyond the single issue of cooking extract. We question whether it is an appropriate use for a building of this nature with a floor area of these limits. We understand that permission was originally granted for an A1 change of use to a snack facility, and we question whether any use for preparation of cooked meals, whether as a fish and chip shop, burger bar or tandoori take-away is appropriate for this building.

Cont/

The AED Practice Ltd, 2 The Courtyard, Denmark Street, Wokingham, Berkshire, RG40 2AZ
Tel: 0118 989 4564 Fax: 0118 978 1917 e-mail: mail@aedpractice.co.uk
Director: Derek Hampshire BA DipArch RIBA Associate: Caroline Busby BSc DipAAS RIBA

Registered Number 3738957 Registered Office 73a High Street Egham Surrey TW20 9HE

As you might anticipate I have a number of serious concerns over the proposals. I have listed below some of the key issues which concern me with regard to the operation of my business and the welfare of my staff and visitors.

1. The staff at the Tandoori frequently do not use the fans already installed, and we have no way of ensuring they use any new system. Further, the extract serves only the cooking area and we suffer nuisance during food preparation and after closure.
2. Air leakage into the roof void would enter directly into our office, as by the nature of the Listed timber frame building, and the routing of lighting circuits etc., there are many air paths from the roof void.
3. We may well suffer from noise disturbance with the fan and flue.
4. There may be a fire risk between the premises. We are seriously concerned on this issue as fumes rapidly ingress into our office during food preparation indicating ready air paths through the "compartment" floor.
5. Despite extract arrangements, fumes still enter our offices soon after preparatory work starts.

We suggest that a condition be made that regardless of the provision of an extract arrangement no food is prepared or cooked between 7 a.m. and 6 p.m.

Yours faithfully

pp

Derek Hampshire

cc Power Investments
Romans Commercial

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS
14 JUL 2000
COPIES TO: | ACK
FILE

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: LB/2000/0636 + ~~0636~~

Proposal: Proposed erection of replacement chimney to enclose extract duct.

Site Address: ~~9 Heath Close, Wokingham~~. 28 Denmark St. - correct address confirmed by phone 19/7/

Applicant: Mr Kahn C/O McCloskey & Bingham

Your observations are required in respect of this application by **17/07/2000**

No objection to revised plan showing details of chimney stack – drawing no.DS:85502A

SIGNED: _____ **DATE:** 13/07//00

CLERK TO Wokingham Town Council

Date: 07 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/0636

Location: Wokingham Tandoori 28, Denmark Street, Wokingham.

Proposal: Proposed erection of replacement chimney to enclose extract duct

Applicant: Mr Kahn C/O McCloskey & Bingham.

Case Officer: Emy Circuit

The new plans show the following: Details of chimney stack at scale 1:20. Drawing no DS:855:02A.

Comments are required by 17/07/2000.

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

(RING ONE)

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

App No. LB/2000/0636 (Planaps) / (Ludhouse) Date Rec. 4/7/00

Location: 28 Denmark St

Parish Nottingham

Applicant: Mr Khan

Description of attached plans details of chimney stack at scale 1:20

Drawing No's: DS: 855: 02 A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		✓
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

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

NEIGHBOURS: ② TR + BA Young, 39 Howard Rd W'ham RG40 2BX
Denmark St RG40 2AZ.
① Derek Hampshire, AEO, 2 The Courtyard W'ham Date for Responses 10 days.
③ Mrs EA Downe Estates Manager, Morland, The Brewery, Ock St Abingdon, Oxfordshire OX14 5BZ

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER Exc

Consultations Sent by Admin. on 07.07.00

Yellow - Part One Copy
Green - Officer's Copy

McLOUGHLIN BINGHAM

Broomhall Lodge, Chobham Road, Woking, Surrey GU21 4AL
tel +44 (0) 1483 770642 fax +44 (0) 1483 770642

PLANNING SERVICES UNIT
POL FILE 31365
APP
CS ES
04 JUL 2000
COPIES TO: ACK:
FILE:

Ms.E.Circuit-Planning Dept.,
Wokingham District Council,
Planning Dept.,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

Our Ref.855:JB

Your Ref.99/70793/A
Our Ref.DS:855
3 July 2000.

ADDITIONAL PLAN 0636

Dear Ms.Circuit,

Re: Proposed Chimney/Extract Duct at 28 Denmark Road, Wokingham

Please find enclosed 10 copies of our revised drawing No.DS:855:01A showing the Chimney Stack at 1:20 scale as requested.

We look forward to receiving the approval documents assoon as possible.

