APPLICATION NO:
LB/2000/2042

LOCATION:
Cutbush Cutbush Lane, Shinfield Reading.

APPLICANT:
Client C/O W M Graham Associates

PROPOSAL:
Proposed division of dwelling into 2 dwellings with changes to south west elevation plus access and boundary fences.

EARLIEST DATE FOR DECISION: **25/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/09/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

By hand 8/11/00

PLANNING SERVICES | HPT 36290
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CS |
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W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

CHARTERED ARCHITECTS

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

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

Ref: 2284/wmg/cm

8 November 2000

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

For the attention of Miss E Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to our recent discussions regarding the above and the following applications

F/2000/2040 ✓
LB/2000/2042 ✓ MKA Awarded. 15/11/2000

On behalf of our clients we wish to withdraw both applications.

We apologise for any inconvenience that this decision may cause and thank you for your tolerance and your assistance with these applications.

Yours sincerely

W M Graham

CUTBUSH

CUTBUSH LANE SHINFIELD

SCHEDULE OF PROPOSED REPAIRS AND

CHANGES TO UNITS 1 AND 2

RELATIVE TO APPLICATIONS

Town Planning Application F/2000/2040

Listed Building Application LB/2000/2042

ADDITIONAL PLAN

W M GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

Ref: 2284

September 2000

CUTBUSH CUTBUSH LANE SHINFIELD

SCHEDULE OF PROPOSED REPAIRS AND CHANGES TO UNIT 1

Assume that the division work between Unit 1 and Unit 2 is acceptable.
Read with Sketches 3 & 4 and Dwgs. Nos. 2284 - 01E, 04B, 05, 19 & 20.

A. GROUND FLOOR

1. KITCHEN/DINING

1.1 Carry out work to division wall at Point A.

R 1.2 Rewire and provide new plumbing system with hot water radiators.

1.3 Fit new Aga cooker into existing fireplace and connect flue (photo of existing), Photo 16.

R 1.4 Remove existing crude water and gas pipes.

1.5 No change to floor.

2. HALL

2.1 Replace door with existing window to detail (see Dwgs. Nos. 2284 - 05 & 19) and repair plaster to specification.

R 2.2 Remove existing crude water and gas pipes.

R 2.3 Rewire and provide new plumbing system with hot water radiators.

2.4 No change to floor.

3. WC AND CLOAKROOM

3.1 Provide new layout as detail.

R 3.1 Remove existing crude water and gas pipes.

3.3 No change to the floor.

R 3.4 Provide new gas meter.

R 3.5 Rewire and provide new plumbing system with hot water radiators.

4. STUDY

4.1 Existing fireplace to remain

R 4.2 Rewire and provide new plumbing system with hot water radiators.

4.3 No change to the floor.

5. DRAWING ROOM

R 5.1 Rewire and provide new plumbing system with hot water radiators.

5.2 No change to the floor.

6. UNDERSTAIR CUPBOARD

R 6.1 Provide electrical fuse box for electrical system.

7. LANDING

7.1 Put in place division wall at Point C.

R 7.2 Rewire and provide new plumbing system with hot water radiators.

8. BEDROOMS 1, 2 & 3

R 8.1 Rewire and provide new plumbing system with toy water radiators.

9. BATHROOMS

9.1 Provide new layout as detail.

R 9.2 Rewire and provide new plumbing system with hot water radiators.

GENERAL POINTS

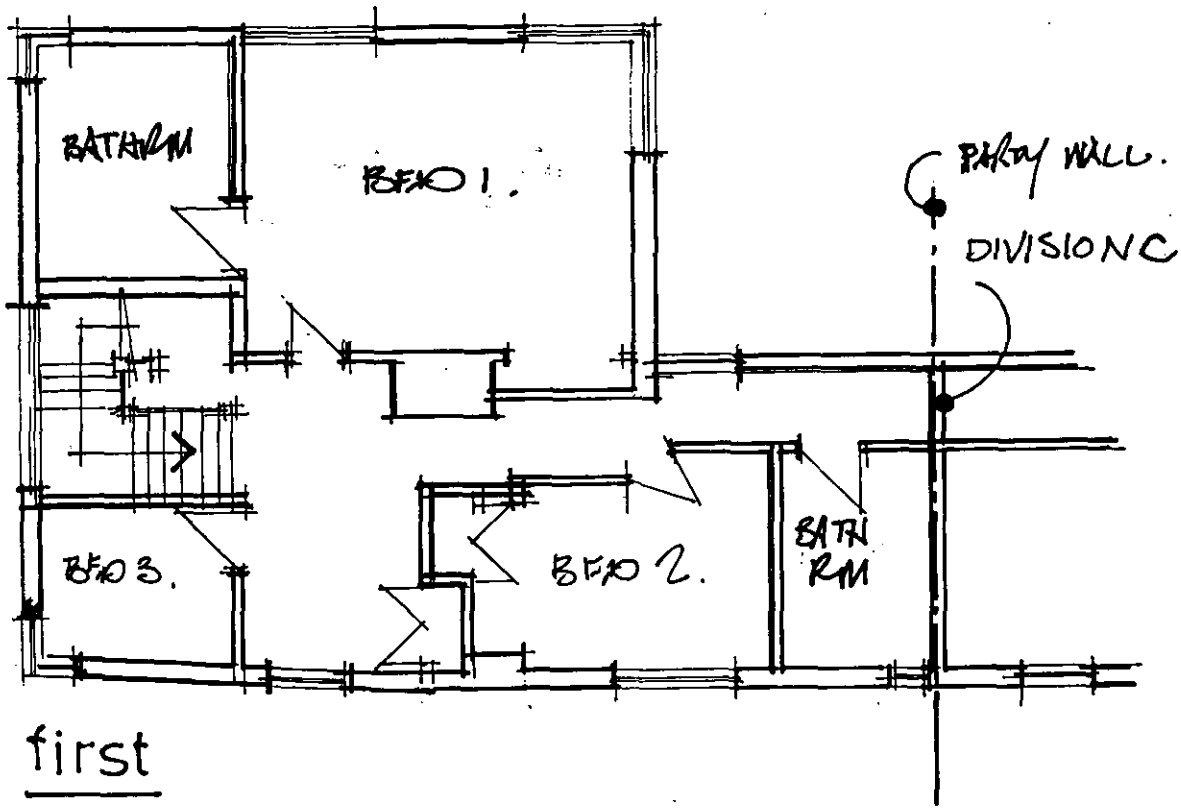
All areas to be decorated

Windows repaired.

Gutters and down pipes repaired.

Dwelling brought into habitable use.

2284/ SK 3



first

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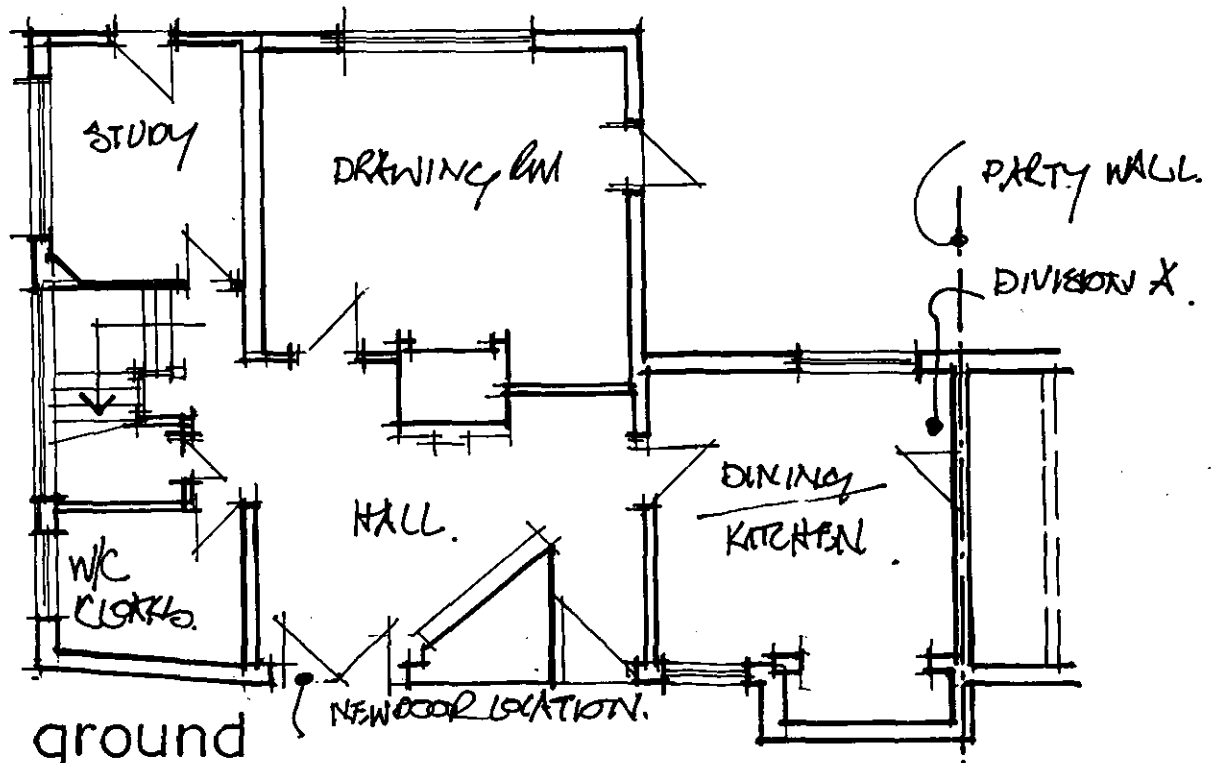
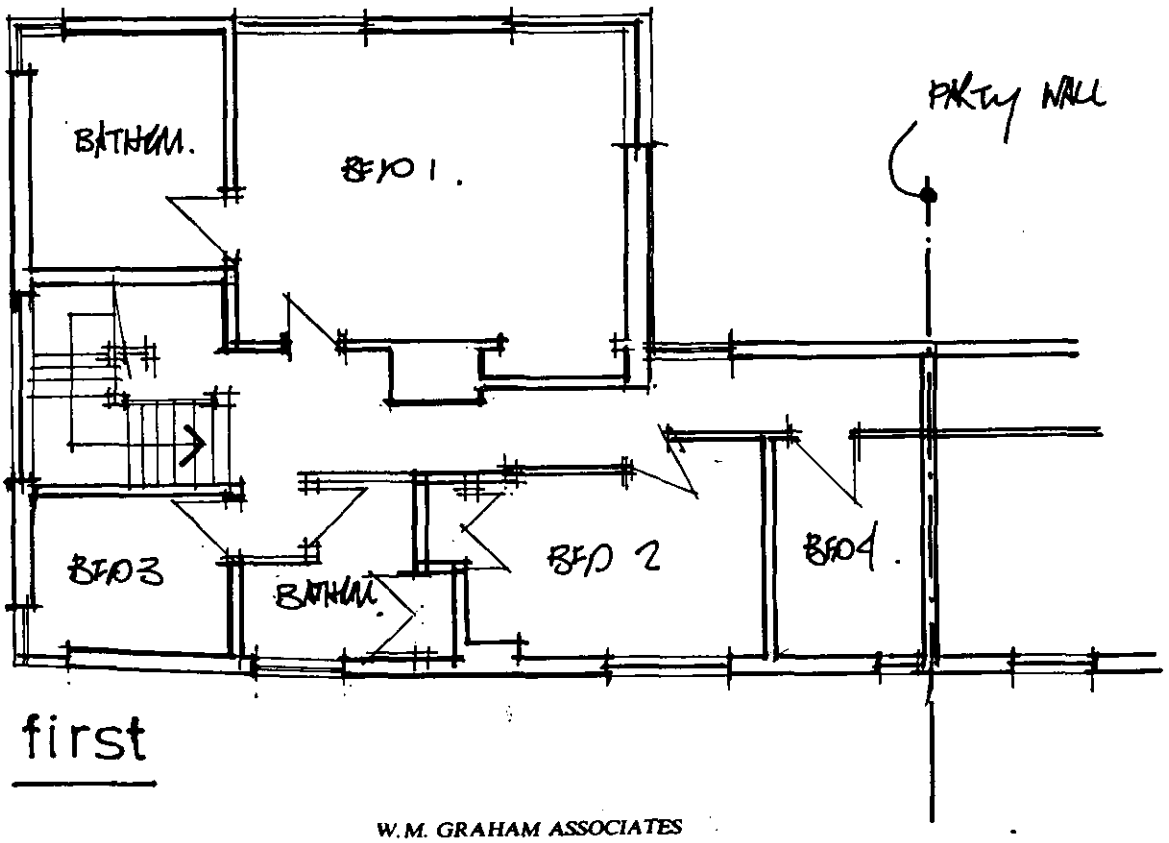


ground

CUTBUSH AS EXISTING SCALE 1:200

AUG 2000. UNIT 1.

