APPLICATION NO:
F/2001/3282

LOCATION:
Whitewoods Church Lane, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs B MacLaughlin C/O Paul Douglas Ltd

PROPOSAL:
Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

EARLIEST DATE FOR DECISION: **04/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 26/03/2001

CASE OFFICER: **Joss Miller**



Whitewoods

Church Lane
Remenham
Henley-on-Thames
Oxon RG9 3EX

Telephone: 572550

Ms. J. Miller,
Planning Officer,
Planning Services,
Environmental Services Department,
Wokingham District Council,
P. O. Box 157,
Shute End,
Wokingham, Berks. RG40 1WR.

11 September 2001

Dear Ms. Miller,

Re : **Whitewoods, Remenham Church Lane, Remenham, Henley on Thames**

Would you please remove our planning application for changes to the above named property. Our agent Mr. Paul Douglas has been notified of our intention and should have already advised you of our decision.

Should there be any problems please contact me on 01491 572550.

Thank you for your attention to the above application.

Yours sincerely,

B W. McLaughlin

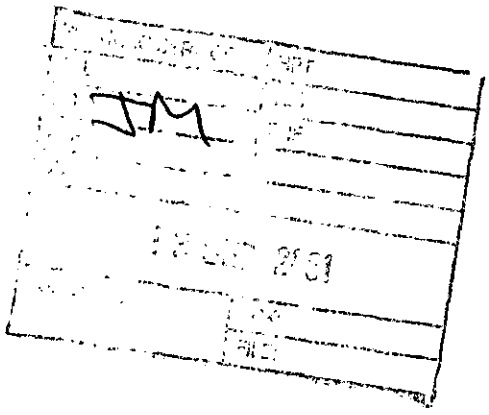
Brian W. McLaughlin

3282 47676
11/9/01

Whitewoods

Church Lane
Remenham
Henley-on-Thames
Oxon RG9 3EX

Telephone: 572550



Ms. J. Miller,
Planning Officer,
Planning Services,
Environmental Services Department,
Wokingham District Council,
PO Box 157, Shute End,
Wokingham, Berks RG40 1WR.

12 September 2001

Dear Ms. Miller,

Thank you for giving me the time yesterday to discuss the reasons for withdrawing our planning application for the sub-division of Whitewoods.

As I explained, my two daughters and their families occupy the adjacent properties of Foxhaven and Beech View and this was the reason for the request for a sub-division of Whitewoods. Since this now seems impractical in terms of planning restrictions we are now considering the sale of the whole site.

As you suggested I am now asking for your views on outline planning suggestions for the best use of this site. I appreciate that a redevelopment of the site size for size would be acceptable, but can you clarify any other options which may be available, such as 1 - 2 - 3 separate units within the same existing ground floor space.

I thank you for your time and attention to the above matter and wish you well in the coming weeks with the birth of your child.

Yours sincerely,

Brian W. McLaughlin

Paul Douglas Ltd

Building surveyor
& Consultant

Phone: 01491 411558
FAX: 01491 411558
Mobile: 07958 401371
email: pauldouglasltd@btinternet.com

Company Number 03636682

The Green Cottage, Wargrave Road, Henley-on-Thames, Oxon, RG9 3HX

FAOMrs J. Miller
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

REF: F/2001/3282

Dear Mrs Joss Miller

20th July 2001

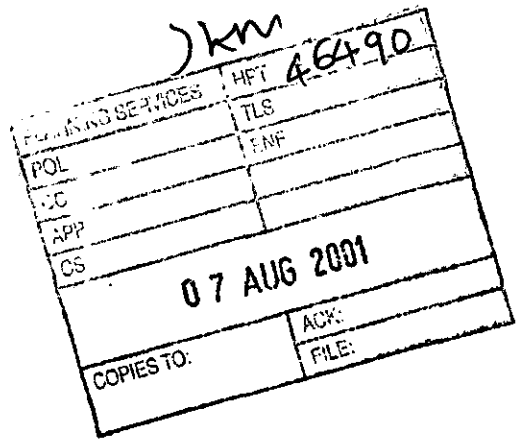
Ref : Proposed sub-division of existing dwelling to form 2 dellings and two storey extension.

Following our recent meeting please find enclosed revised drawings for your attention. I hope these meet with your approval.

If you have any quiries please do not hesitate to contact me at the above address.

Yours sincerely

Paul Douglas

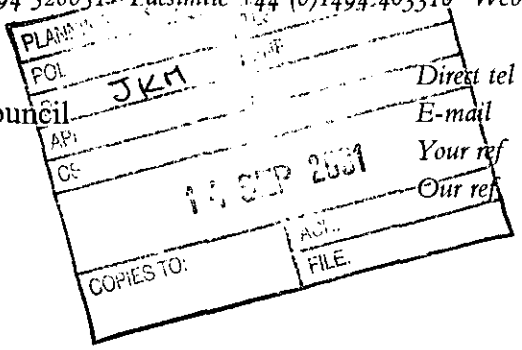


47730

THE NATIONAL TRUST

for Places of Historic Interest or Natural Beauty

THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA
Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463316 · Website www.nationaltrust.org.uk



Joss Miller
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Direct tel 01494 755532
E-mail thbsdb@smtp.ntrust.org.uk
Your ref F/2001/3282
Our ref CTP/SDB

12 September 2001

Dear Ms Miller

Application No: F/2001/3282
Site Address: Whitewoods, Church Lane, Remenham, Henley-on-Thames.
Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.
Revised/additional plans show: Plans, elevations, site plan showing removal of terrace/balcony and conservatory from unit 2.