Yours sincerely,

J.P.Bingham ARICS MCIOB

cc. Mr.Khan

Encl. 10 x Drg.No.DS:855:01A

~~To:~~ FROM
Conservation Officer

to ~~From:~~ Emy Circuit

PLANNING SERVICES	HPT 27409
POL	TLS
DC	ENF
APP	
CS	
21 MAR 2000	
COPIES TO:	ACK:
	FILE:

F 2 MAR 2000

Date: 28 February 2000

Application Number: F/2000/0638

Proposal: Proposed erection of replacemnt chimney to conceal extract draft.

Site Address:
Wokingham Tandoori 28, Denmark Street, , Wokingham.

Applicant:
Mr Kahn C/O Mccloskey & Bingham.

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

THE PROPOSAL AS DRAWN HAS BEEN DISCUSSED WITH THE AGENT AND MR KAHN AND IS ACCEPTABLE IN PRINCIPLE.

THE CHIMNEY & FLUE ARRANGEMENT, AND IN PARTICULAR THE SIZE OF BOTH IS TO BE INSPECTED ON SITE NEXT WEEK — WED. 22. MARCH.

DETAILS OF THE CHIMNEY CONSTRUCTION WILL BE SOUGHT AS PART OF ANY APPROVAL.

Harold Sanders.

CONSERVATION & DESIGN

16. March. 00.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

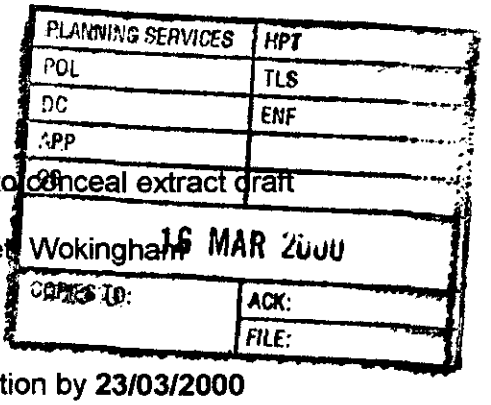
Case officer: Emy Circuit

Application Number: F/2000/0638

Proposal: Proposed erection of replacement chimney to conceal extract draft

Site Address: Wokingham Tandoori, 28 Denmark Street, Wokingham

Applicant: Mr Khan c/o McCloskey & Bingham



Your observations are required in respect of this application by **23/03/2000**

Observations:

No Objections

SIGNED: _____ **DATE:** 9 March 2000

CLERK TO Wokingham Town Council

Copy

Tel. 0118 974 6766
Fax. 0118 9746401
Date. June 1, 2000
My ref. JRM
Your ref.

PLANNING SERVICES	HPT
POL	TLS
DC ESC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

The Rt. Hon John Redwood
House of Commons
London
SW1A OAA

Dear Mr Redwood,

THE LORD RAGLAN, DENMARK STREET, WOKINGHAM

I refer to your letter dated 17th May 2000 regarding the above property. Enclosed are copies of letters sent to Mr Holden outlining our position . This Department has spent substantial time and effort trying to resolve this matter including the service of two legal Notices on the owner of Wokingham Tandoori and liaison on numerous occasions with all parties involved to find a solution.

It was decided that the most satisfactory solution would be to ensure the extract fan discharged at a point as high as possible. The owner of the Wokingham Tandoori has submitted a planning application to this end and it is currently being determined. Hopefully planning consent will be given and on completion of the works, the matter will be resolved.

I hope that the information provided clarifies the matter. If you have any further queries please do not hesitate to contact me.

Yours sincerely

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

cc
Ms Jane Earl, Chief Executive
Karen Satterford, Director Environmental Services
Harold Saunders, Listed Buildings Officer
Emy Circuit, Planning Officer

McCLOSKEY & BINGHAM

Broomhall Lodge, Chobham Road, Woking, Surrey GU21 4AL
tel +44 (0) 1483 770642 fax +44 (0) 1483 770642

282202

PLANNING SERVICES
POL
DC ✓ EXC
APP
CS
11 APR 2000
COPIES TO:
ACK:
FILE:

Ms.E.Circuit-Planning Dept.,
Wokingham District Council,
Planning Dept.,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

Our Ref.855:JB

10th.April 2000.

Dear Ms.Circuit,

Re: Proposed Chimney/Extract Duct at 28 Denmark Road, Wokingham

I refer to our telephone conversation with regard to the above and your request that the extract flue should discharge below ridge height in a dormer type construction.

I have now spoken to Romans the managing agents for the property and enclose a copy of their response to your suggested revised proposals. You will see that they are opposed to this solution for the stated reasons and we also feel the best solution is as depicted on the application drawings.

I understand your concerns regarding the method of construction of the replacement chimney, but would point out that methods of construction are not planning issues, but the design and materials used are under you control and may be controlled by condition. I would further stress that this will be a replacement chimney and therefore I do not understand why this should be any problem with regard to obtaining both Town Planning and Listed Building consents.