2284/SK 4.



first

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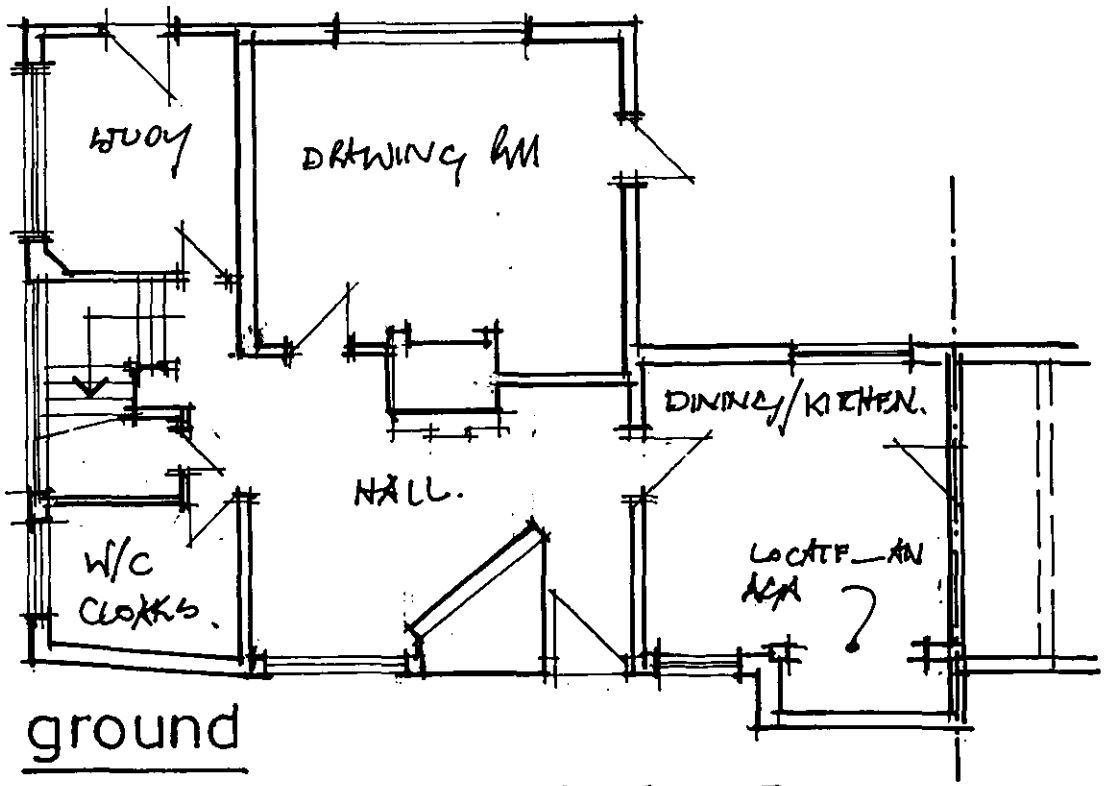


ground

CUTBUSH AS PROPOSED SCALE 1:200

AUG 2000 UNIT 1.

CUTBUSH CUTBUSH LANE SHINFIELD

SCHEDULE OF PROPOSED REPAIRS AND CHANGES TO UNIT 2

Assume that the division work between Unit 1 and Unit 2 is acceptable. Read with Sketches 1 & 2 and Dwgs. Nos. 2284 - 01E, 04B, 05, 19 & 20.

A. GROUND FLOOR

1. KITCHEN

R 1.1 Remove old heating boiler and place a new combi-boiler in the cupboard in the kitchen (currently contains a hot water cylinder. Connect the combi-boiler in the old flue.

R 1.2 Remove the old kitchen units, replace with new, provide new units on the walls as indicated on the enclosed sketches, (photos of existing). Photos 10 & 11. See Dwg. No. 20.

R 1.3 Remove existing crude gas pipes.

1.4 Rewire and provide new plumbing system with hot water radiators.

1.5 Repair plaster ceiling and walls - as specification.

1.6 No change to floor.

2. OLD LOBBY

2.1 Remove old sink in this area as drawing and photos of existing. Photo 15.

R 2.2 Rewire and provide new plumbing system with hot water radiators.

2.3 No change to the floor.

2.4 Carry out work to division wall at Point A.

2.5 Change door for window as detail. Dwgs. Nos. 2284 - 05 & 19

3. STUDY (formerly Larder)

R 3.1 Remove existing crude water pipe.

3.2 Rewire and provide new plumbing system with hot water radiators.

4. HALL

R 4.1 Remove existing crude gas pipe.

R 4.2 Rewire and provide new plumbing system with hot water radiators.

4.3 No change to the floor.

5. BATHROOM

R 5.1 Remove old sanitary ware and provide as new layout. W.C., basin and form into a cloakroom.

R 5.2 Remove existing crude water pipe.

R 5.3 Rewire and provide new plumbing system with hot water towel rail.

5.4 Repair plaster work to specification.

5.5 Floor to receive linoleum.

6. UNDERSTAIR CUPBOARD

R 6.1 Remove existing electrical fuse box and provide new. Photo 12.

6.2 Repair plaster work to specification.

6.3 No change to floor.

R 6.4 Provide new gas meter. Photo 13.

7. STAIRCASE

7.1 Open up and remove modern breeze block wall currently surrounding the stair. Provide timber posts and frame to detail. Photo 4.

8. LOUNGE

8.1 Form a new lounge form hall, kitchen and adjoining rooms. Walls to be removed are modern brick. New walls to be timber (second hand oak) with plaster infills. The wall adjoining the barn the timber columns to be exposed with plaster infills, this applies to all areas as detailed.

R 8.2 Remove old and provide new plumbing system with hot water radiators.

8.3 Repair plaster work to specification.

8.4 Lift up all thermoplastic tiles and prepare surface to receive carpet.

8.5 Re-use lounge door.

8.6 Replace existing windows with French doors to detail. Photos 1-3 inc. & Dwgs. Nos. 2284 - 05 & 19.

8.7 Provide new windows as detail. Photos 1-3 inc & Dwgs. Nos 05 & 19.

8.8 Brick up door between the lounge and the barn. Division wall B.

B FIRST FLOOR

9. LANDING

9.1 Carry out work to division wall at Point C.

R 9.2 Rewire and provide new plumbing system with hot water radiators.

10. BEDROOM 3

10.1 Fireplace to remain - brickwork cleaned. Photos 5-7 inc.

R 10.2 Rewire and provide new plumbing system with hot water radiators.

10.3 Repair plaster work as specification.

11. BEDROOM 1

11.1 Fireplace to remain - brickwork cleaned. Photos 5-7 inc.

R 11.2 Repair and provide new plumbing system with hot water radiators.

12. SITTING ROOM INTO BATHROOM

12.1 Seal off sitting room with a stud and timber wall as Item 8 Lounge to detail.

12.2 Fireplace to remain in place - brickwork cleaned. Photos 5-7 inc.

R 12.3 Rewire and provide new plumbing system and hot water radiators.

12.4 Repair plaster work as specification.

13. BEDROOM 2

R 13.1 Repair and provide new plumbing system with hot water radiators.

R 13.2 Repair plaster work as specification.

13.3 Carry out work to division wall D.

R 13.4 Remove basin and locate in bathroom. Photo 14.

GENERAL POINTS

All areas to be decorated.

Windows repaired.

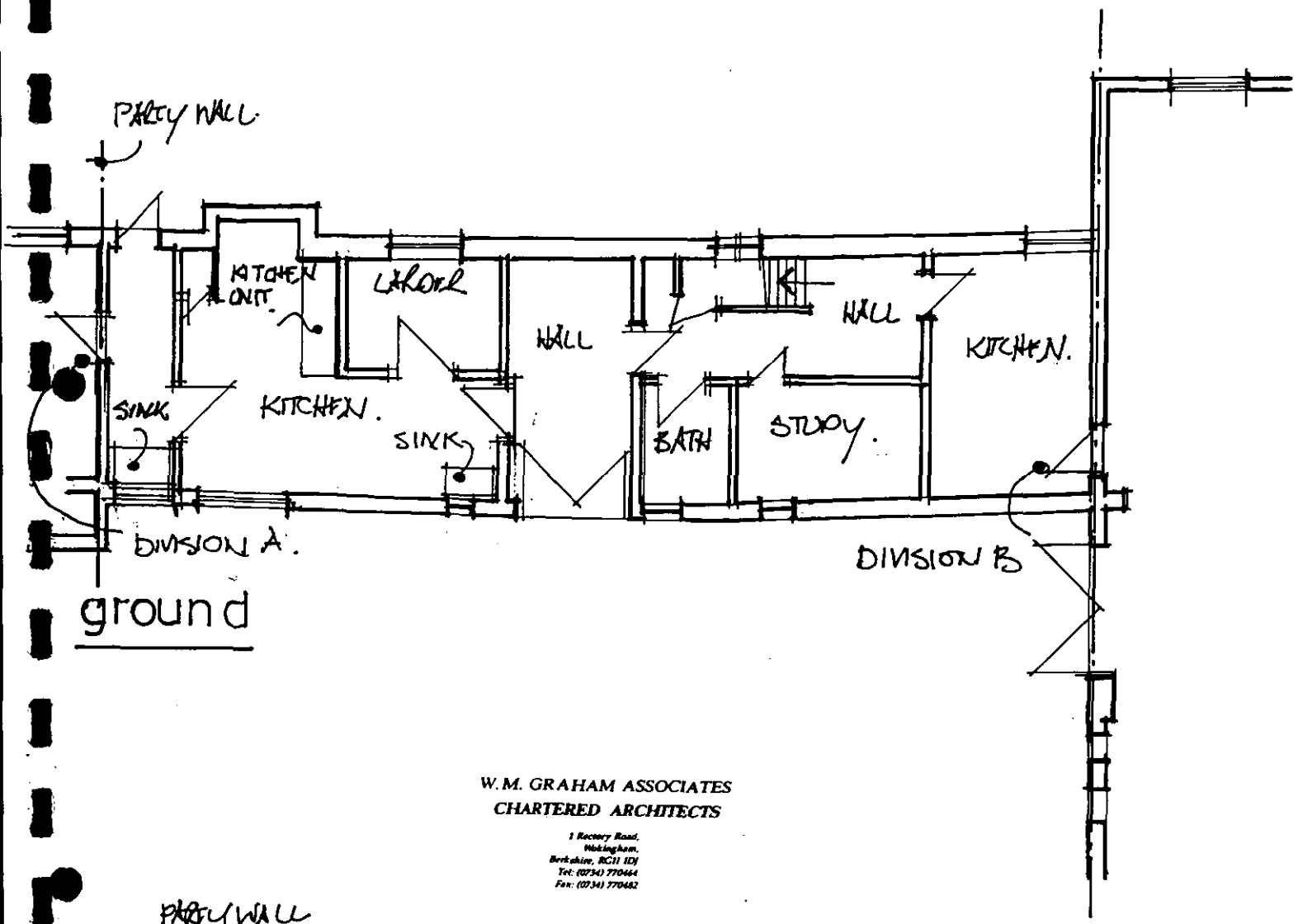
Gutter and down pipes repaired.

Dwelling brought into habitable use.

Retain all existing visible gas supply taps and fittings.

NB Code R on details list denotes repair work

2284/SK1.



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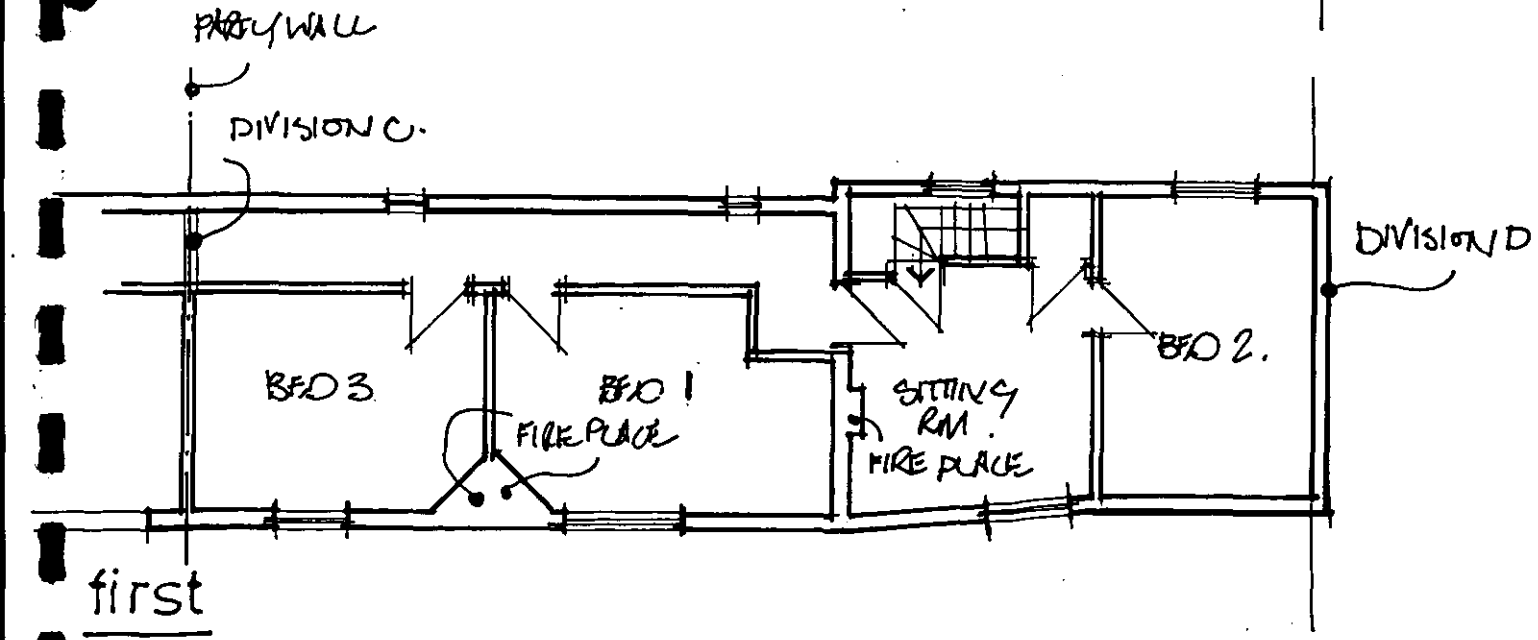

