Listed Building Consent.

APPLICATION NO:
LB/2002/5619

LOCATION:
Hartley Court Hartley Court Road, Three Cross Reading.

APPLICANT:
Mr Richards C/O Amdega

PROPOSAL:
Proposed single storey extension to list building to form conservatory.

EARLIEST DATE FOR DECISION: **21/02/2002**
28 day expiry. 26/2/02
APPLICATION WILL HAVE EXPIRED ON:
19/03/2002

CASE OFFICER: **Francis Leo**

APPROVED

731

D2

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr Richards
C/O Amdega
Faverdale
Darlington
Co Durham
DL3 0PW

Application Number: LB/2002/5619

Parish: **SHINFIELD**

Location: **Hartley Court, Hartley Court Road, Three Mile Cross, Reading.**

Proposal: **Proposed single storey extension to listed building to form conservatory.**

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

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

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

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

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

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. This permission relates to the application as amended with revised plan number PX1015 B submitted to the Local Planning Authority on 18th March 2002 and does not approve the proposals as originally submitted.

Informative
5. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2, C6 and EN4.
Loddon Area Local Plan Policies LBE1, LBE2, LC19 and LTV2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WOS3 and WHE11.

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Francis Leo

Application Number : LB/2002/5619

Applicant : Mr Richards C/O Amdega.

Location : Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

Proposal : Proposed single storey extension to listed building to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 15/2/02

Date Registered : 22/01/2002

Earliest Date for Decision : 21/02/2002

Latest Consultation Date/Site Notice Expiry Date : 21/02/2002

This application will have expired on: 19/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Heritage : no objection to revised scheme. received 18 March 2002

Groundwater protection zone : Conrad Moore notes to be added as informative.

Planning Issues : Green Gap Wedge/ Rural/ Countryside.

LLP : LBE1, LBE2, LC19, LTV2

WDLP : WCC1, WOS3, WHE11,

BSP : C2, C6, ENV4.

Application Number: F/2002/5619 **Officer : Francis Leo**
Hartley Court, Hartley Court Road,
Three Mile Cross, Reading

Appraisal :

Development
Proposed single storey extension located within the curtilage of a Grade II* Listed Building to form a conservatory.

The site lies in an area designated as Green Gap Wedge/Rural/Countryside within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
The nearest dwelling is Hartley Close located north-west of the site about 10-20m away. The proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
Policy WHE11 of Wokingham District Local Plan (Retention of setting of listed buildings) requires that new development adjacent to listed buildings whether within or outside its curtilage must respect the historic setting of the listed building. Guidance from PPG15 para 3.5 iii refers to the buildings setting and its contribution to the local scene which may be very important.

The scheme submitted along with the application showed a conservatory located next to the double garage and parallel to the north-western boundary some 20m away from the listed building The proposed development being located in a corner of the site made no effective visual contribution to the parent building or the setting of this important Grade II* listed building. At the request of the conservation officer applicant submitted a revised scheme to show the longer side of the conservatory perpendicular to the boundary wall. This revision would help to block out the appearance of the garage at the rear, relate more effectively and complement the Listed Building .

It is considered that the revised scheme shown on drawing no PX1015B received on 18th March 2002 would have no adverse impact on the listed building, its setting or the character of the area. In view of the above it is recommended that Listed Building Consent be granted.

Recommendation : approval ☑ **Refusal** ☐

Application Number LB/2002/5619
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C601	~~R601~~	R. ~~Listed building~~ This condition is attached by
~~2~~	~~C604~~	~~R604~~	Virtue of S18 of 1990 Planning (Listed Building and Conservation Areas) Act.
2.	C190	R190.	
			① Ground water zone information
Informative for approvals			② N02 PX1015B rec'd 18.3.02
N16			
LODDON AREA LOCAL PLAN POLICIES:			LBE1. LBE2. LC19. LTV2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WCC1, WCC2, WOS3, WHE11
~~GREEN BELT LOCAL PLAN POLICIES:~~			
BERKSHIRE STRUCTURE PLAN POLICIES:			C2, C6, EN4
~~MINERALS LOCAL PLAN POLICIES:~~			

②

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R T Ewalson
(Development Control Manager)

Date: 12/4/02

Application Number: F/2002/5619 **Officer : Francis Leo**
Hartley Court, Hartley Court Road,
Three Mile Cross, Reading

Appraisal :

Development
Proposed single storey extension located within the curtilage of a Grade II* Listed Building to form a conservatory.