It must be a better solution to discharge the extracted fumes above the ridge line rather than at a lower level to the probable nuisance of tenants of the building.

I look forward to hearing from you in due course.

Yours sincerely,

J.P.Bingham ARICS, MCIOB

Encl.

cc. Mr.kahn

COMMER

Please reply to Winnersh

Mr J P Bingham ARICS MCIOB
McCloskey & Bingham
Broomhall Lodge
Chobham Road
Woking
Surrey GU21 4AL

Date: 5th April 2000

Our ref: DL/ap/C99/1660

Dear Mr Bingham

RE: 28 DENMARK STREET, WOKINGHAM – PROPOSED EXTRACT FLUE

Further to our telephone conversation last Friday, I understand it has now been proposed to terminate the proposed extract flue within the above below the ridge line of the property. I understand from previous discussions with the occupants of the remaining parts of the property, that they feel an extract of this nature would still affect their offices and therefore, would not be acceptable.

I would be grateful if you could relay this view to the Local Authority.

Yours sincerely

DAN LOWERY BSc ARICS

Direct Line (0118) 936 6604
92952 LOWER EARLEY
E-Mail: *Dlowery@romans.co.uk*

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6655

Fax
0118 936 6656

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
01344 404 720

Fax
01344 304 433

www.romans.co.uk

26746

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	My Ref: JRM
CS	
07 MAR 2000	
COPIES TO:	ACK:
	FILE: Date: 6/03/2000

From: John Mullaney
Environmental Health

To: Emy Circuit
Planning Department

WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM F/2000/0638

Having considered the environmental health implications of the above application I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

Emma Copy

Morland plc
The Brewery Ock Street Abingdon Oxfordshire OX14 5BZ
Telephone 01235 553377 DX 35866
Direct Line 01235 540 491
Direct Fax 01235 531 828

J Mullaney, Esq
Environmental Health Officer
Environmental Protection and Housing
P O Box 155
Shute End
Wokingham, Berks RG40 1WW

COPY

2 March 2000

Dear Mr Mullaney

Wokingham Tandoori/The Lord Raglan, Denmark Street, Wokingham

Many thanks for your copy letter of 23rd February received in our offices 1st March, addressed to Mr & Mrs Holden, our Tenants at The Lord Raglan.

The letter outlines the course of action taken by the adjacent occupier, Mr Khan, in connection with the noise and odour pollution emanating from The Wokingham Tandoori.

You and I have had several conversations regarding the length of time this situation has been allowed to continue, and I write to document the effect this has had on our Tenant and his business.

The premises at 28 Denmark Street operated as a tearoom until occupation by Wokingham Tandoori in early 1998. As a tearoom, the operators requested permission to install a Vent-Axia fan, discharging into Morland's archway. Consent was granted in letter form, although Morland retained the right to withdraw the right at their discretion.

With the change in ownership and operation came a new ventilation system in an attempt to address the much-increased need for air handling. Although Wokingham Tandoori was granted building regulations permission for the installation, the new owners did not approach Morland for a new consent.

At that time, I had discussions with Mrs S E McLaughlin, the Environmental Health Office for Wokingham Borough Council. Mrs McLaughlin made recommendations to Mr Khan for improvement to the existing ventilation equipment, but did concede these would be a stopgap measure only, and in all likelihood would not deal effectively with the problems.

The effect of Mr Khan's business on our Tenant and his customers' use of the outside seating area was of significant impact. As a consequence Morland served legal notice on Wokingham Tandoori on 21st May 1999 to revoke permission for discharge into our archway, and to remove the equipment not later than 30th June 1999.

Mr Khan did not comply with our request to remove the equipment, although I understand from your letter that he did implement the recommendations made by Mrs McLaughlin, to no obvious effect. Our Tenant continued to suffer the effects of noise and odour pollution and the most recent history is detailed in your letter.

I am very concerned with the effect this long delay and 'temporary' re-routing of the ventilation system will have on our Tenant and his business. Although an application for Planning Permission and Listed Building Consent has recently been submitted, I understand there is an area of potential dispute between the two Local Authority departments, and consent may be delayed beyond the statutory eight week period.

The effect is that our Tenant will suffer from the lack of use of his outside seating area over the course of the next months. As you may be well aware, Easter is one of the prime trading times of the Licensed trade year, and losing any potential custom over that period has a devastating effect on the viability of the business.

I write therefore to appeal for a speedy processing of Mr Khan's application, to avoid any further potential trade loss and continuing noise and odour pollution to Mr Holden and his family.