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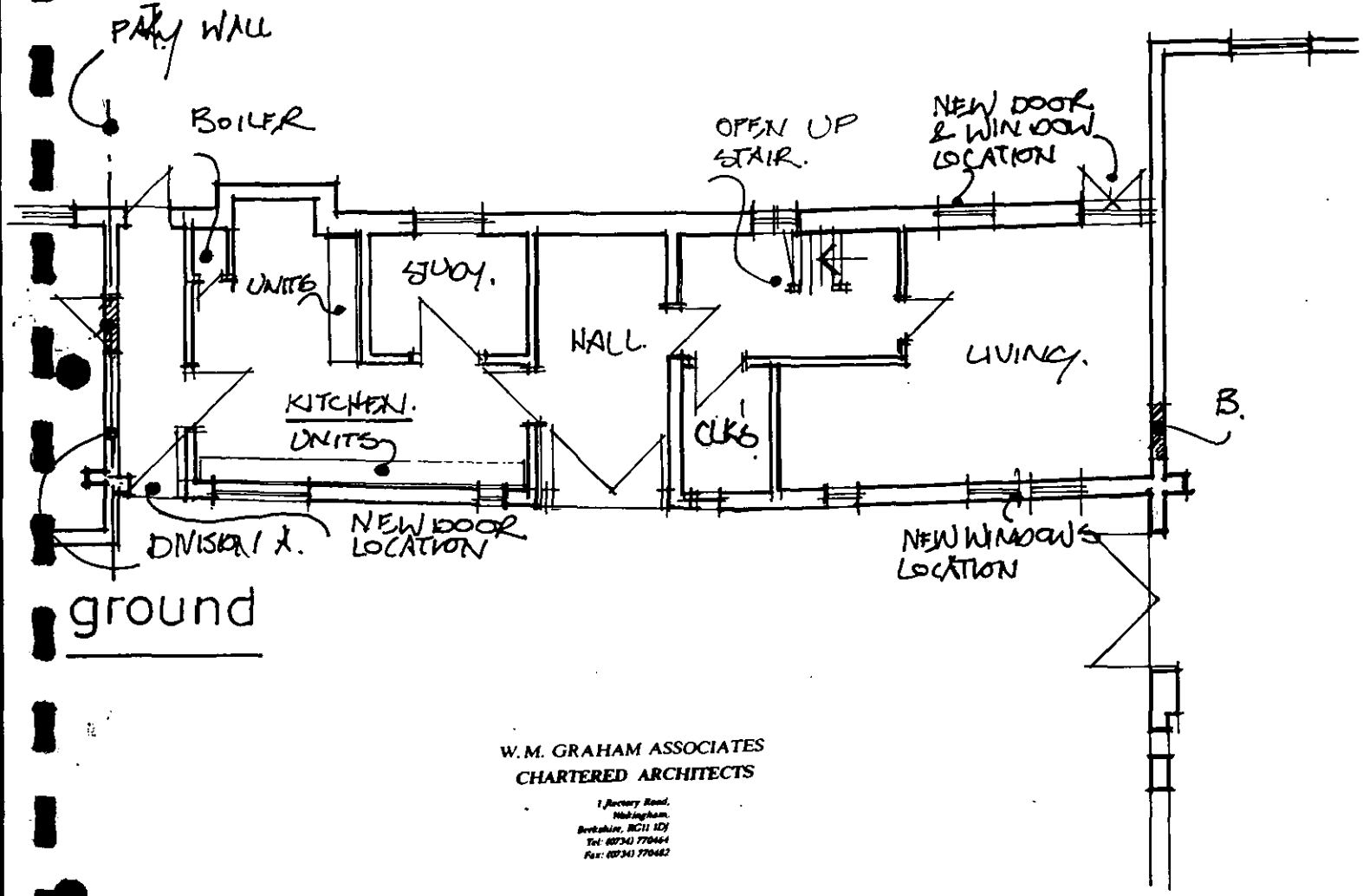
CUTBUSH AS EXISTING SCALE 1:100.
July 1000. UNIT 2.

2284 / SK2.



ground

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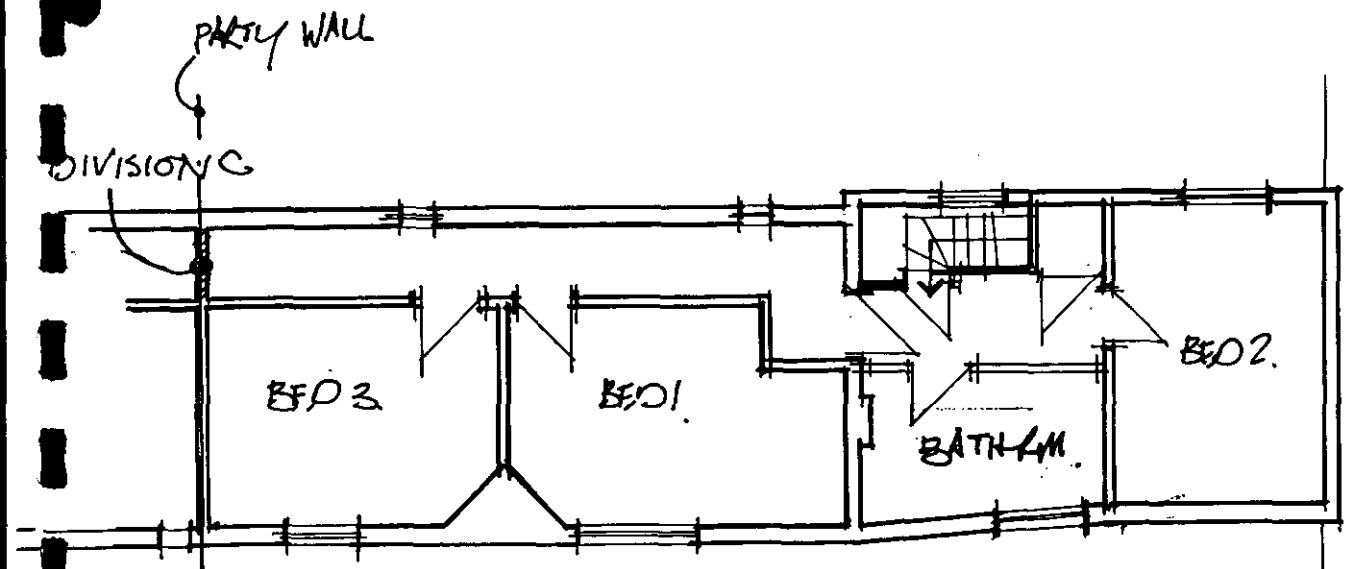

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CUTBUSH AS PROPOSED SCALE 1:200.
AUG 2000. UNIT 2.

GENERAL NOTES

Rewire and provide new plumbing system with hot water radiators.

UNIT 1

Items 1.2 2.3 3.5 4.2 5.1 7.2 8.1 9.2

UNIT 2

Items 2. 1.4 2.2 3.3 4.2 5.3 8.2 9.2 10.2 11.2 12.3 13.2

Radiators secured to walls. Pipework on skirtings. System to make use of existing joist runs and old notches. No new cuts in joists to be undertaken. Cables to be laid in the floors. Ground floor cable in first floor. Cable laid to door edges in spaces available, not surface mounted.

REPAIRS TO PLASTERWORK

Unit 1:- No repair work envisaged but removal of door to form window.

Dwg. No. 2284 - 05 & 19 will require plaster work to the re-built wall. Work actioned with lime based plaster to match existing.

UNIT 2

Items 1.5 5.4 6.2 8.3 10.3 12.4 & 13.2

Walls and ceilings repaired using lime based plaster and on ceilings lath work to match existing.

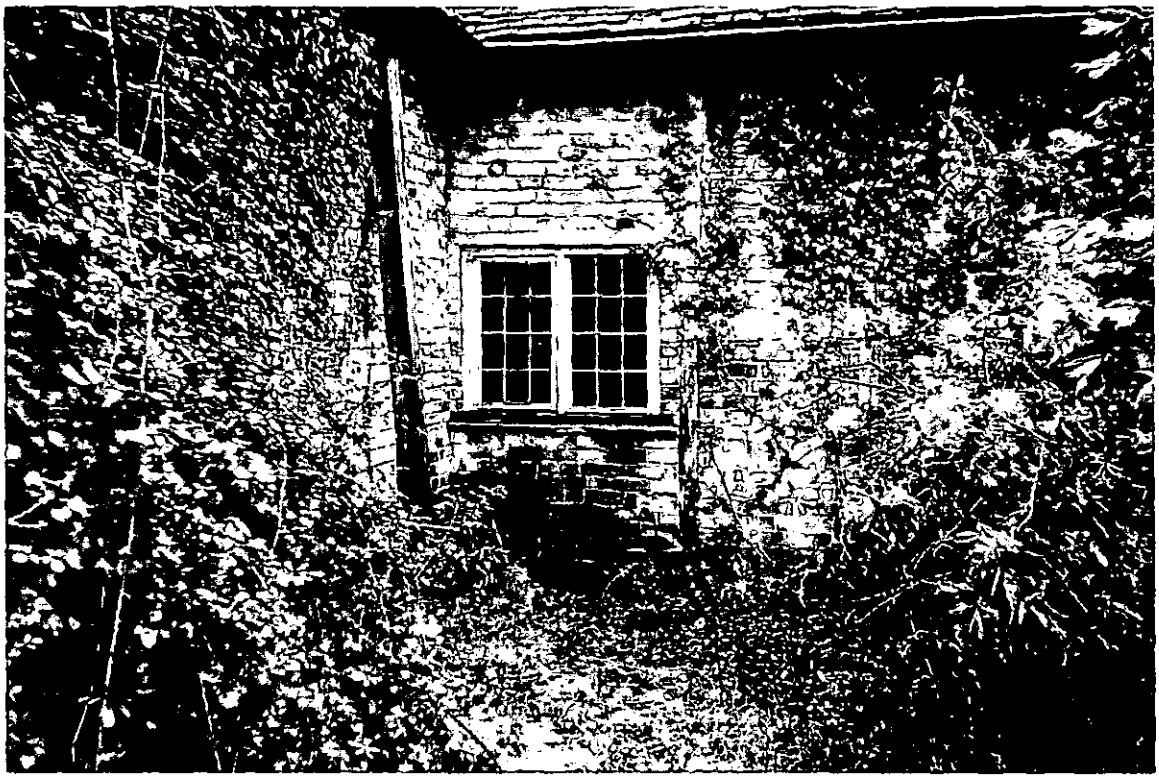
CUTBUSH CUTBUSH LANE SHINFIELD

PHOTOGRAPH KEY

1	EXTERNAL LOCATION FOR WINDOWS IN LIVING ROOM UNIT 2.
2 & 3	EXTERNAL LOCATION FOR WINDOWS IN LIVING ROOM Unit 2.
4	STAIR CASE GROUND FLOOR UNIT 2.
5, 6 & 7	FIRE PLACE UNIT 2 RETAINED.
8 & 9	PARTY WALL DIVISION D
10 & 11	KITCHEN SINK UNITS UNIT 2
12 & 13	EXISTING SERVICES.
14	SINK UNIT 2 BEDROOM 2.
15	SINK UNIT 2 GROUND FLOOR. WINDOW REPLACED BY A DOOR.
16	UNIT 1 FIREPLACE TO RECEIVE AGA



1.



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3.