The site lies in an area designated as Green Gap Wedge/Rural/Countryside within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
The nearest dwelling is Hartley Close located north-west of the site about 10-20m away. The proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
Policy WHE11 of Wokingham District Local Plan (Retention of setting of listed buildings) requires that new development adjacent to listed buildings whether within or outside its curtilage must respect the historic setting of the listed building. Guidance from PPG15 para 3.5 iii refers to the buildings setting and its contribution to the local scene which may be very important.

The proposed conservatory is located next to the double garage near to the north-western boundary some 20m away from the listed building The proposed development being on its own and located in a corner of the site makes no effective visual contribution to the parent building or the setting of this important Grade II* listed building. The proposal almost appears to be another extension added in an insensitive manner with total disregard to the historic setting.

The proposal is therefore considered to have an adverse impact on the listed building, its setting and the character of the area. In view of the above it is recommended that Listed Building Consent be refused.

Recommendation : approval ☐ **Refusal** ☐

RECORD OF SITE VISIT

SITE ADDRESS: Hartley Court Hartley Court Road Three Mile Cross Reading. APPLICATION NUMBER: LB/2002/5619	OFFICER: Francis Leo DATE OF SITE VISIT: 15/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Hartley Court lies within a very large area ~~[illegible]~~ The nearest property is Hartley Close to the west.

3. DESCRIPTION OF SITE/BUILDING The ~~site~~ ~~of~~ area surrounding Hartley Court extends 225m north/south direction and 70m east west direction. Near to north/west boundary there few 1960's ~~a garage [illegible]~~ additions. used as garages.

4. RELATIONSHIP TO ADJOINING PROPERTIES
The nearest property is located some 10m to the west of the site location

5. SITE CONSTRAINTS

TREES	Along parts of the site and along ~~the~~ boundary.
ACCESS/PARKING	
LEVELS	
BOUNDARY TREATMENT	Rear of garage the brickbuilt boundary ~~[illegible]~~ wall
OTHERS	is bet 1.8m – 2m ~~[illegible]~~ high ~~of~~

Received by Wokingham District Council

Application No: LB/2002/5619

Proposal:
Proposed single storey extension to listed building to form conservatory.

Location:
Hartley Court, Hartley Court Road, Three Mile Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/5619 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/02/2002. 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 be issued 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

28 January 2002

Planning Application

Received by Wokingham District Council

Application No: LB/2002/5619

Proposal:
Proposed single storey extension to listed building to form conservatory.

Location:
Hartley Court, Hartley Court Road, Three Mile Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/5619 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

22 March 2002

Revised Plans

Date: 22 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2002/5619

Location: Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

Proposal: Proposed single storey extension to listed building to form conservatory.

Applicant: Mr Richards C/O Amdega.

Case Officer: Francis Leo

The new plans show the following: Revised location of conservatory. Drawing no PX1015 B.

Comments are required by 12/04/2002.

Should you have any queries regarding this application please contact the case officer Francis Leo on 0118 974 6502.

PLANNING SERVICES	RPT 34330
POL	T&S
DC FL	ENF
APP	
CS	
15 MAR 2002	
COPIES TO	ACK:
	FILE:

F

Our Ref: X1015/smr

Your Ref: LB/2002/5619
F/2001/5585

14 March 2002

Wokingham District Council
Francis Leo
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Leo

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to our recent discussions regarding our applications for planning and listed building consent to erect a conservatory at the above property.

Please find enclosed copies of our drawing reference PX1015, revision B, which have been amended to turn the conservatory 90 degrees, as requested.

I trust the above is now sufficient to allow our applications to be determined, but should you have any further queries please do not hesitate to contact me.

Yours sincerely

Melanie Robson
Planning Co-ordinator

Our Ref: X1015/smr
conservatories

Your Ref: LB/2002/5619
F/2001/5585

14 March 2002

AMDEGA
summerhouses

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

54330

PLANNING
FOL
DC
APP
C
18 MAR 2002
ACK
FILE

Wokingham District Council
Francis Leo
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Leo

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to our recent discussions regarding our applications for planning and listed building consent to erect a conservatory at the above property.