Yours sincerely

Elinor Downer

(Mrs) Elinor A Downer, ARICS
Estates Manager

Cc Harold Saunders, Listed Buildings Office, WDC
Emy Circuit, Planning Officer, WDC
Lynne Fresson, Principal Environmental Health Officer, Food Safety WDC
Patrick Bennett, Business Manager, Greene King
Steve Holden, The Lord Raglan

Tenancy\Lord Raglan.doc

Emy Circuit
Planning Officer
Wokingham District Council
P O Box 155
Shute End
Wokingham, Berks RG40 1WW

To:
Conservation Officer

From: Emy Circuit

F 2 MAR 2000

Date: 29 February 2000

Application Number: LB/2000/0636

Proposal: Proposed erection of replacement chimney to enclose extract duct.

Site Address:
Wokingham Tandoori 28, Denmark Street, , Wokingham.

Applicant:
Mr Kahn C/O McCloskey & Bingham.

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

SEE DETAILED COMMENTS ON PLANNING APPLICATION NO. F/2000/0638

PRINCIPLE ACCEPTABLE; DETAILS OF CHIMNEY TO BE CHECKED AND AGREED 22. MARCH. 00

Harold Sanders
CONSERVATION ARCHITECT
16. March. 00

THE SITE VISIT WAS CARRIED OUT 22. MARCH AND IT WAS ESTABLISHED THAT THE EXISTING CHIMNEY FLUE IS TERMINATED IN THE ROOF SPACE BUT NOT SEALED. THE METHOD AND DEGREE OF INFILL WAS NOT INSPECTED AT GROUND FLOOR LEVEL; MUCH RUBBLE INFILL WAS EVIDENT, VIEWED FROM THE ROOF SPACE.

THE ROOF OVER THE CHIMNEY HAS BEEN REFORMED WITH A RIDGE MEMBER (NOT AS THE ORIGINAL OAK PEGGED ORIGINAL ROOF)

THE LOCATION OF THE PROPOSED NEW EXTRACT FLUE IS SUPPORTED

HOWEVER THE RE-INTRODUCTION OF A NEW CHIMNEY IS A MAJOR CONSTRUCTION WITH IMPLICATIONS ON DENMARK STREET - BOTH VISUALLY AND WITH SCAFFOLDING AND BUILDING MATERIALS, FOOTPATH ACCESS ETC. IT WOULD BE A MAJOR AND COSTLY UNDERTAKING.

THERE ARE ALSO PROBLEMS / AGREEMENTS RELATED TO THE PARTY WALL TO BE RESOLVED.

IT WAS NOTED THAT THE GROUP OF BUILDINGS 22 - 28 DENMARK STREET ALL HAVE LOST THEIR CHIMNEYS IN RECENT YEARS. THEREFORE TO REINTRODUCE AN ORIGINAL FEATURE, WHICH APPEARS COMMENDABLE IN PRINCIPLE COULD BE VISUALLY IMPOSING, UNLESS WELL DETAILED AND TO AN APPROPRIATE SCALE AND PROPORTION.