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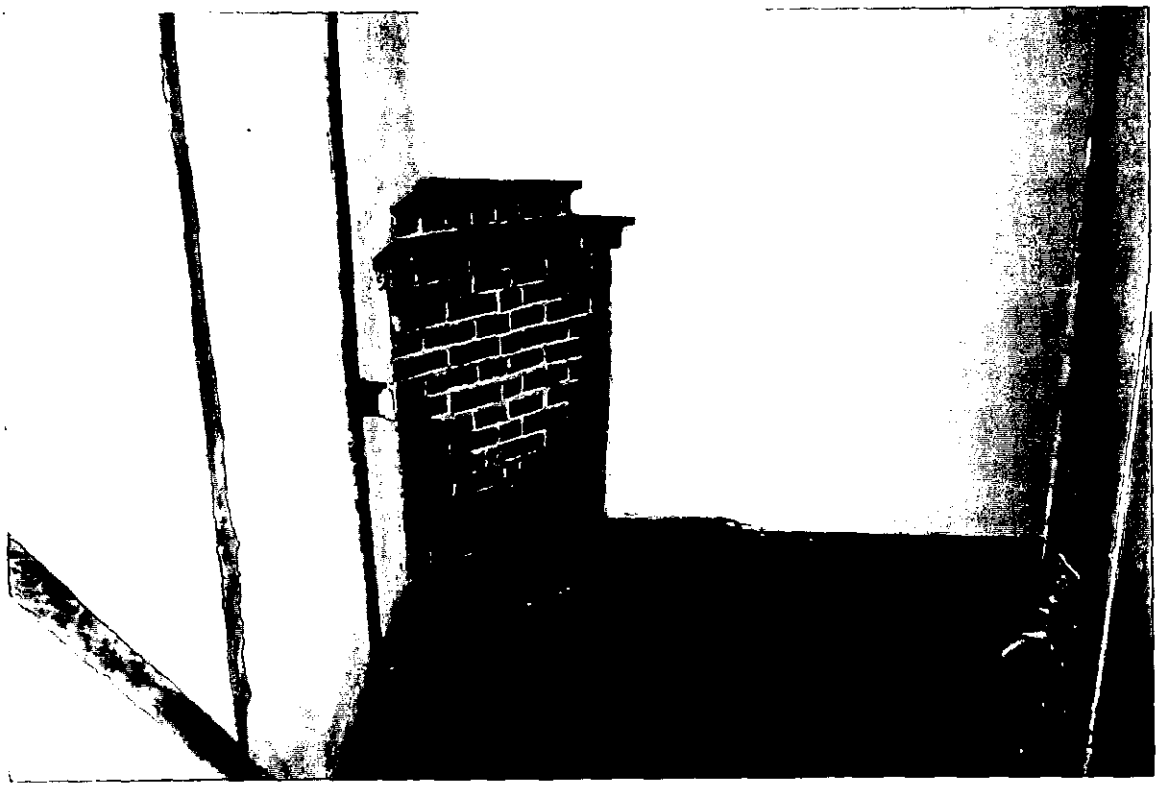

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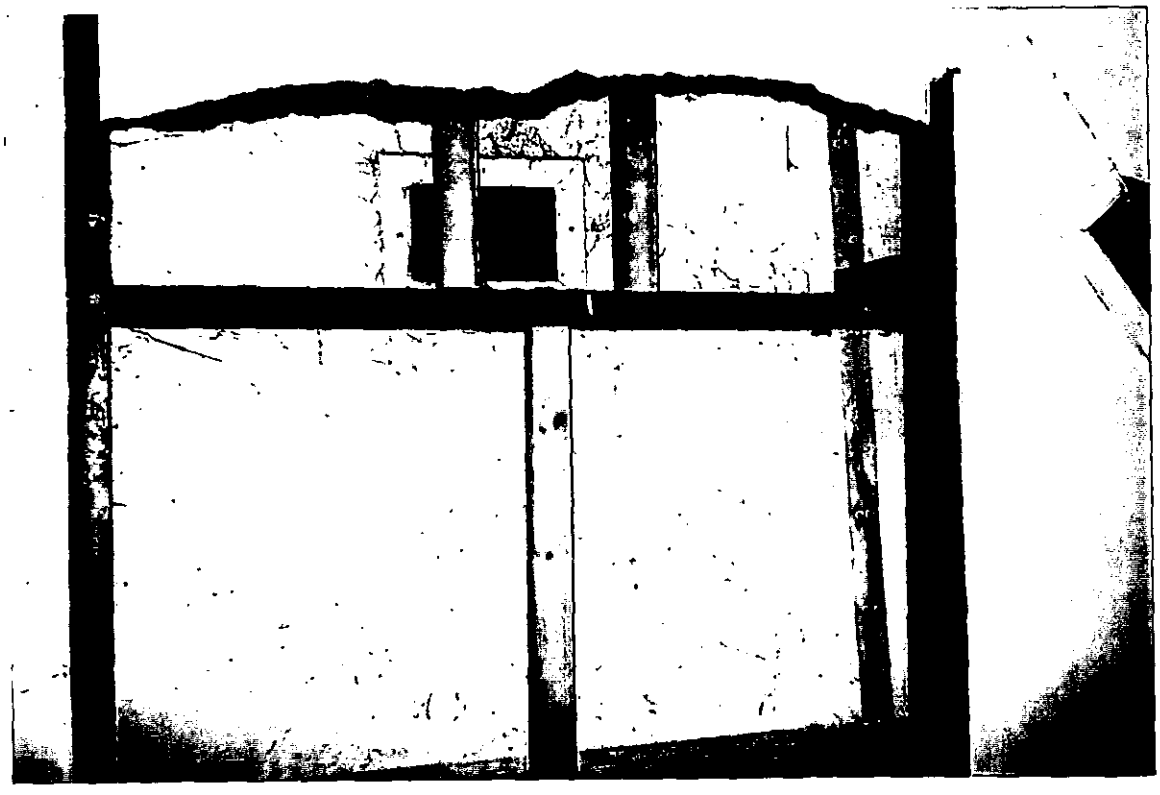
7.





8



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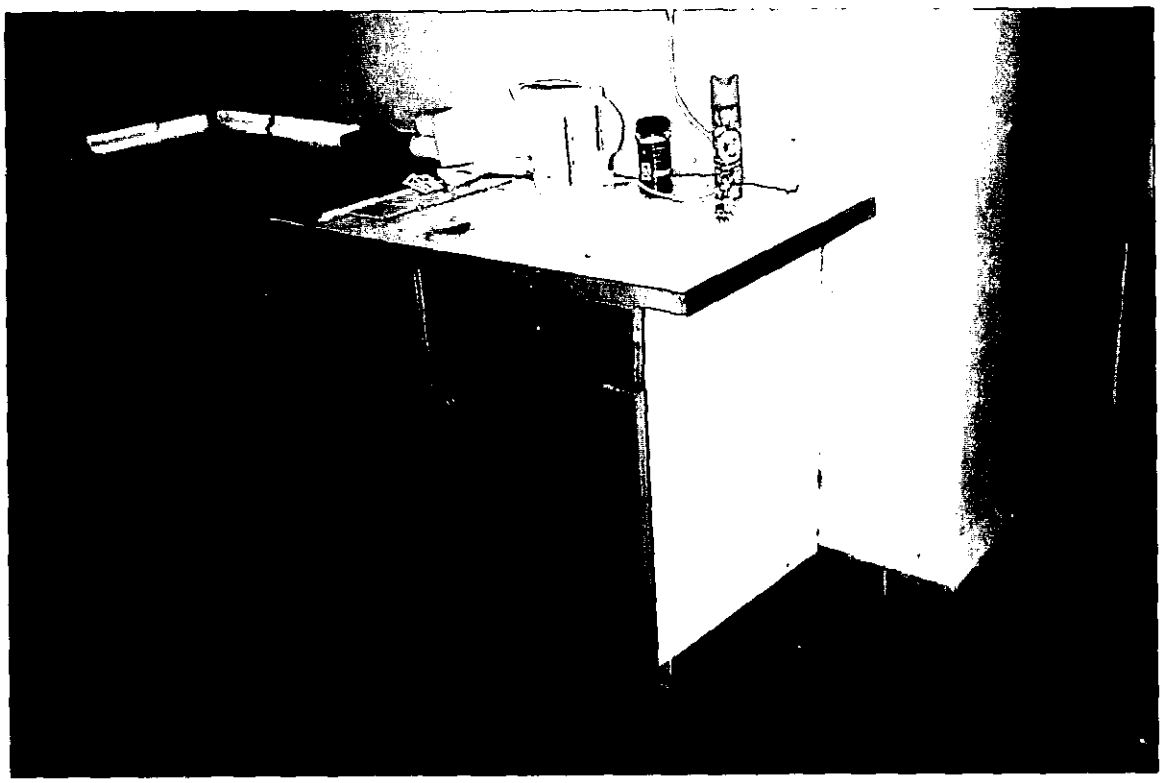

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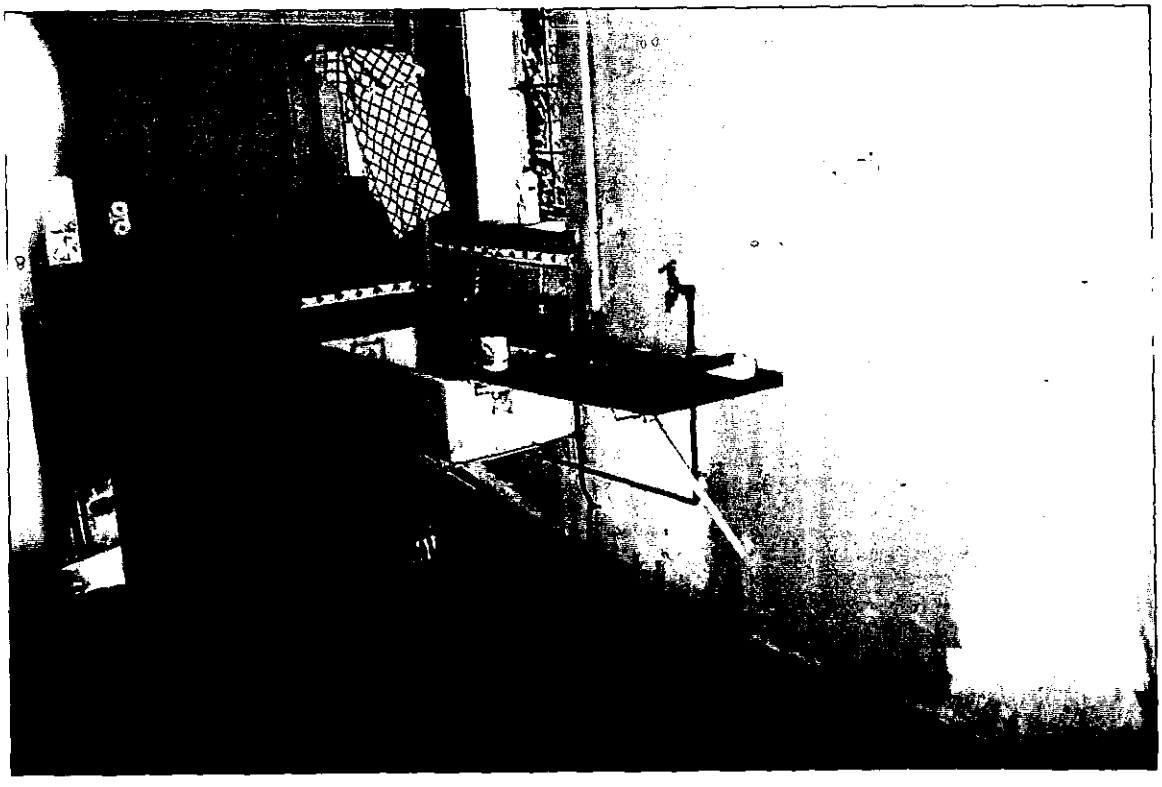

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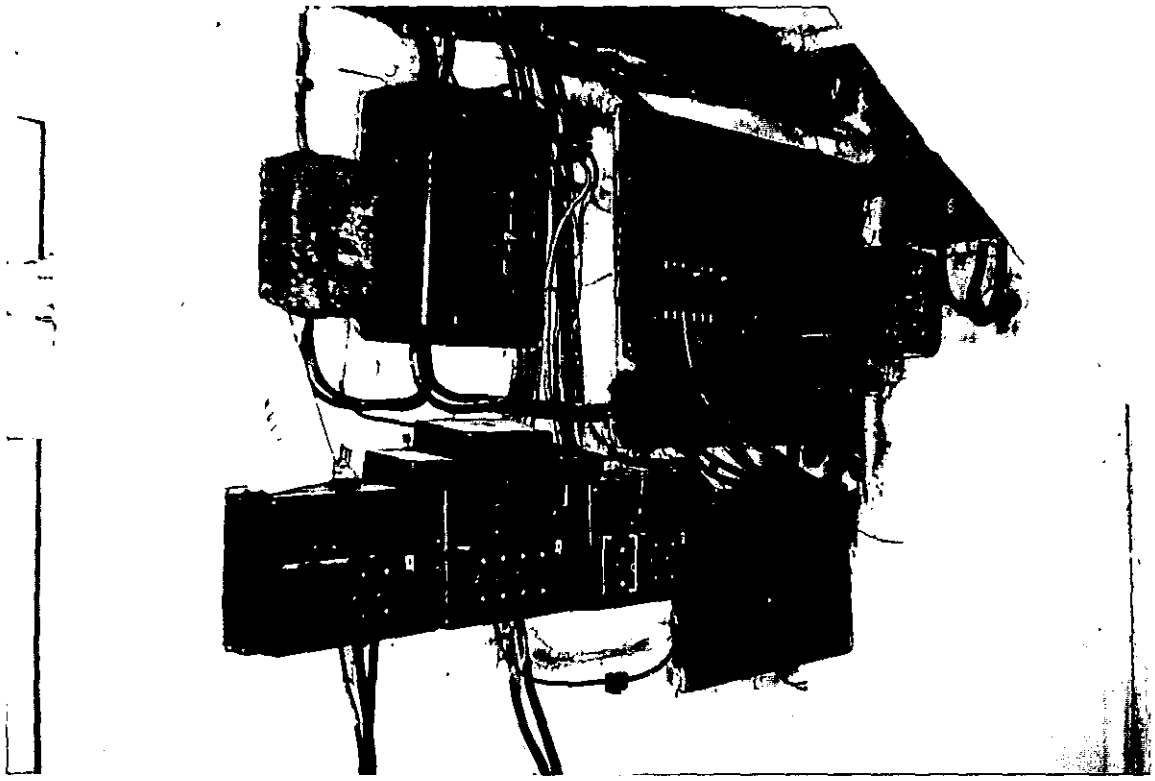