Under the terms of the restrictive covenants in its favour, The National Trust will **not** be granting consent to the revised plans submitted to you for planning consent.

The National Trust rejected the previous scheme for the following reasons|:

1. The scale of the enlargement of the property was too great. The building has been much extended in the past, and it was felt that it should not grow any larger.

2. The sub-division of the property to create a second unit would create an increase in traffic pressure, and undoubtedly bring increased pressure for additional extensions and buildings.

3. The quality of the design in the plans was poor, and it was strongly recommended that any further proposals were drawn up by a professional Architect. It was felt that proposals should address the poor design quality of the existing building, and not add to it.

Cont'd/...

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

Joss Miller
Wokingham DC
Shute End
Wokingham
Berks

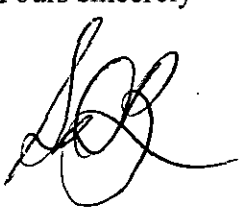
12/09/2001

2/Cont'd...

4. These comments patently still apply to the amended scheme, and the proposals for a conservatory are also unclear. The plans are insufficiently detailed and full existing and proposed elevations should be requested prior to the serious contemplation of such alterations in any case. Clearly, this unattractive building is not in any way suitable for such a location. The removal of the open fronted flat roof garage is welcomed but additional extensions can only serve to spoil the area rather than to preserve or enhance it, which is therefore contrary to the terms of the Covenant imposed by Lord Hambleden in 1944 and maintained by The National Trust.

If you require any further information please do not hesitate to contact me.

Yours sincerely



AP Charles Pugh
Assistant Historic Buildings Representative

cc: File

47545

THE NATIONAL TRUST

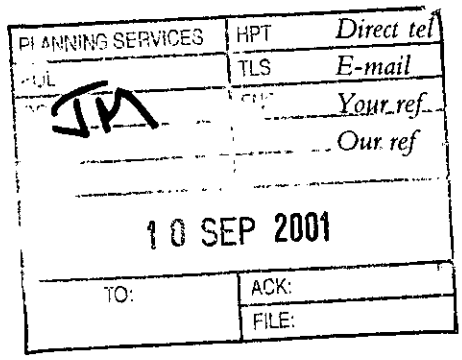
for Places of Historic Interest or Natural Beauty

THAMES & CHILTERNS REGION

HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA

Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

Joss Miller
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR



01494 755532
thbsdb@smtp.ntrust.org.uk
F/2001/3282
CTP/SDB

6 September 2001

Dear Ms Miller

Application No: F/2001/3282.
Site Address: Whitewoods, Church Lane, Remenham, Henley-on-Thames.
Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.
Revised/additional plans show: Plans, elevations, site plan showing removal of terrace/balcony and conservatory from unit 2.

Further to your letter dated 3rd September 2001, I write to inform you that our Covenant Assistant, Rory Cullen, is arranging a further site visit to this property. When we receive his comments we will report to you as soon as possible, but this may be later than the required date of 13th September 2001. I would, therefore, ask for an extension to this date.

Yours sincerely

Sandie Brown
Historic Buildings Department

cc: File

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

Explain

Originally 1 house - explain consents. 1963 conv. to 3 dwellings. (already introduced intensification in the Green Belt

Current proposal will intensify further by f/f extn and division to 2 dwellings.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel: (0118) 974 6463

Date:

My ref: F/2001/3282

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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: F/2001/3282
Whitewoods, Church Lane, Remenham, Henley-On-Thames.
Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date:

My ref: F/2001/3282

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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: F/2001/3282
Whitewoods, Church Lane, Remenham, Henley-On-Thames.
Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2001/3282**
Whitewoods, Church Lane, Remenham, Henley-On-Thames.
Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor F Browne

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

WORK SHEET FOR : Joss Miller

Application Number : F/2001/3282

Applicant : Mr & Mrs B MacLaughlin C/O Paul Douglas Ltd.

Location : Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal : Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/01/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application will have expired on: 26/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/3282

Appraisal :

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

Application Number F/2001/3282
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Whitewoods Church Lane Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2001/3282

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/2

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Terraces in rural area.

3. DESCRIPTION OF SITE/BUILDING

Terrace - brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

Attached on corner
Check windows

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS garden approx .2m lower.

BOUNDARY TREATMENT

OTHERS

Date: 03 September 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3282

Location: Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Applicant: Mr & Mrs B MacLaughlin C/O Paul Douglas Ltd.

Case Officer: Joss Miller

The new plans show the following: Plans, elevations, site plan showing removal of terrace/balcony and conservatory from unit 2.

Comments are required by 13/09/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No 01/00132/3282 (Planaps) / (Ludhouse) Date Rec. 7/8/01

Location: Whitewoods, Remenham Churchlane

Parish Remenham

Applicant: Mr & Mrs Mactaughlan.