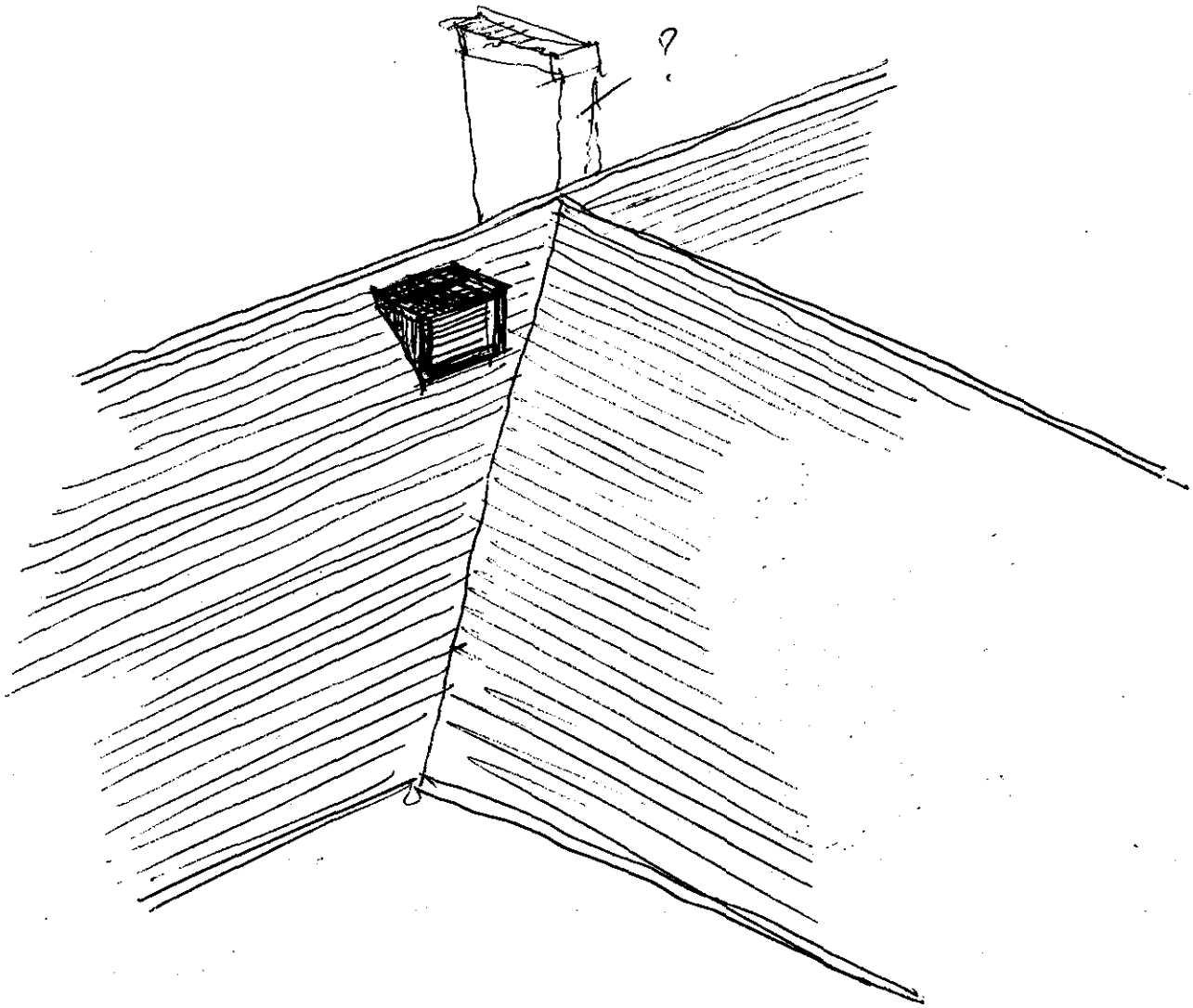
I WOULD CONSIDER A SMALL DORMER-TYPE STRUCTURE, JUST BELOW THE RIDGE, TO BE MORE VISUALLY ACCEPTABLE, QUICKER TO CONSTRUCT, AND THEREFORE ABLE TO RESOLVE THIS UNFORTUNATE SITUATION TO MANY PARTIES SATISFACTION SOON.

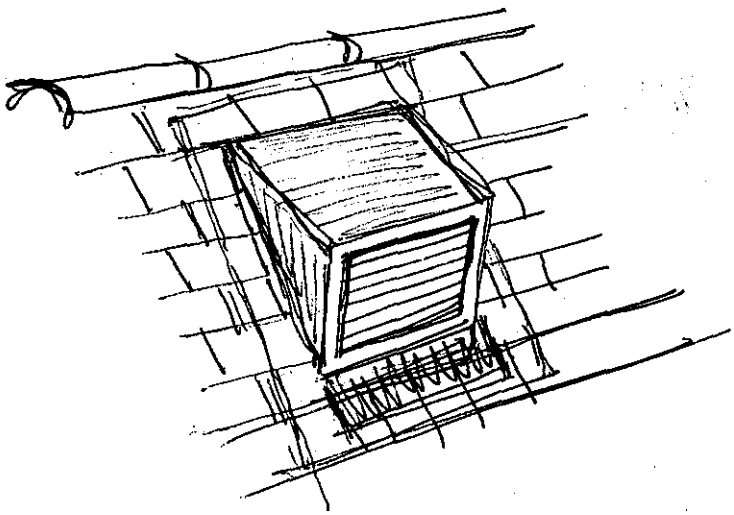
I SUGGEST WE MEET THE AGENT, AS A MATTER OF URGENCY, TO DISCUSS THE OUTCOME OF OUR SITE INSPECTION

Harold Sanders

CONSERVATION ARCHITECT

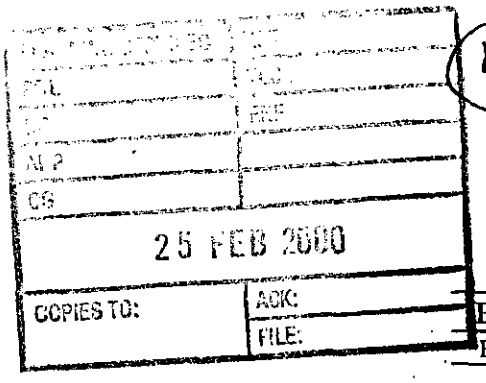
23. MARCH. 00





Emy Circuit – Planning Dept. (Dev Control)

Tel. 0118 974 6766
Fax. 0118 9746401
Date. February 23, 2000
My ref. JRM/LMW
Your ref.