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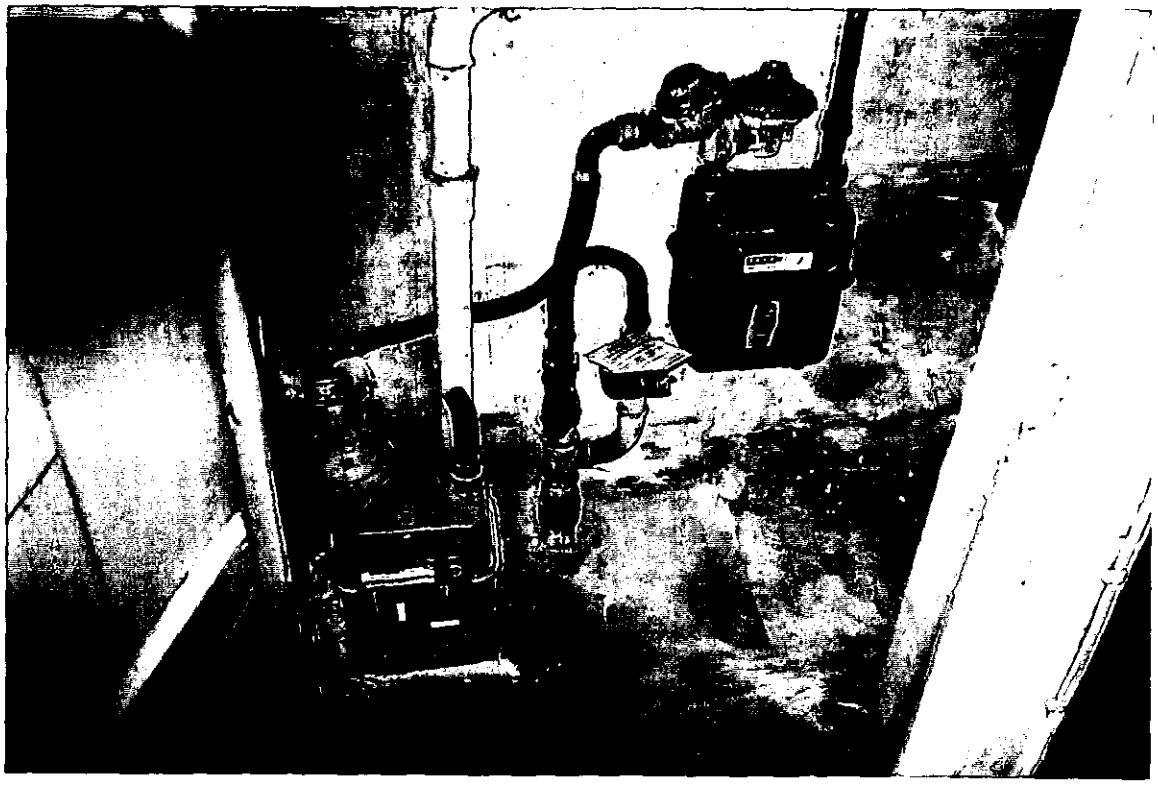

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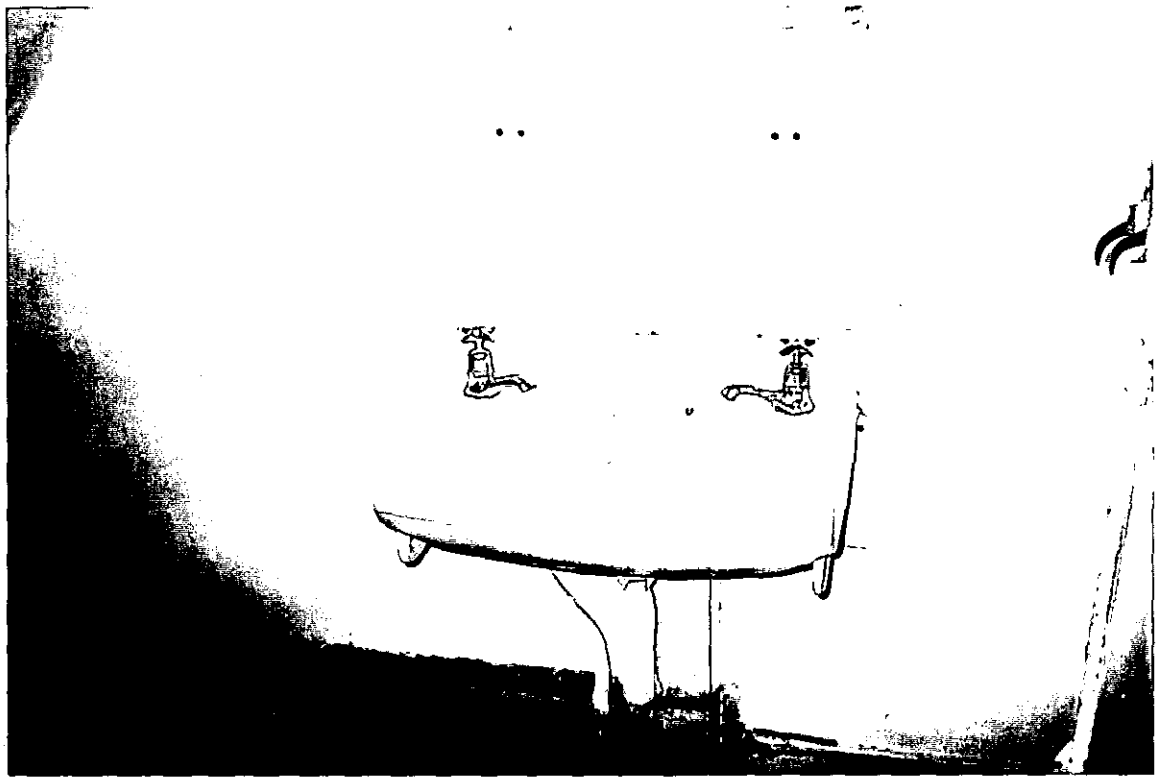

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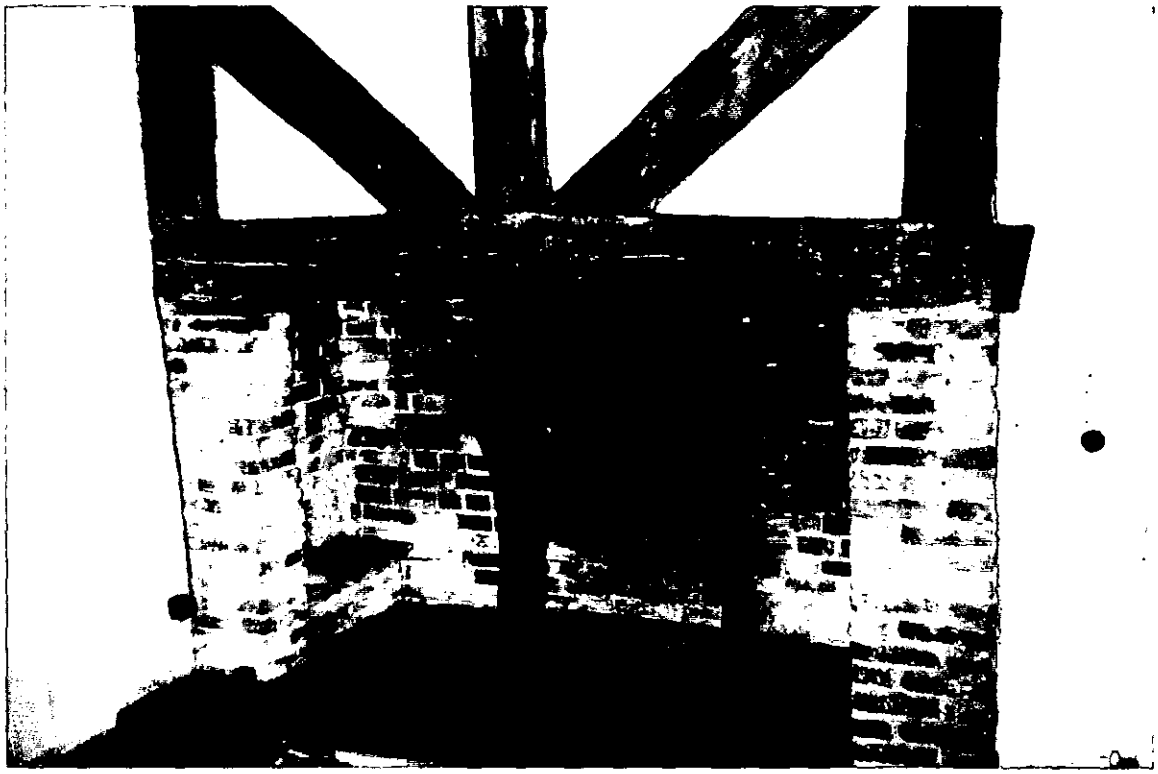
15.



16.

Recd 2.30pm 14.8.00

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CHARTERED WMG ARCHITECTS

W.M. GRAHAM ASSOCIATES CHARTERED ARCHITECTS

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Ref: 2284/wmg/cm

14 August 2000

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

For the attention of Miss E Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

Town Planning Application F/2000/2040
Listed Building Application LB/2000/2042

With reference to our meeting on 11 August 2000 regarding the above please find enclosed copies of Dwgs. Nos. 2284 - 17 and 18. Please place with Dwgs. 05 to 16 inc.

The drawings are handed over for pre-applciation discussion for the division of the barn as two dwellings.

During the meeting it was noted that a clock has been removed from Unit 1. Our clients considered that an item of this value was at risk in an empty building. The clock is in safe storage and it is intended to replace the clock on the completion of the work.

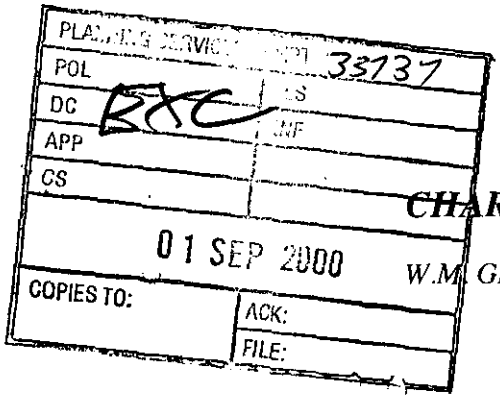
Our clients have suggested that if the council itself wishes to store the clock securely until the restoration work is complete they are quite happy to agree to this.

Yours sincerely

W M Graham

Enc

Recd 3.15pm 31.8.00



CHARTERED WMG ARCHITECTS

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Ref: 2284/wmg/cm

31 August 2000

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

ex + proposed plan

For the attention of Miss E Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD

Wtih refernce to our various discussions, in particular those on the division of the properties, please find enclosed two copies of Dwg. No. 2284 - 04.

The drawings have been altered as discussed and are presented to fulfill Condition 2 of approvals LB/2000/1048 and F/2000/1081.

We trust that all is in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

+ bench windows - demonstrate how will works - dimensions - window . details in place for door Make good rendering

window proportions + timber frame - clarified ⇒ vegetation removed to view construction

door at rear like in other view rear could be pair ? - pattern frames

windows - no

23 Oct 2000 EGHSEC
APPN ONE

Check elevation with conditions + then conditions or OI okay.

APPN 2.

bridewarne not block work in ÷ from barn

(clarify plans existing + proposed)

Sketch 4.

(1) • rendering with hand imprint - difficulty matching finish
pair of doors like drawing room unit 1 one frame easier to achieve
unit 1 ist floor new
• bathroom, show new door + partitions
= plasterboard walls most appropriate - see drawing 20
+ rough cast finish to match - sand + cement.
— layout of fittings + plumbing + soil pipe/waste removal method

Sketch 2.

door in front elevation — 1:20 detail of existing frame to demonstrate feasible to fit door in
1:20 of windows in front elev of unit 2 living area
+ detail of window

Rear elevation
door can work + need detail, single or pair to coordinate or frame as drawing room of unit 1. (1:20 needed)
— windows to living area - probably can only achieve 2 small ones
— as in study

details 20 - wall only applies to unit 2 ∴ details for unit 1
+ of doors

glazed window to living area - heavy frame as drawing room - one.