Description of attached plans Plans, elevations, site plan showing removal of terrace/balcony and conservatory from unit 2.

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: National Trust

		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: See attached map.

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 JM

Consultations Sent by Admin. on 03.09.01

Yellow - Part One Copy
Green - Officer's Copy

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 5 September 2001

Location:	Whitewoods, Church Lane, Remenham, Henley-On-Thames
Proposal:	Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.
Application Number:	F/2001/3282

In response to your consultations dated 3 September 2001 for the above application, the tree and landscape comments are as follows:

I have no additional comments to make on the revised plans. Please see previous comments dated 25 April 2001.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 24 April 2001

To: Highways

We have received Revised Plan for the following planning application:

Application Number: F/2001/3282

Location: Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Applicant: Mr & Mrs B MacLaughlin C/O Paul Douglas Ltd.

Case Officer: Joss Miller

The new plans show the following: Amended parking and landscaping.Drawing no 1.1.

Comments are required by 04/05/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

CONDITIONAL APPROVAL.

C122, R122.

Adam Coggins 09/05/01

Received by Wokingham District Council

Application No: F/2001/3282

Proposal:
Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Location:
Whitewoods, Church Lane, Remenham, Henley-On-Thames.

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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

08 February 2001

THE NATIONAL TRUST

for Places of Historic Interest or Natural Beauty

THAMES & CHILTERNS REGION

HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA

Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

PLANNING SERVICES RECEIVED

POL		TLS
DC	JM	44502
APP		
CS		

14 JUN 2001

COPIES TO: ACK: FILE:

Ms Joss Miller
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham, Berks RG40 1WR

Direct tel. 01494 755532
E-mail thbsdb@smtp.ntrust.org.uk
Your ref
Our ref CTP/SDB

13 June 2001

Dear Ms Miller

Application Number: F/2001/3282.
Site Address: Whitewoods, Church Lane, Remenham, Henley-on-Thames.
Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

I write to inform you that under the terms of the restrictive covenants in its favour, The National Trust has rejected this proposal. We object to this proposal for the following reasons:

1. The proposals contravene the spirit of the covenants, which we created to protect the agricultural and rural character of the area from suburbanising influences.

2. The National Trust objects to the scale of the proposals, and feels that this building (which replaced a small, Victorian gamekeeper's cottage), has already expanded to an unacceptable size.

3. The detailing of the designs is very poor. It is felt that any proposals should address the poor quality of the existing building, and not add to it.

4. The National Trust feels that subdivision of the property will result in an increase in pressure on the area from additional traffic and service requirements. This could further damage the fragile rural character of the area.

5. The National Trust believes that sub-division of the property will result in additional pressure in the future for further extensions, outbuildings and suburban features.

If you wish to discuss any of these issues in more detail, please do not hesitate to contact me.

Yours sincerely

pp Charles Pugh
Assistant Historic Buildings Representative

cc: File

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

Tel. (0118) 974 6463

Date: 24 April 2001

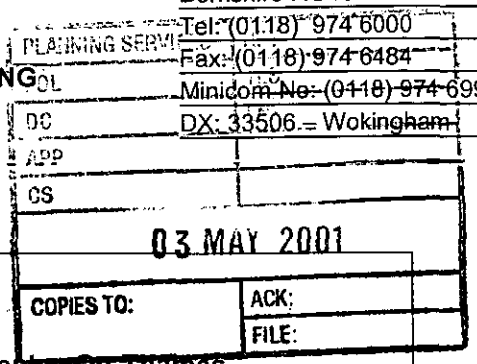
Your Ref:

My Ref: *Joss Miller / F/2001/3282*



English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

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



PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/3282

Site Address: Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension..

Revised/additional plans show: Amended parking and landscaping.Drawing no 1.1.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **04/05/2001**. Any comments received after this date will not be taken into account in determining the application.

Please quote reference number **F/2001/3282** in all communications and any response should be addressed to **Joss Miller** the case officer dealing with this application at the above address.

I look forward to hearing from you.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

To: Joss Miller

Our ref:

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Keith Payne Conservation Officer:

Date: 1 May 01

Tel. (0118) 974 6463

Date: 08 February 2001

Your Ref:

My Ref: Joss Miller / F/2001/3282

PLANNING SERVICES	RPT 39953
POL	TLS
DC JM	ENF
APP	
	15 FEB 2001
	ACK:
	FILE:

ENGLISH NATURE RECEIVED 13 FEB 2001 THAMES & CHILTERNS TEAM

WOKINGHAM DISTRICT COUNCIL

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/3282

Site Address: Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/3282** in all communications and any response should be addressed to **Joss Miller** the case officer dealing with this application at the above address.

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Joss Miller

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Keith Payne Conservation Officer:

Date: 13 Feb 2001

Joss Miller

From: Andy Glencross
Sent: 12 March 2001 16:38
To: Joss Miller
Subject: Planning Application F/2001/3282 Whitewood Remenham

Hi Joss

My comments on the above application are as follows : -

It seems likely that the area on which the house is to be extended is already "garden" and not of similar ecological value to the rest of the WHS or Ancient Semi Natural Woodland.