Please find enclosed copies of our drawing reference PX1015, revision B, which have been amended to turn the conservatory 90 degrees, as requested.

I trust the above is now sufficient to allow our applications to be determined, but should you have any further queries please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

(RING ONE)

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

App No. LB/2002/5619 (Planaps) / (Ludhouse) Date Rec. 18/3/02

Location: Hartley Court, Hartley Court Road
Three Mile Cross Reading.

Parish

Applicant: Mr Richards / c/o Amdega

Description of attached plans Revised location of Conservatory.

Drawing No's: PX1015 B.

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: _____

Date for Responses 10 days. 21 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 J F. Lee

Consultations Sent by Admin. on 21.03.02 RS

Yellow - Part One Copy
Green - Officer's Copy



PLANNING SERVICES 53756
POL TLS
DC FL
APP
CS
summerhouses
01 MAR 2002
COPIES TO

conservatories

AMDEGA

ESTABLISHED 1974

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our Ref: X1015/smr

Your Ref: LB/2002/5619
F/2001/5585

1 March 2002

Wokingham District Council
Francis Leo
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Leo

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to our telephone conversation of Friday 22 February and our conversation this morning.

Due to the complexity of our proposals and the reasons for our client choosing the design and positioning of the conservatory, we feel that it is essential that a site meeting is held to discuss the proposals before any design changes are implemented.

Unfortunately we have not been given sufficient time to fully discuss your comments with our client, who of course has a major interest in the conservatory, and would therefore request that any decisions are withheld until a site meeting has taken place and design details agreed.

We are aware that you aim to decide 70% of applications within eight weeks, but as you say in your paperwork, this is not always possible when negotiations are necessary.

Amdega are very aware that many of our conservatories are erected onto listed buildings and aim to ensure that the design details compliment and enhance the listed building and in the circumstances feel that it is important to discuss design issues before final decisions are made.

However, as a company, Amdega would like to see the design issues resolved as quickly as possible and feel that an urgent meeting would be beneficial to all concerned and therefore look forward to receiving your agreement to a meeting taking place.

Upon receipt of your agreement, arrangements will be made for our designer, Malcolm Hawksworth, to contact you to organise a mutually convenient date and time to meet on site.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

Copy: Malcolm Hawksworth

Posted 22 Feb

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: 2002/5619

Proposal:
Proposed single storey extension to listed building to form conservatory.

Location:
Hartley Court Hartley Court Road Three Mile Cross Reading

This application is being advertised in the Reading Chronicle newspaper on the 08/02/2002 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 Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **01/03/2002**. 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: 08/02/2002

21/2/02

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

PLANNING
POL
DC
APP
CS
19 FEB 2002
ACK

18 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

RM/2001/5187
Location: Land at Church Farm & Cattle breeding Centre, Church Lane, Shinfield
New Plans show: Alterations to plots 1,2, 79 and 80, private gated rear paths to terraced houses and showing forward visibility corner,
Case Officer: Mrs A Odell
Observations: Whilst we note that the provision of bin stores at the fronts of houses has not proved popular, this is not the same as saying that in all cases the bin stores have not been used. We therefore welcome the provision of privately gated rear paths but recommend the retention of the bin stores at the fronts of terraced houses for those families who will prefer to use them.

LB/2002/5609
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed demolition of existing sun room attached to listed building and erection of replacement sun room
Case Officer: Helen Pollock
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood,
New pans show: Resiting of proposed dwellings plus garages.
Case Officer: Mrs A Odell
Observations: We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

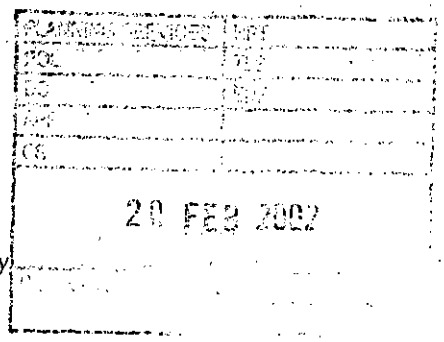
1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11, 15, 17 and 18 Sevenoaks Drive.

Continued...