---

120 details
layout of kitchen units etc. (layout for dining) (both units) + plumbing
may need spindles to stairs in unit 2. (building regs)

Recd 8.30 AM 3.10.00

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

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2 October 2000

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

For the attention of Miss E Circuit

Dear Miss Circuit

CUTBUSH CUTBUSH LANE SHINFIELD
Applications F/2000/2040 & LB/2000/2042

With reference to our discussions and the above applications we have had a further meeting with the conservation officer, Mr Sanders, regarding the repair work and minor changes to Units 1 and 2.

We now enclose two copies of our report and details and Dwgs. Nos. 2284 - 01E, 04B, 05A, 19 & 20. The enclosed documents detail the work envisaged.

1 04A

Within the framework of the above noted applications we wish to confirm the simplest and shortest route to achieving the necessary approvals.

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

Yours faithfully

W M Graham

Drawing 04B on files for 1081/1048 re condition 02
These additional/revised drawings were submitted + negotiation was ongoing at the time the application was withdrawn - details were still not satisfactorily resolved.
20/11/00

FAX

Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Fwy.

Date 30 AUG 00

Number of pages including cover sheet 5

To:

Bill Graham

Phone

Fax Phone **0118 9770482**

CC:

From:

Harold Sanders

Conservation + Design

Phone **0118 974 6465**

Fax Phone **0118 974 6486**

REMARKS:

☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Ref.your letter 25 AUG 00 SCHEDULE OF PROPOSED REPAIRS AND CHANGES TO UNIT NO 2

I enclose a copy of your schedule with my comments.

I consider some of these works are NOT repairs and will require Listed Building consent.

Others are clearly repairs, and can be carried out without further consultation.

It appears that we need another site meeting to agree how much of the works can be commenced now.

33622

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Ref: 2284/wmg/cm

25 August 2000

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

For the attention of Mr Mr H Sanders

Dear Mr Sanders

CUTBUSH CUTBUSH LANE SHINFIELD

With reference to our discussion and the occupation of Unit 2 by one of our clients we enclose a copy of a repair schedule and 2284 - SK 1 & 2

As noted we are anxious to confirm if any of the items on the list are not acceptable for repair.

We look forward to hearing from you.

Yours sincerely

W M Graham

Enc

cc Mr D Dean

* * * COMMUNICATION RESULT REPORT (30.AUG.2000 11:33) * * *

TTI WDC PLAN&TRANS.

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E-4) NO FACSIMILE CONNECTION

FAX

Wokingham District Council
Shute End
Wokingham
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RG40 1WR

Date 30 AUG 00

Number of pages including cover sheet 5

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Bill Graham

Phone

Fax Phone **0118 9770482**

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From:

Harold Sanders

Conservation + Design

Phone **0118 974 6465**

Fax Phone **0118 974 6486**

SITE MEETING WITH ARCHITECT AND OWNERS 11. SEPTEMBER. – COMMENTS CONFIRMS ITEMS UNDERLINED IN RED REQUIRING L.B CONSENT OR CONFIRMATION OF SPECIFICATION.

CUTBUSH CUTBUSH LANE SHINFIELD

SCHEDULE OF PROPOSED REPAIRS AND CHANGES TO UNIT 2

Assume the division work between Unit 1 and the barn is acceptable.
Read with sketch 1 & 2.

A GROUND FLOOR

1. Kitchen

✓ R. Remove the old heating boiler and place a new combi-boiler in the cupboard in the kitchen (currently contains a hot water cylinder). Connect the combi boiler in the old flue.

R. Remove the old kitchen units, replace with new, provide new units on the walls as indicated on the enclosed sketches. SKETCHES NOT ENCLOSED PHOTOGRAPHS?

R ✓ Remove old gas pipes.

DRAWINGS R 1.4 Rewire and provide new plumbing system with hot water radiators. DETAILS OF PIPE RUNS.

Spec. Repair plaster ceilings and walls. No change to the floor. HOW?

2. Old lobby

APPLICATION PLAN. Remove old sink in this area. WHERE ON PLAN? ✓

R ✓ Rewire and provide new plumbing system with hot water radiators. AS ABOVE. 1.4

No change to the floor.

CB ✓ - Carry out work to division wall at point A.

3. Study (formerly Larder)

3-1. Remove old pipework. — WHAT SORT? ✓

Rewire and provide new plumbing system with hot water radiators. AS ABOVE 1.4

4. Hall

DESCRIPTION

Remove old pipework. WHERE, WHAT ? ✓

Rewire and provide new plumbing system with hot water radiators. AS 1.4 ABOVE

No change to the floor.

5. Bathroom

R. ✓ Remove old sanitary ware and provide new as a new layout. W.C. basin and bath.

✓ Remove old pipework. AS 3.1.

✓ Rewire and provide new plumbing system with hot water towel rail.

✓ Repair plaster work. HOW. ? ✓

6. Under stair cupboard

R ✓ Remove existing electrical fuse boxes and provide new.

Repair plaster work. HOW

No change to the floor.

7. Staircase

✓ L.B. Open up and remove modern breeze block wall currently surrounding the stair. Provide timber posts and frame. CHANGING CHARACTER OF LISTED BUILDING – REQUIRES CONSENT – BUT WOULD BE SUPPORTED

8. Lounge

L.B. Form new lounge from hall, kitchen and adjoining rooms. Walls to be removed are modern brick. New walls to be timber (second hand oak) with plaster infills. The wall adjoining the barn, the timber columns to be exposed with plaster infills, this applies to all areas. ALL REQUIRES L.B. CONSENT.

Remove and provide new plumbing system with radiators. AS 1.4 ABOVE

Repair plaster work as existing. HOW ?

R ✓ Lift up all old thermoplastic tiles and prepare surface to receive carpet.

✓ Reuse lounge door. ?

R ✓ Repair rear window. ?

Brick up door wall between lounge and bar. ? BARN!

B FIRST FLOOR

9. Landing

LB ✓ Put in place the division wall at point C.

✓ Rewire and provide new plumbing system with hot water radiators. AS 1-4 ABOVE

10. Bedroom 3

✓ Fireplace to remain in place.

✓ Rewire and provide new plumbing system with radiators. AS 1-4 ABOVE

R Repair plaster work as existing. How

11. Bedroom 1

✓ Fireplace to remain.

✓
R Repair and provide new plumbing system with radiators. AS 1-4 ABOVE

12. ~~Sitting room~~ BATHROOM

Seal off sitting room with a stud and timber wall as item 8 Lounge. NO APPROVALS AT PRESENT FOR THIS WORK.

Fireplace to remain in place.

Rewire and provide new plumbing system and radiators. AS 1-4 ABOVE

Repair plasterwork as existing. How

13. Bedroom 2

Fireplace to remain. ? No FIREPLACE !

✓ Repair and provide new plumbing system with radiators.

N.B Existing ceilings are plaster board over lathing. Permission sought to apply foil backed plasterboard and skim in this room. Wall between bedroom 2 and barn, hardboard and stud to be covered with foil back plaster board on dabs and skim.

No

TO BE INSPECTED ON SITE. LB CONSENT MAY BE REQUIRED FOR THIS WORK, OR SOME.

GENERAL POINTS

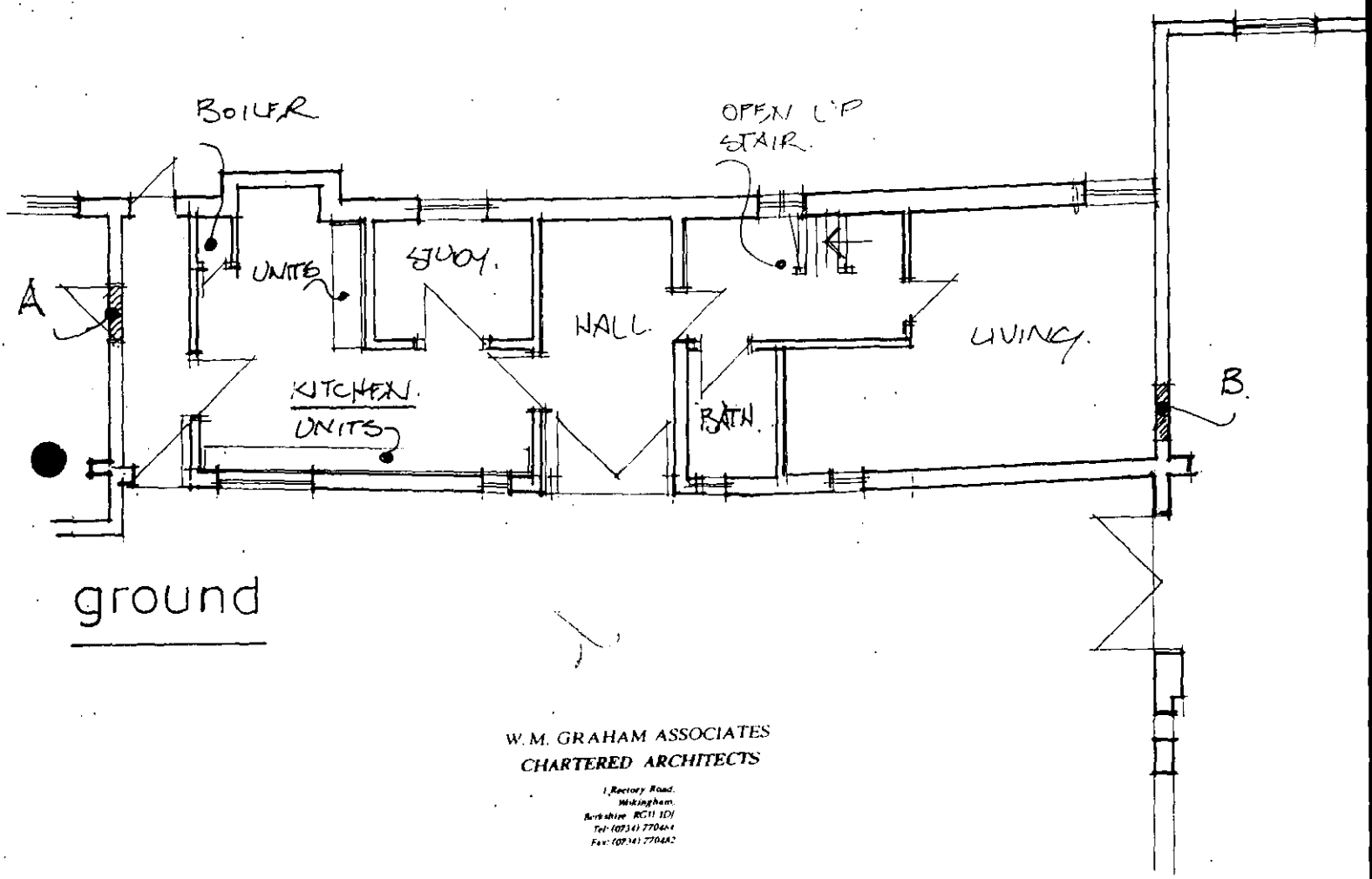
R ✓ All areas to be decorated.

R ✓ Windows repaired.

R ✓ Gutter and down pipes repaired.

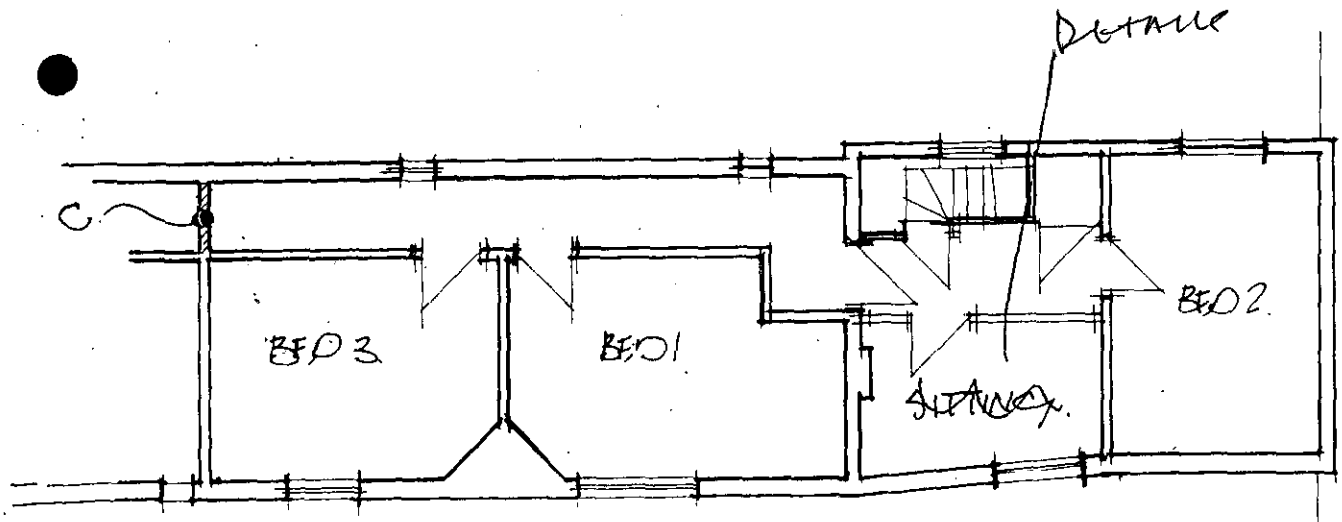
Dwelling brought into habitable use.