As long as there are no trees to be felled there appear to be no ecological grounds on which to object to this planning application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Date: 24 April 2001

To: Case Officer

We have received Revised Plan for the following planning application:

Application Number: F/2001/3282

Location: Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Applicant: Mr & Mrs B MacLaughlin C/O Paul Douglas Ltd.

Case Officer: Joss Miller

The new plans show the following: Amended parking and landscaping.Drawing no 1.1.

Comments are required by 04/05/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No. 2001/3282 (Planaps) / (Ludhouse) Date Rec. 10/4/01

Location: Whitewoods, Church Lane

Parish Romenham

Applicant: Mr & Mrs MacLaughlin

Description of attached plans

Amended parking & Landscaping

Drawing No's: 1.1 elevations & floor plans.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: National Trust
English Nature
Dinton Pastures
Forestry Commission

		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: Foxhaven, Beech View, Church Lane

Date for Responses 19 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 JM.

Consultations Sent by Admin. on 24.04.01, PS

Yellow - Part One Copy
Green - Officer's Copy

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 25 April 2001

Location:	Whitewoods, Church Lane, Remenham, Henley-On-Thames
Proposal:	Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.
Application Number:	F/2001/3282

In response to your consultations dated 24 April 2001 for the above application, the tree and landscape comments are as follows:

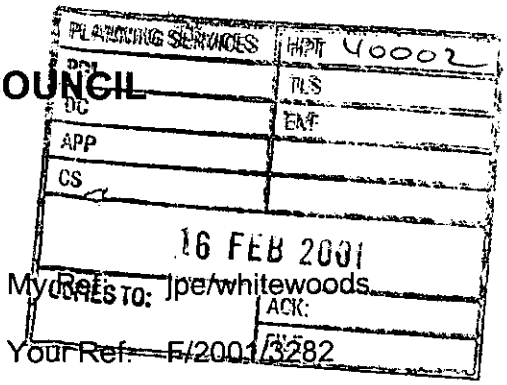
The revised plan now clarifies the access and parking arrangements and shows the location of the existing vegetation within this part of the site, although no tree survey has been submitted as requested. The applicant has also not provided an accurate site survey showing ground levels. This is important the ground slopes away quite steeply to the north as well as being located in a fairly sensitive position within the Green Belt and ASLI and within Remenham Wood which is designated as an ancient woodland. The proposals cannot be fully considered without this information.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis Environmental Health

My Ref: jpe/whitewoods

To: Joss Miller, Development Control

Your Ref: F/2001/3282

Date: 14 February 2001

PROPOSAL: SUB-DIVISION OF EXISTING DWELLING TO FORM 2 DWELLINGS AND TWO STOREY REAR EXTENSION

ADDRESS: WHITEWOODS, CHURCH LANE, REMENHAM

These proposals have been evaluated and I have the following comments:

Adequate insulation needs to be provided between dwellings to ensure that normal activities do not cause a noise nuisance to the property above or below.

A scheme to provide protection from each of these noise sources needs to be submitted and approved by this department prior to development commencing, the scheme proposed should be in line with BS 8233: 1999 Code of Practice for sound insulation and noise reduction for buildings.

I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. No development shall be commenced until a scheme for protecting the proposed dwellings from noise transmissions between dwellings has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.
   Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 21 February 2001

Location:	Whitewoods, Church Lane, Remenham, Henley-On-Thames
Proposal:	Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.
Application Number:	F/2001/3282

In response to your consultations dated 8 February 2001 for the above application, the tree and landscape comments are as follows:

The site is located in a fairly sensitive position being in the Green Belt and ASLI and within Remenham Wood which is designated as an ancient woodland.

In order to fully consider the proposals the applicant needs to provide the following details:

1. An accurate site survey showing the existing vegetation and ground levels, as the site slopes away quite steeply to the north.
2. A tree survey to BS 5837 providing information on the size, age, condition and species of the tree that will be affected by the proposals with the trees accurately plotted on a plan. The plan will also need to show those trees to be retained and those to be removed.
3. A layout plan showing the existing and proposed levels, the extension accurately plotted, proposed parking areas, boundary features and the trees within the site.

It is also not clear from the application whether the applicants are also proposing a new access from Remenham Church Lane as drawn on the location plan as this is not shown on the block layout plan. This may involve further changes in ground level or the removal of trees, but without accurate plans the level of impact on the woodland cannot be assessed.

Catherine Brimble

Catherine Brimble
Landscape Architect

THE NATIONAL TRUST
for Places of Historic Interest or Natural Beauty
THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA
Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

PLANNING SERVICES	HPT 60077
POL	TLS
DC JM	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

J Miller Esq
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham, Berks RG40 1WR

Direct tel 01494 755532
E-mail thbsdb@smtp.ntrust.org.uk
Your ref
Our ref **CTP/SDB**

15 February 2001

Dear Mr Miller

Application Number: F/2001/3282.
Site Address: Whitewoods, Church Lane, Remenham, Henley-on-Thames.
Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Thank you for sending details concerning the above application for extension to a property subject to restrictive covenants in favour of The National Trust.

We were unaware of this proposal, and prior to making further comment, we will need to make a site visit and a presentation to The National Trust's Architectural Panel for approval or rejection of the scheme; the next meeting of which is on March 22nd 2001.