2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbate the tendency for flooding of properties in Sevenoaks Drive.

3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site.



F/2002/5720
Location: 9 Salmon Close, Spencers Wood
Proposal: proposed front porch canopy to dwelling
Case Officer: Louise Smith
Observations: No comment

LB/2002/5619
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5585
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5547
Location: 17 Grovelands Road, Spencers Wood
Proposal: Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2002/5686
Location: Warings Bakery, The Limes, Basingstoke Road, Spencers Wood
Proposal; Proposed installation of air conditioning unit to front of shop
Case Officer: Helen Pollock
Observations: We must emphasis that this is a retrospective application as the units have already been erected and we call for mitigation measures to elevate the visual impact on the street scene and that any potential noise complies with the existing legislation.

F/2002/5675
Location: Royal Oak 39 School Green, Shinfield
Proposal: Proposed single storey extension to public house to form dining area.
Case Officer: Natalie Brown
Observations: No comment

O/2001/5053
Location: Training College Meteorological Office, Shinfield Park, Shinfield Road
Proposal: Outline application for proposed residential development to a maximum of 325 dwellings with retained and new open space plus community centre and security fence to (European Centre for Medium Range Weather Forecast)
Case Officer: Mrs A Odell
Observations: The proposed Bus Loop appears to be an overly complicated and costly provision, especially as it would appear to exclude other large vehicles from using the turning arrangement. There will be numerous
large removals vehicles entering the estate as well as large emergency and service vehicles, which could benefit from the provision of this loop. Gating it would be costly and limit its value.

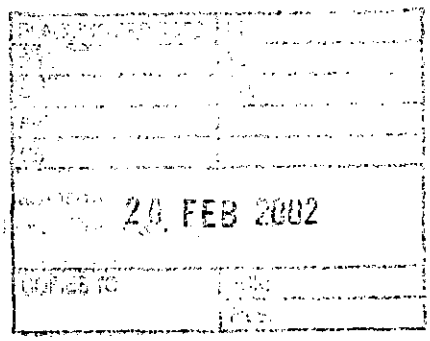
Continued....

VAR/2001/5477
Location: Plot 13 Reading Business Park, Basingstoke Road, Shinfield
Proposal: Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling
Case Officer: Elaine Vashi
Observations: No comment

F/2002/5737
Location: The Barn adjacent to Barn Close, Cutbush Lane Shinfield
Proposal: Proposed conversion of barn to dwelling. Renewal of consent 97/65800/F
Case Officer: Natalie Brown
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk



To:
Harold Sanders
Urban Design And Conservation Officer

From: Francis Leo

Date: 28 January 2002 30 JAN 2002

Application Number: LB/2002/5619

Proposal: Proposed single storey extension to listed building to form conservatory..

Site Address:
Hartley Court, Hartley Court Road, Three Mile Cross, Reading. Shinfield

Applicant:
Mr Richards C/O Amdega.

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

I QUESTION IF A LISTED BUILDING APPLICATION IS REQUIRED., UNLESS GARAGES ARE CONSIDERED TO BE CURTILAGE STRUCTURES.

SEE PLANNING APPLICATION FOR DETAILED COMMENTS

Harold Sanders

02.02.02.

NOTE: AS THIS IS A GRADE II* BUILDING HAVE WE CONSULTED ENGLISH HERITAGE?

**********FILE COPY**********

Tel: 0118 974 6502

Date: **28 January 2002**

My ref: LB/2002/5619

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: LB/2002/5619
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed single storey extension to listed building to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **LB/2002/5619**
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed single storey extension to listed building to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6502

Date: **28 January 2002**

My ref: LB/2002/5619

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: LB/2002/5619
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed single storey extension to listed building to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **LB/2002/5619**
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed single storey extension to listed building to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6502

Date: **28 January 2002**

My ref: LB/2002/5619

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: LB/2002/5619
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed single storey extension to listed building to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **LB/2002/5619**
Hartley Court, Hartley Court Road, Three Mile Cross, Reading.
Proposed single storey extension to listed building to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

**********FILE COPY**********

Application Number : LB/2002/5619	Map No : 71
Case Officer : FL	Site Area : 1.51
Valid Date : 22 JAN 2002	Received Date: 24/12/2001

Level : Delegated Application

Description : Proposed single storey extension to ~~listed building~~ dwelling to form conservatory, within curtilage of listed building.