Mr & Mrs Holden
The Lord Raglan Public House
Denmark Street
Wokingham
Berks

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs Holden,

ENVIRONMENTAL PROTECTION ACT 1990 - WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM.

I write to update you on the current situation regarding the odour problem in relation to the above property and actions carried out to date.

On the 2nd of June 1999, two Environmental Protection Act Abatement Notices were served on Mr Khan regarding noise and odour caused by the ventilation system on the premises. These Notices required him to install a fan extract to prevent noise nuisance and carry out work to the existing system to incorporate carbon filters. Mr Khan complied with both of these Notices. Unfortunately the new system did not remove the odour adequately and we informed Mr Khan of this. He agreed to apply for planning permission and listed building consent so that the flue could discharge at roof level and so enable improved removal of the odours produced.

In November 1999 a planning application was submitted to the Planning Department by Mr Khan for a ventilation extract flue to discharge at roof/ridge level. This application was subsequently withdrawn due to objections by tenants of Power Investments. A subsequent amended set of drawings were submitted to the Planning Department during week commencing 7th February 2000. This application is currently being processed by Emy Circuit (Planning Officer) and Harold Saunders (Listed Buildings Officer) and a decision should be reached during April. For further information regarding the application please contact the planning officers directly.

As you are aware, since the extract has been bricked up by yourselves between the Wokingham Tandoori and The Lord Raglan, a temporary extract system has been re-routed to discharge to the rear of the property so that the kitchen can continue to have ventilation enabling food preparation to continue.

/....

Currently Mr Khan is taking all reasonable steps to resolve this matter, in the long term by submitting the planning application and in the short term whilst the planning application is being determined. During this period of determination we are unable to take any further action to prevent odour nuisance from being produced.

I hope this information has been of use and clarifies the current situation.

Yours sincerely

J Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

cc
Mrs Elinor A Downer, Estates Manager Morland plc, The Brewery, Ock Street, Abingdon, Oxfordshire, OX14 5BZ
Harold Saunders, Listed Buildings Officer, W.D.C
Emy Circuit, Planning Officer, W.D.C.
Lynne Fresson, Principal Environmental Health Officer, Food Safety W.D.C.

Emy Circuit - Planning - D_C

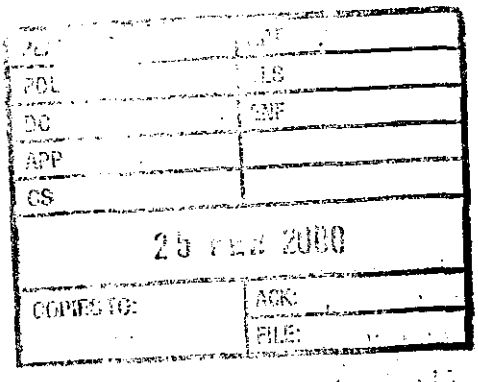
Tel. 0118 974 6766

Fax. 0118 9746401

Date. February 24, 2000

My ref. JRM/LMW

Your ref.



Mr Derek Hampshire
AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
Berks
RG40 2AZ

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hampshire,

ENVIRONMENTAL PROTECTION ACT 1990- WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM.

I refer to your letter dated 9th of February 2000 and my subsequent conversation with Mrs Hampshire on the 11th of February 2000.

I write to inform you of the current situation regarding the odour problem in relation to the above property and actions carried out to date.

On the 2nd of June 1999, two Environmental Protection Act Abatement Notices were served on Mr Khan regarding noise and odour caused by the ventilation system on the premises. These Notices required him to install a fan extract to prevent noise nuisance and carry out work to the existing system to incorporate carbon filters. Mr Khan complied with both of these Notices. Unfortunately the new system did not remove the odour adequately and we informed Mr Khan of this. He agreed to apply for planning permission and listed building consent so that the flue could discharge at roof level and so enable improved removal of the odours produced.

In November 1999 a planning application was submitted to the Planning Department by Mr Khan for a ventilation extract flue to discharge at roof/ridge level. This application was subsequently withdrawn due to various objections raised. A subsequent amended set of drawings were submitted to the Planning Department during week commencing 7th February 2000.
This application is currently being processed by Emy Circuit (Planning Officer) and Harold Saunders (Listed Buildings Officer) and a decision should be reached during April. For further information regarding the application please contact the planning officers directly.

As you are aware, since the extract has been bricked up between the Wokingham Tandoori and the Lord Raglan, by the occupiers of The Lord Raglan, a temporary extract system has been re-routed to discharge to the rear of the property so that the kitchen can continue to have ventilation enabling food preparation to continue.

/...