I will be writing to the owners of the property to ensure that they are aware of the existence of the covenants, and that no alterations can be undertaken without consent by The National Trust.

My initial thoughts concerning the scheme are that it forms a further extension to a building that has steadily increased in scale since it was first constructed to replace a small cottage. I will be making a site visit to examine whether or not the proposal is acceptable within the terms of the covenant.

If you wish to discuss the matter in more detail, please do not hesitate to contact me.

Yours sincerely

Charles Pugh
Assistant Historic Buildings Representative

Encl: Covenant Information Leaflet

cc: File

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 08 February 2001

Application Number: F/2001/3282

Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Parish: REMENHAM PARISH

Site Address:
Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs B MacLaughlin C/O Paul Douglas Ltd.

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).

Highways require a revised site plan that clearly indicates the proposals and which addresses the following points:

1. A new access will not be provided off Remenham Church Lane - the existing access will be used to serve both units.
2. The unit 1 parking is unnecessary and shall be omitted.
3. The area marked unit 2 parking can be widened to 4.8m by 9.6m to provide 4 no. spaces for both units 1 & 2. The driveway leading into this parking area must also be 4.8m wide (min).

Signed: _____ **Print name:** Adam Coggins 2/3/01

* * * COMMUNICATION RESULT REPORT (12.MAR.2001 12:33) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
647	MEMORY TX		901491411558	OK	P. 4/4

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

FAX COVER SHEET

TO: Mr P Douglas

FROM: Joss Miller

DESTINATION FAX No: 01491 411558

DATE: 12/3/01

TIME: 11.30

SUBJECT: Whitewoods, Remenham
Church Lane, Remenham

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 4

F/2001/3282. Please find enclosed comments received. I would appreciate a response at your earliest convenience.

Thankyou

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Joss Miller.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Joss Miller

DATE: 21 February 2001

Location:	Whitewoods, Church Lane, Remenham, Henley-On-Thames
Proposal:	Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.
Application Number:	F/2001/3282

In response to your consultations dated 8 February 2001 for the above application, the tree and landscape comments are as follows:

The site is located in a fairly sensitive position being in the Green Belt and ASLI and within Remenham Wood which is designated as an ancient woodland.

In order to fully consider the proposals the applicant needs to provide the following details:

1. An accurate site survey showing the existing vegetation and ground levels, as the site slopes away quite steeply to the north.
2. A tree survey to BS 5837 providing information on the size, age, condition and species of the tree that will be affected by the proposals with the trees accurately plotted on a plan. The plan will also need to show those trees to be retained and those to be removed.
3. A layout plan showing the existing and proposed levels, the extension accurately plotted, proposed parking areas, boundary features and the trees within the site.

It is also not clear from the application whether the applicants are also proposing a new access from Remenham Church Lane as drawn on the location plan as this is not shown on the block layout plan. This may involve further changes in ground level or the removal of trees, but without accurate plans the level of impact on the woodland cannot be assessed.

Catherine Brimble

Catherine Brimble
Landscape Architect

THE NATIONAL TRUST
for Places of Historic Interest or Natural Beauty
THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA
Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

PLANNING SERVICES | IPT 40077
POL
DC JM
APP
CS
19 FEB 2001
COPIES TO: | ACK:
FILE:

J Miller Esq
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham, Berks RG40 1WR

Direct tel 01494 755532
E-mail thbsdb@smtp.ntrust.org.uk
Your ref
Our ref **CTP/SDB**

15 February 2001

Dear Mr Miller

Application Number: F/2001/3282.
Site Address: Whitewoods, Church Lane, Remenham, Henley-on-Thames.
Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Thank you for sending details concerning the above application for extension to a property subject to restrictive covenants in favour of The National Trust.

We were unaware of this proposal, and prior to making further comment, we will need to make a site visit and a presentation to The National Trust's Architectural Panel for approval or rejection of the scheme; the next meeting of which is on March 22nd 2001.

I will be writing to the owners of the property to ensure that they are aware of the existence of the covenants, and that no alterations can be undertaken without consent by The National Trust.

My initial thoughts concerning the scheme are that it forms a further extension to a building that has steadily increased in scale since it was first constructed to replace a small cottage. I will be making a site visit to examine whether or not the proposal is acceptable within the terms of the covenant.

If you wish to discuss the matter in more detail, please do not hesitate to contact me.

Yours sincerely

Charles Pugh
Assistant Historic Buildings Representative

Encl: Covenant Information Leaflet

cc: File

REGIONAL CHAIRMAN: MR JOHN TOWNSEND
DIRECTOR: R H MILLS MA
Registered Charity Number 205846

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 08 February 2001

Application Number: F/2001/3282

Proposal: Proposed sub-division of existing dwelling to form 2 dwellings and two storey rear extension.

Parish: REMENHAM PARISH

Site Address:
Whitewoods, Church Lane, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs B MacLaughlin C/O Paul Douglas Ltd.

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).

Highways require a revised site plan that clearly indicated the proposals and which addresses the following points:

(1) A new access will not be provided off Remenham Church Lane - the existing access will be used to serve both units.

(2) The unit 1 parking is unnecessary and shall be omitted.