Location : Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

Parish : SH Ward : SHI 28.1.02 JB.

Applicant : Mr Richards C/O Amdega.

Fee Required: £0 Fee Received: £0 not required

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	2 other elevations required.	11/1	22/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment at N boundary?	11/1	22/1
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No within the curtilage of a Listed Building

---

INTERNAL CONSULTATIONS 28-1-02 -B.

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

- Groundwater Protection Zone
- Green Gap / wedges
- Rural Area
- Countryside

NEIGHBOURS

S/N + see map

No pre-apps.

22 JAN 2002 * 5619

Our Ref: X1015/smr

Your Ref: LB/2002/5619
F/2001/5585

21 January 2002

AMDEGA

conservatories *summerhouses*

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Wokingham Distrit Council
Carol Hurst
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Hurst

Proposed Conservatory at:

Hartley Court, Hartley Court Road, Three Mile Cross, Reading

With reference to your letter of 11 January regarding our applications for planning and listed building consent to erect a conservatory at the above property.

Please find enclosed our completed applications, along with our design drawing reference, PX1015, revision A, which has been amended to confirm the correct elevational tags, along with the addition of the North and West elevations, as requested.

With reference to the queries raised in your letter, I can confirm the following:

1. The conservatory is not being erected onto the listed building itself, but onto a 1960's garage within the curtilage.

2. There will be no encroachment with the building of the conservatory. The conservatory is to be erected onto a new wall being built inside the existing boundary wall.

I trust the above information and details will allow our application to proceed, but should you have any queries in the meantime please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

22.JAN.2002* 5619

Tel. (0118) 974 6429 or 6433

Date: 11 January 2002

Your Ref:

My Ref: LB/2002/5619

Mr Richards
C/O Amdega
Faverdale
Darlington
Co Durham
DL3 0PW

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Reference Number: 2002/5619

Site Address: Hartley Court, Hartley Court Road, Three Mile Cross, Reading.

Proposal: Proposed single storey extension to listed building to form conservatory.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide other 2 elevations as per full application.

Check for encroachment as per full application.

Does this actually attach to the listed building? Application only required if it is joining onto listed building.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

5619

1871A

WOKINGHAM DISTRICT COUNCIL 22. JAN. 2002 Application No. 5619

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	MR RICHARDS
		ADDRESS	HARTLEY COURT, HARTLEY COURT ROAD THREE MILE CROSS, READING
		POST CODE	RG7 1NH
		PHONE	01189 883720
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENTS NAME	ANDECA
		ADDRESS	FAWDALE DARLINGTON CO. DURHAM
		POST CODE	DL3 0PW
		PHONE	0325 468522
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans	BUILDING LOCATION	AS APPLICANTS ADDRESS
	(b) What type of building, e.g. barn dwelling, does the Application relate to.	BUILDING TYPE	
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	DOMESTIC DWELLING
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	II
4.	List all plans, drawings and photographs submitted with the application. (See notes 2 - 4)		PX1015 BLOCK + LOCATION PLANS
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		ERECTION OF A SINGLE STOREY TIMBER FRAMED GLAZED CONSERVATORY UPON A DWARF WALL

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK ?
e.g. state material and colour of any new walls or roof — BRICKWORK AS EXISTING; TIMBER FRAMED GLAZED UNITS

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) — N/A
(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. — UNKNOWN

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 Craig Eldridge on behalf of Mr Richards

Date 20 Dec 2001

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.'

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

(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) .....

.....

.....

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

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(c) .....

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

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. *~~The applicant~~ I am 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 Craig Elder

*On behalf of Mr Richards

Date 20 Dec 2001

* Delete where inappropriate

ADDRESS HARTLEY COURT HARTLEY COURT ROAD PARISH SHINFIELD

PLOT No. LISTED BUILDING ORD. SHEET No. SU7068 - 7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/51.	Mrs Skinner	Converted & alteration to agricultural	11. 4. 51	app NA
R/169/62	ALEXANDER SECURITIES LTD.	SINGLE BLOCK TO SEP. DWELLING (NON HARTLEY CLOSE)	9.8.62	APP CLA
25889, 25890 (LBC)	MR & MRS K. RICHARDS	INDOOR SWIMMING POOL, WCs, RECREATION & CONFERENCE ROOMS	10.8.86	REF