2284 / SK2.



ground

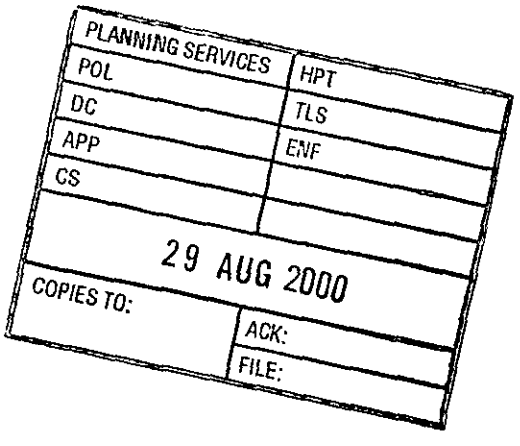
W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire RG11 1DJ
Tel: (0734) 770464
Fax: (0734) 770482



first

BATH

CUTBUSH AS PROPOSED SCALE 1:200.
AUG 2000. UNIT 2.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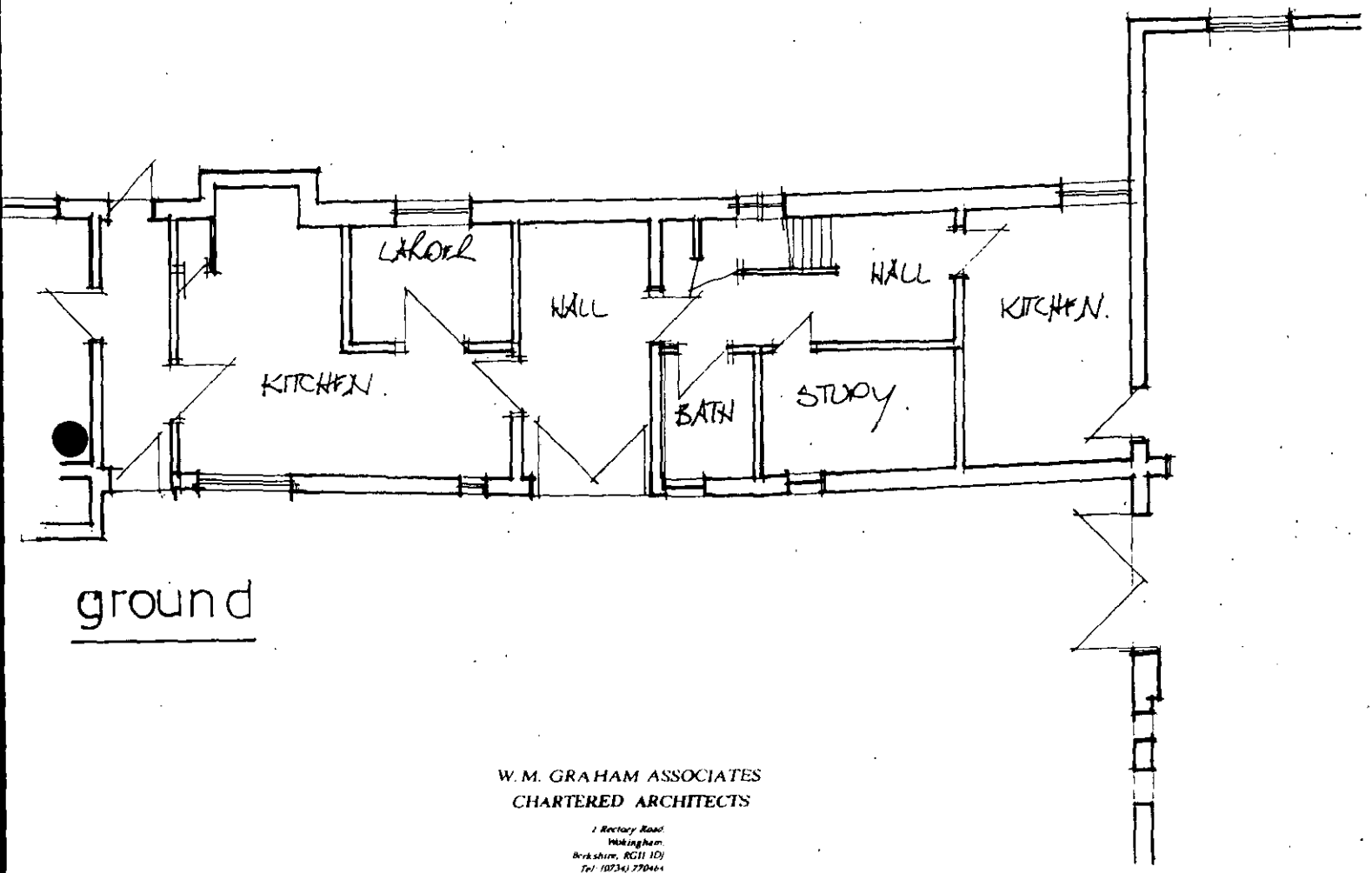

ground

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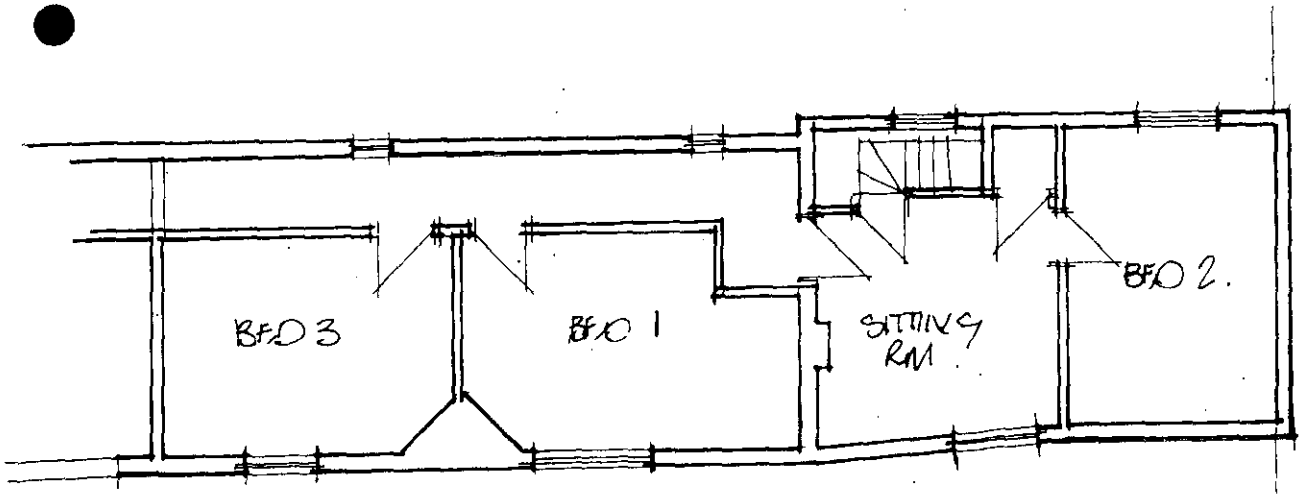
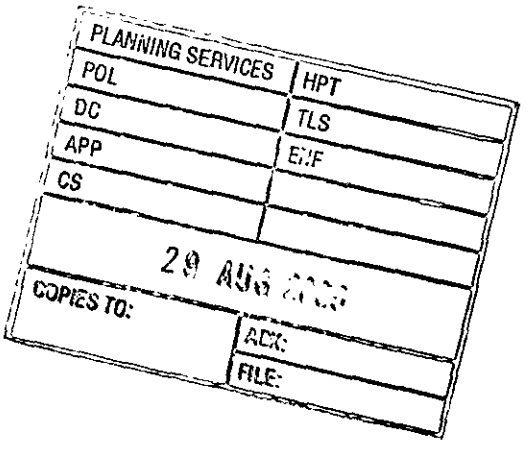


first

CUTBUSH AS EXISTING SCALE 1:100.
JULY 2000. UNIT 2.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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/2000/2042

Proposal:
Proposed division of dwelling into 2 dwellings with changes to south west elevation plus access and boundary fences.

Location:
Cutbush Cutbush Lane Shinfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 11/08/2000 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **01/09/2000**. 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 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: 11/08/2000

Received by Wokingham District Council

Application No: LB/2000/2042

Proposal:
Proposed division of dwelling into 2 dwellings with changes to south west elevation plus access and boundary fences.

Location:
Cutbush, Cutbush Lane, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/08/2000. 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

01 August 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JUL 2000	
Officer: EXC	Application No. LB 2000 2042

Map No. 73 Site 1.64
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(LB) PROPOSED DIVISION OF DWELLING INTO 2 DWELLINGS WITH CHANGES TO SOUTH WEST ELEVATION, PLUS ACCESS AND BOUNDARY FENCES

Location: CUTBUSH CUTBUSH LANE

Parish: SHINFIELD Ward: Shinfield

1-8-2000

Applicant: CLIENT C/O W. GRAHAM

Fee Received [redacted] 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	Proposed SW elevation.		
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 ..... listed building not in cons. area.

Date Site Notice Sent : 1:8:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Rural)

.....

.....

..... No new pre-apps.

NEIGHBOURS:

S/N + Lodge Cottage
Grange Lodge ✓
Shinfield Grange
Plant Environment laboratory
The College of Estate Management
Cutbush

} Cutbush Lane, Shinfield

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 14th August 2000

Location:	Cutbush, Cutbush Lane, Shinfield
Proposal:	Proposed division of 2 dwellings with access and boundary fences.
Application Number:	CB/2000/2042

In response to your consultation dated 1st August 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. The design proposal drawing 2284-03 correctly indicates the location of significant trees and vegetation within the site and which will be unaffected by the proposals.

The existing buildings are set within a mature landscape setting and are well screened from the adjacent road and buildings, therefore the proposals will have a minimal impact on the adjacent landscape which is designated as countryside. Provided that this mature gardens are retained under the proposals I do not consider that there is a requirement for additional planting or other landscape mitigation treatments.

ROBERT PETROW
Consultant Landscape Architect

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 01 August 2000

02 AUG 2000

Application Number: F/2000/2040
+ LBP0001 and 2042

Proposal: Proposed division of dwelling into 2 dwellings with access and boundary fences..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

THE PRINCIPLE OF DIVIDING THIS PROPERTY IS ACCEPTED. THE PLAN AND GARDEN LAYOUT SUGGESTS THREE UNITS.
THE METHOD AND IMPLICATIONS ON THE SETTING OF THE LISTED BUILDING WILL REQUIRE FURTHER CLARIFICATION ONCE ANOTHER SITE VISIT HAS BEEN MADE WITH THE CASE OFFICER.

Harold Sanders

CONSERVATION ARCHITECT

08.08.00.

FOLLOWING SITE VISIT.

1. GARDEN DIVISIONS TO BE RECONSIDERED.
VISUAL IMPACT ON SETTING OF LISTED BUILDING UNACCEPTABLE. TREES TO BE INDICATED PARKING + ROAD WIDTH. + GATES ALSO TO BE RECONSIDERED.

2. SEPARATION DETAILS TO BE AMENDED

HS. 09.08.00.

See part 1 plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

02 AUG 2000

Date: 01 August 2000

Application Number: LB/2000/2042

Proposal: Proposed division of dwelling into 2 dwellings with changes to south west elevation plus access and boundary fences..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

THE PRINCIPLE OF SUB DIVIDING THIS PROPERTY IS ACCEPTED.

HOWEVER THE METHOD AND IMPLACATIONS ON THE SETTING OF THE LISTED BUILDING WILL REQUIRE FURTHER DISCUSSION ONCE ANOTHOR SITE VISIT HAS BEEN ARRANGED

Harold Sanders

08-08.00

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 01 August 2000

Application Number: LB/2000/2042

Proposal: Proposed division of dwelling into 2 dwellings with changes to south west elevation plus access and boundary fences.

Parish: SHINFIELD PARISH

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Client C/O W M Graham Associates.

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

✓ below as applicable;

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

Sc 23 (Parking & Turning)

SR06

Signed: _____ **Print name:** ADAM COSSINS

04/08/00

FROM: Emy Circuit

DATE: 01 August 2000

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COPIES TO:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: LB/2000/2042

Proposal: *Proposed division of dwelling into 2 dwellings with changes to south west elevation plus access and boundary fences..*

Site Address: Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant: Client C/O W M Graham Associates.

Your observations are required in respect of this application **by 25/08/2000** .

NO COMMENT

SIGNED: J Barnes. DATE: 3 August 2000.

Clerk To Shinfield Parish/Town Council

SHINFIELD PARISH COUNCIL

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

24. JUL. 2 42

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

***LISTED BUILDING CONSENT APPLICATION**

CERTIFICATE A

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

I hereby certify that:-

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

or:-

~~**CERTIFICATE B**~~

I hereby certify that:-

1. *I have / *The applicant has given the requisite notice to all the persons other than *myself / *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. *I am / *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 .....

† See note (a) to Certificate A

2. *I have / *The applicant has given the requisite notice to the following persons other than *myself / *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

3. *I have / *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

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

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

(c) .....

(d) on.....