(3) The area marked unit 2 parking can be widened to 4.8m by 9.6m to provide 4 no. spaces for both units 1 & 2. The driveway leading into this parking area must also be 4.8m wide (min).

Signed: _____ **Print name:** Adam Goggins 2/3/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

3,5,8

Start date: 29 JAN 2001	Map No. ..... Site 2.88 .....
Officer: JM / Application No. F/2001/3282	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED SUB-DIVISION OF EXISTING DWELLING TO FORM 2 DWELLINGS AND TWO STOREY REAR EXTENSION

Location: WHITE WOODS Remenham CHURCH LANE

Parish: REMENHAM Ward: Remenham 8.2.01 TB.

Applicant: MR/MRS McLAUGHLIN

Fee Received 190-00 (1) 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	~~1:2500 & 1:500 plans show different red lines~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	better plan showing parking & garden area	requested 26/1	✓ received
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other (South) elevation of conservatory (unit 2)	}	request with SW
6	Floor plans	Floor plan for lower ground level??	}	
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 : 8-2-01 BI Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

(re: Ancient Woodlands)

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 : .....

(ANCIENT WOODLAND)
(GREEN BELT)

OTHERS:

- National Trust (NT owned / covenanted)

.....

No pre-apps on file .....

NEIGHBOURS:

S/N + see map
+ Foxhaven } within red line
Beech View }

1789/a

29 JAN 2001*

3282

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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

CERTIFICATE A

I certify that: Mr & Mrs B. Macloughlin

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

- 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) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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. & Mrs. B. Maclaughlin . .

Date . . . . . 24/1/01 . . . . . .

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



29.JAN.2001* 3282

Church Lane
Remenham
Henley-on-Thames
Oxon RG9 3EX

Telephone: 572550

Planning Services,
Environmental Services Department,
Wokingham District Council,
P. O. Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

24 January 2001

Dear Sir/Madam,

Please find enclosed a planning application for the sub-division of "Whitewoods" on Remenham Church Lane, Remenham. This application follows several discussions with Farrah, one of your planning officers, in October of last year.

The existing garden will be sub-divided as indicated on the enclosed plans. This will not affect the woodland area which will remain in my ownership, along with the section of the house marked Unit 2.

There is more than adequate off-street parking and this will not affect the existing parking arrangements. Details are on the plans.

Should you have any further questions please contact Mr. Paul Douglas on 01491 411558 who is acting on my behalf with reference to this application.

Yours sincerely,

B. W. McLaughlin

Brian W. McLaughlin

1509/ab

PLANNING APPLICATION PART 1

29. JAN. 2001 282

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	Mr & Mrs B. Macloughlin
	ADDRESS	WHITEWOODS, REMENHAM CHURCH LANE,
		REMENHAM, BERKS, RG9
	POST CODE	Tel No. 01491 572550
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PAUL DOUGLAS LTD
	ADDRESS	THE GREEN COTTAGE, WARGRAVE ROAD,
		HENLEY-ON-THAMES, OXON
	POST CODE	RG9 3HX Tel No. 01491 411558
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	WHITEWOODS, REMENHAM CHURCH LANE
		REMENHAM, BERKSHIRE, RG9
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	5.5
5. Give brief details of the proposal	ABOUT THE APPLICATION	BUILD TWO STOREY EXTENSION
		& DIVIDE EXISTING PROPERTY
		INTO TWO
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED BRICKS TO MATCH EXISTING
ROOF TILES TO MATCH EXISTING
JOINERY ITEMS - WHITE AS EXISTING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

(YES) / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

(YES) / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

(YES) / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	2
	4	
	5 or more	
	TOTAL	2
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	+1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / (NO)

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES / (NO)

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / (NO)