DATE OF COMPLETION

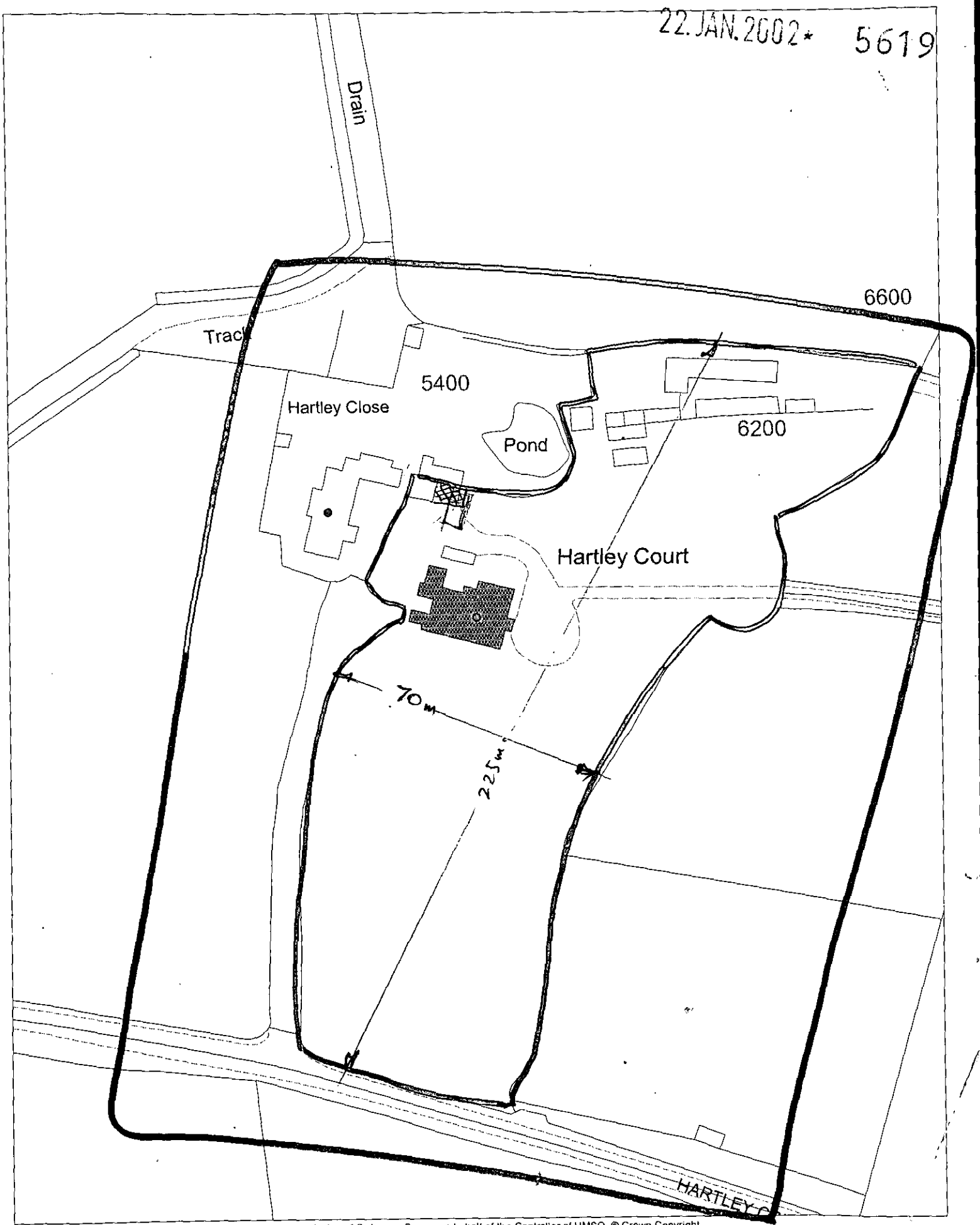
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

22.JAN.2002* 5619



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

Development Control Section, Environmental Services, Wokingham District Council.
8 January 2002

Scale: 1 : 1250

N W E S