~~Copy of notice as published~~ ~~SEE OVERLEAF~~

1772B

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 W M Graham Associates

*On behalf of CLIENT

Date 21 July 2000

* Delete where inappropriate

1871A

WOKINGHAM DISTRICT COUNCIL

24. JUL. 2000 Application No. 2042

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Please 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, RG11 1WR

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	CLIENT C/O THE ARCHITECT
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENTS NAME ADDRESS POST CODE PHONE	W M GRAHAM ASSOCIATES 1 RECTORY ROAD WOKINGHAM RG40 1DJ 0118 977 0464
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans	BUILDING LOCATION	CUTBUSH CUTBUSH LANE SHINFIELD
	(b) What type of building, e.g. barn dwelling, does the Application relate to.	BUILDING TYPE	DWELLING
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	RESIDENTIAL
	(d) State the grading of the building *in the statutory list of Buildings of* Special Architectural or Historic interest.	LISTING GRADE	GRADE II
4.	List all plans, drawings and photographs submitted with the application. (See notes 2 - 4)		DWGS NOS. 2284 - 01D, 02, 03, 04 & 05 OS EXTRACTS
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		DIVISION OF PROPERTY NO. 2 FROM THE ADJOINING BARN. PROPOSED ACCESS FOR VEHICLES & BOUNDARY FENCES. ELEVATIONAL CHANGES TO No. 1 & No. 2.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK ? INTERNAL BRICK WALL

e.g. state material and colour of any new walls or roof EXTERIOR TO MATCH EXISTING

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.

No.

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.

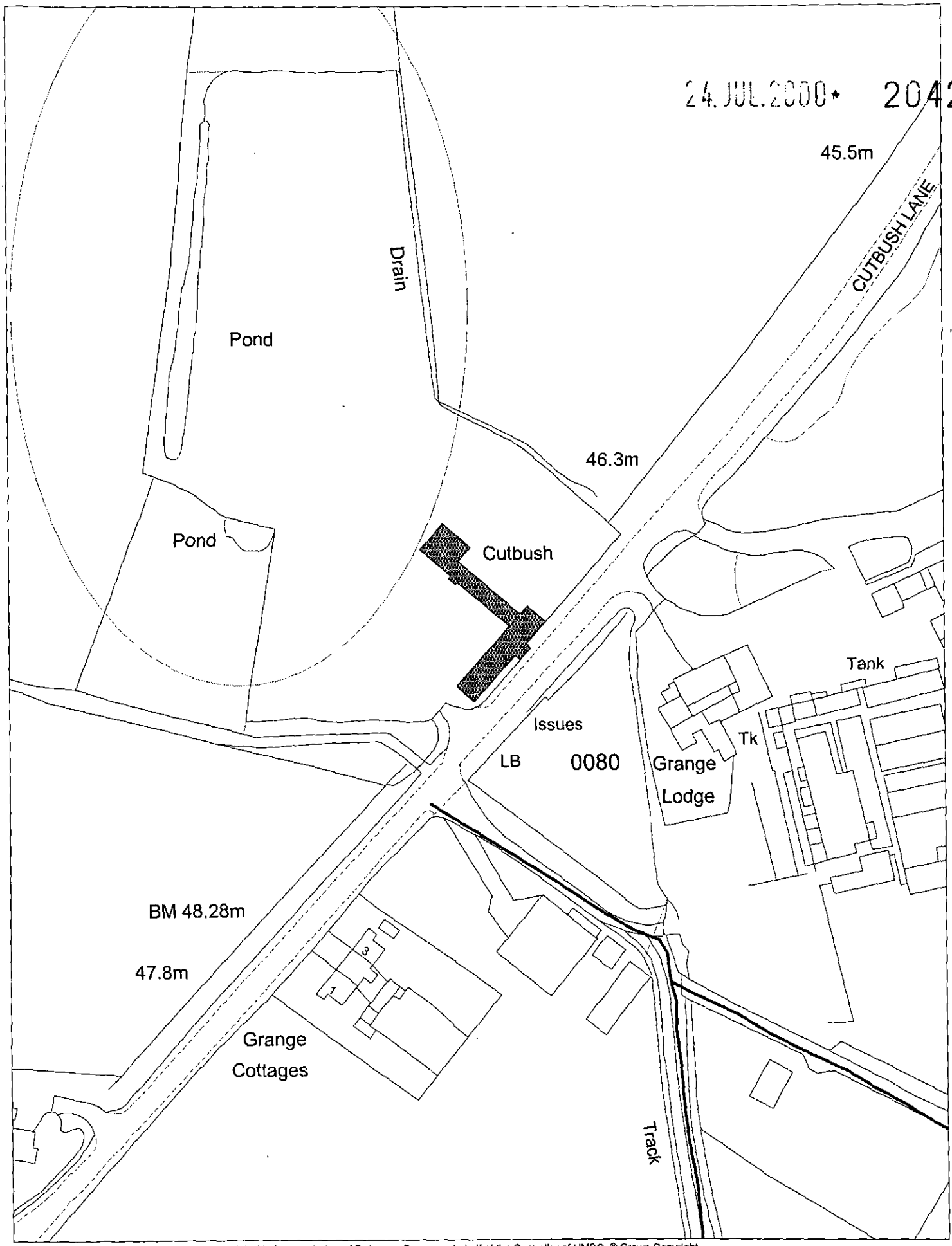
Signed ..... on behalf of CLIENT

W M GRAHAM ASSOCIATES

Date 21 July 2000

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).

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 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.'



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Development Control Section, Environmental Services, Wokingham District Council.
28 July 2000

Scale: 1 : 1250

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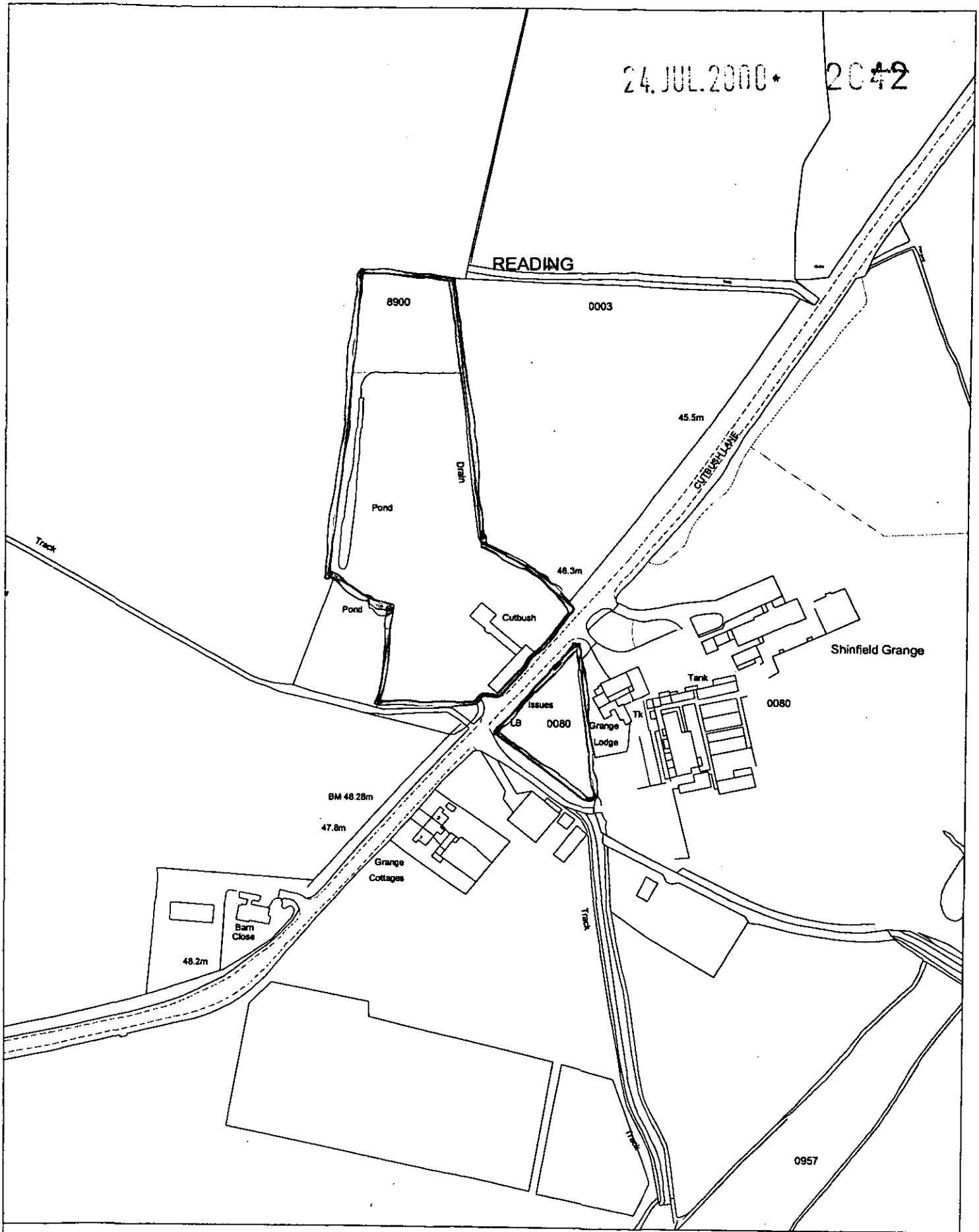

Site Plan, Scale: 1 to 2500

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Date: 17 March 2000

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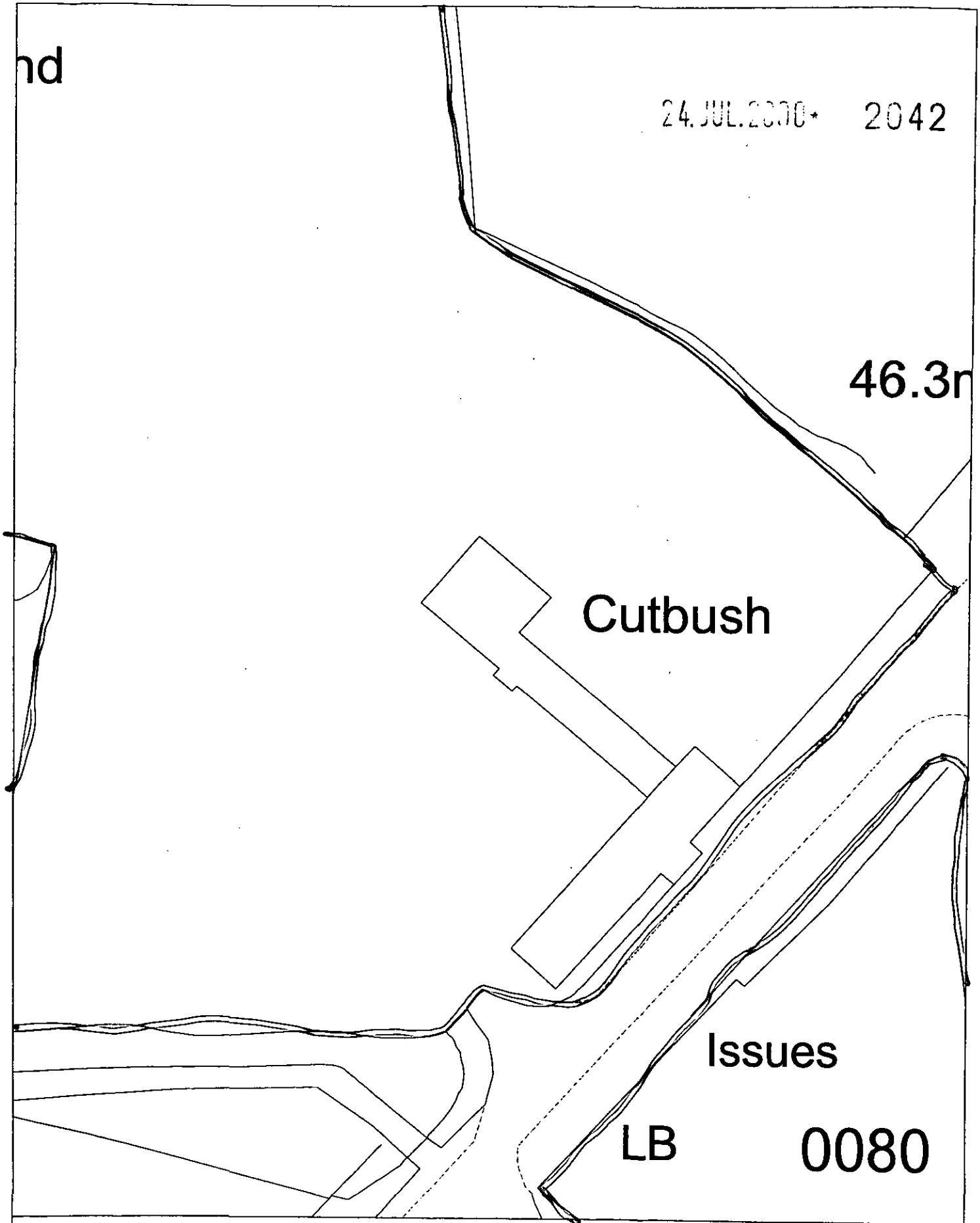

Site Plan, Scale: 1 to 500

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Date: 17 March 2000

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