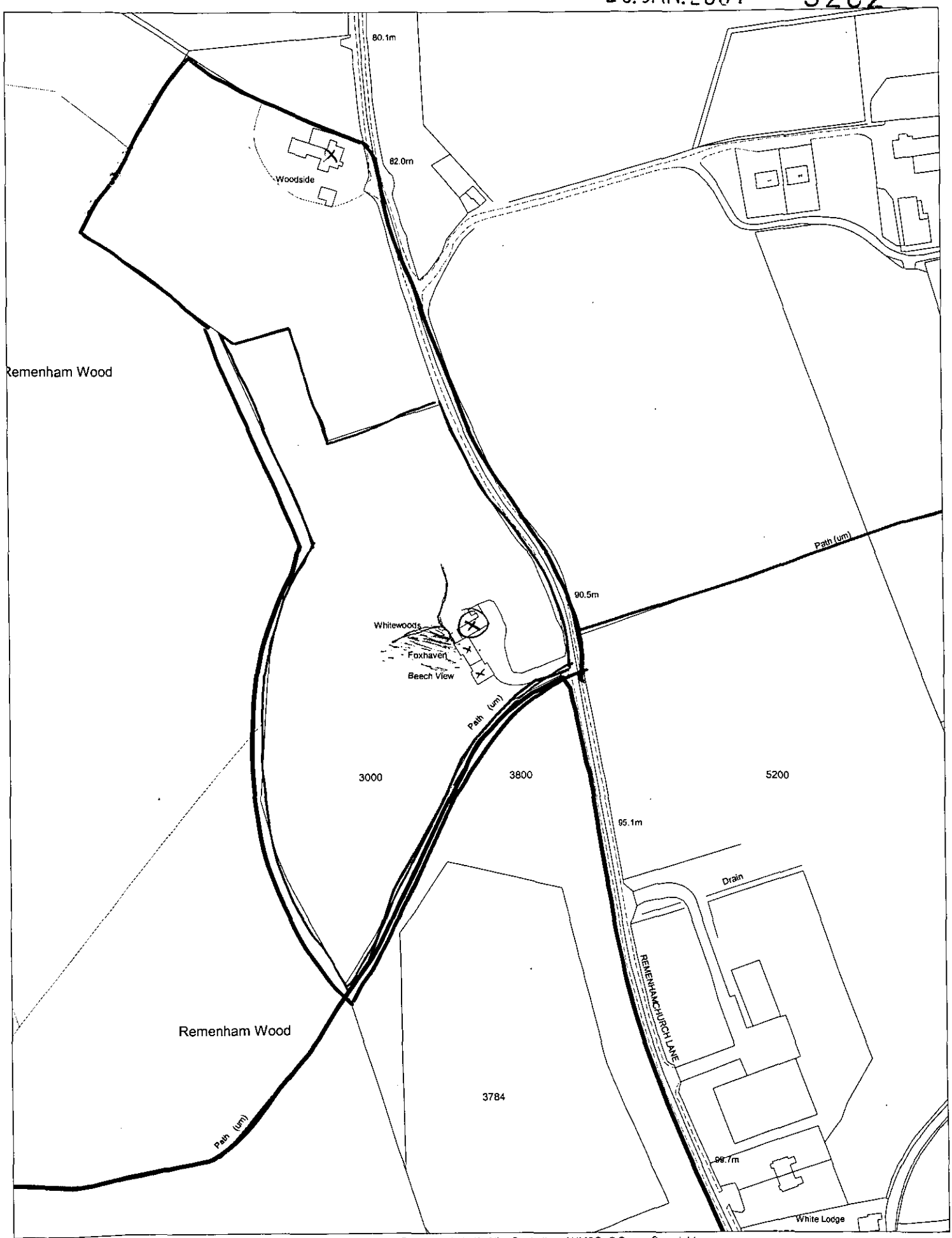
23. THE FEE ENCLOSED IS £190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr & Mrs B. Macloughlin DATE 24/1/01

Before submitting this application check that you have answered all the relevant questions 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.