Currently Mr Khan is taking all reasonable steps to resolve this matter, in the long term by submitting the planning application and in the short term whilst the planning application is being determined. During this period of determination we are unable to take any further action to prevent odour nuisance from being produced. Mr Khan has also agreed not to prepare or cook food prior to 5pm.

I hope this information has been of use and clarifies the current situation.

Yours sincerely

J Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

cc
Mr Burrows, Power Investments, White Ladies Park, Ascot, Berks, SL5 8AQ.
Harold Saunders, Listed Buildings Officer, W.D.C
Emy Circuit, Planning Officer, W.D.C.
Lynne Fresson, Principal Environmental Health Officer, Food Safety W.D.C.

ADDRESS 28 DENMARK STREET PARISH WOK

PLOT No. HALL - FUNERAL ~~DIRECTORS~~ SHOP ORD. SHEET No. 75B

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 813	Langdown	Shop & 1st floor offices		
TP 916	do	Lock-up shop / Sup 813	10/5/55	UN
R/27/59	Langdown	Use as office	27/8/59	UNC
R/51/59	Hall & Son	Chapel of Rest	10/12/59	REF
~~0/37/63~~	~~Sinclair Properties~~	~~Redevelopment~~	~~28/11/63~~	~~CLA~~
R/135/71	Langdown	Gdf Barns Chapel of Rest & workshop	21/10/71	28/8/71 RE
R/208/71	do	Chapel of Rest	27/2/73	REF
01632	Vandry Developments	Rem shops & offices	28/11/74	N/A C
BR 1831	do	Repairs & alts.	30/12/74	App N/
02146	do	Workshop & office access	17/4/75	N/A C
05014	"	DEMOLITION OF BARN - ERECTION OF OFFICE BLOCK	26.8.76	WITHDRAWN

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

22.FEB.2000* 0638

ADDRESS 28 DENMARK STREET PARISH WOKINGHAM

PLOT No. 'PIRCA OF CAKE' ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05734	VANDREY DEVS. LTD.	RE-ERECT BARN - ERECT OFFICE BLOCK	20.1.77	N/A CE
05739	"	LISTED BUILDING CONSENT	20.1.77	N/A RE
05996	POWER INVESTMENTS LTD.	OFFICE DEV. AT REAR	17.3.77	N/A C/A
06102	"	shop front	14.4.77	N/A C/A
06103	"	" " listed building consent	14.4.77	N/A C/A
07143	VANDREY DEVS LTD.	TEMPORARY CAR PARKING	27.10.77	N/A 31.10. TP.
39252	P. REEVES	SHOP (A1) TO TEA ROOM (A.3)	23.7.92	C/A
39437 LBC			11.6.92	PD
39651				
39695 LBC	"	FASCIA SIGN / INT. WORKS	30.7.92	C/A
41234	"	NON ILL SIGN	19.7.93	C/X
41235 LBC	"	"	26.8.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(3)

ADDRESS 28 DENMARK STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
HS213 LBC	MR. SALT	EXTRACTION FLUE/INT. ALTS.	15.12.95	R2
95/61305/LA				
HS214	"	"	18.12.95	R2
95/61306/F				
FP95/3903	MR. SALT	INT. ALTS.	26.10.95	APP
96/63503/LBC	"	EXTR. FLUE OUTLET & INT	ALTS. 27.6.96	CL
96/63509/F	"	"	28.6.96	CL
99/70793/LA				
	22.FEB.2000* 0638			

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No. 22.FEB.2000* 0638

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
POWER INVESTMENTS LTD.,		
WHITELADIES PARK,		
PRINCE ALBERT DRIVE,		21:02:2000
ASCOT BERKS. SL6 8AQ		

+ 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.

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(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).

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 . . . . . .

On behalf of MR. KAHN.

Date 21:02:00

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

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

22.FEB.2000* 0638

1.	**APPLICANT'S NAME**	MR.KAHN
	ADDRESS	WOKINGHAM TANDORI, 28 DENMARK STREET, WOKINGHAM, BERKS.
	POST CODE	RG40 2BB **PHONE** 01189 794020
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	McCLOSKEY & BINGHAM
	ADDRESS	BROOMHALL LODGE, CHOBHAM ROAD, WOKING, SURREY
	POST CODE	GU21 4AL **PHONE** 01483 770642
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**	28 DENMARK STREET, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPLACEMENT OF CHIMNEY TO CONCEAL EXTRACT DUCT
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.01
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	LEASEHOLDER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	Drg.No.DS:855:02

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 Conditions to be relaxed**

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.

TAKE AWAY RESTAURANT WITH OFFICES[1769b]
OVER

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.

RECLAIMED MATCHING BRICKWORK & BLACK METAL GRILLE

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system N/A YES/NO

If no, please give details

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

N/A

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

N/A

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

N/A

	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

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 J.P.BINGHAM ON BEHALF OF MR.KAHN DATE 21:02:2000

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	32			
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
	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	32			

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? N/A

	Cars	Lorries
Existing		
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.

EXISTING TAKE AWAY RESTAURANT

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

MR. KAHN,
WOKINGHAM TANDORI, 28 DENMARK STREET,
WOKINGHAM

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
5			

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 bythe Chief Officerresponsible 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.

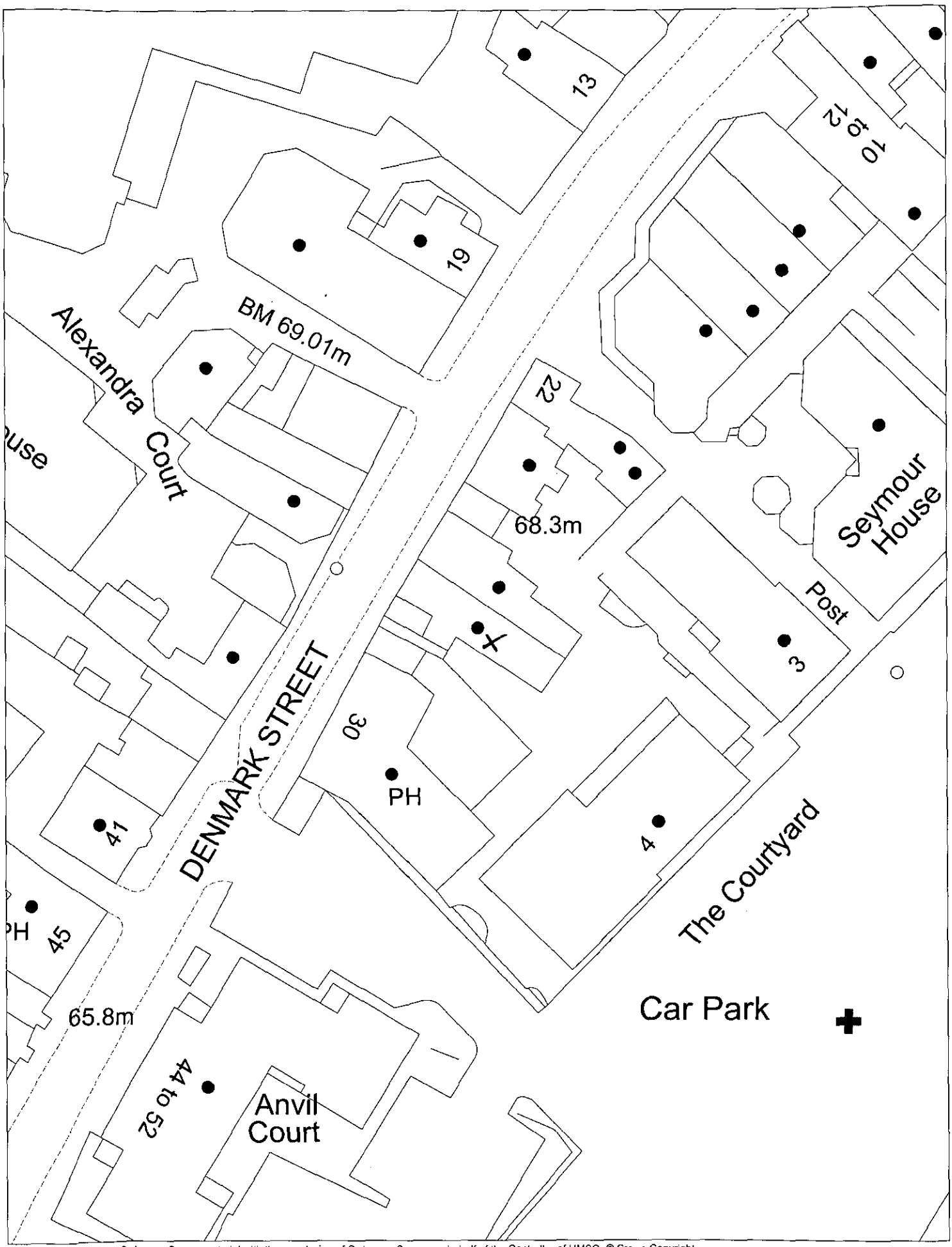
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Central Support Section, Environmental Services, Wokingham District Council.
25 February 2000

Scale: 1 : 500

F/2000/0638

H.M. LAND REGISTRY

BK 160909

SURVEY RENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	~~BERKSHIRE~~		SU 8168	Y

© Crown Copyright 1974

50 Enlarged from 1/2500 ~~WOKINGHAM DISTRICT~~

Old Reference XXXVIII 15 R

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