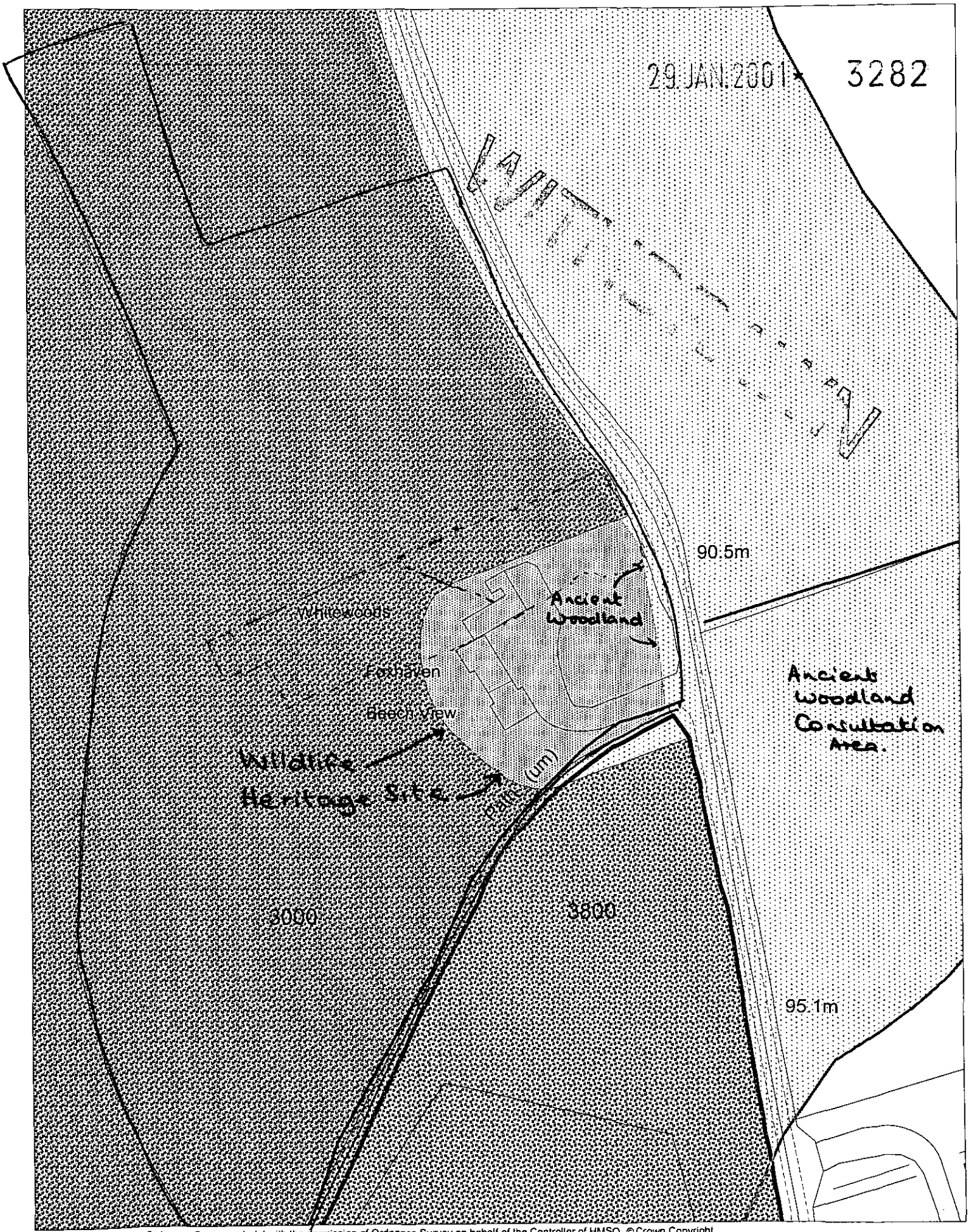
29.JAN.2001* 3282



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.
1 February 2001 Scale: 1 : 2500

N
W E
S

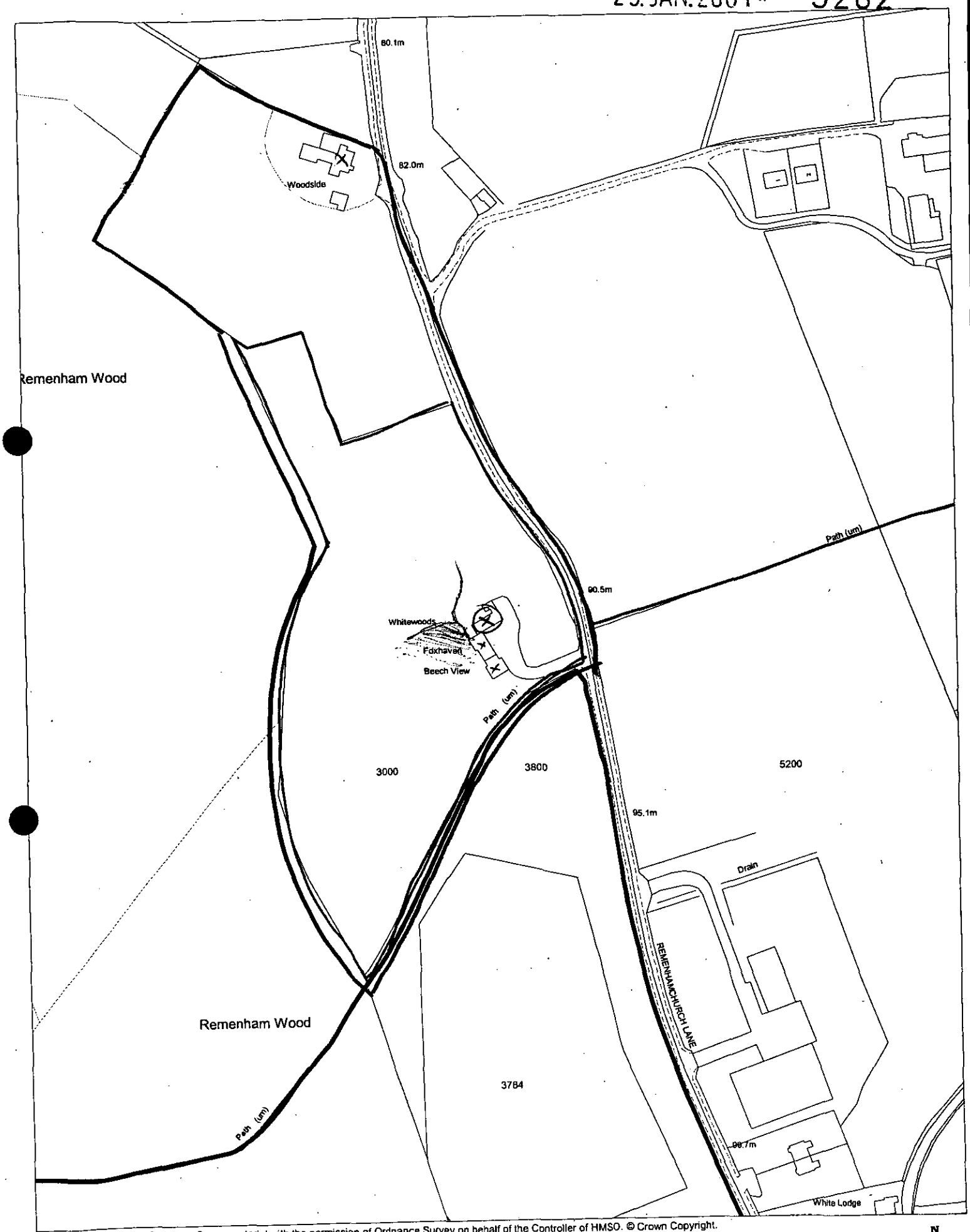


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

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

Scale: 1 : 1250

29. JAN. 2001 * 3282



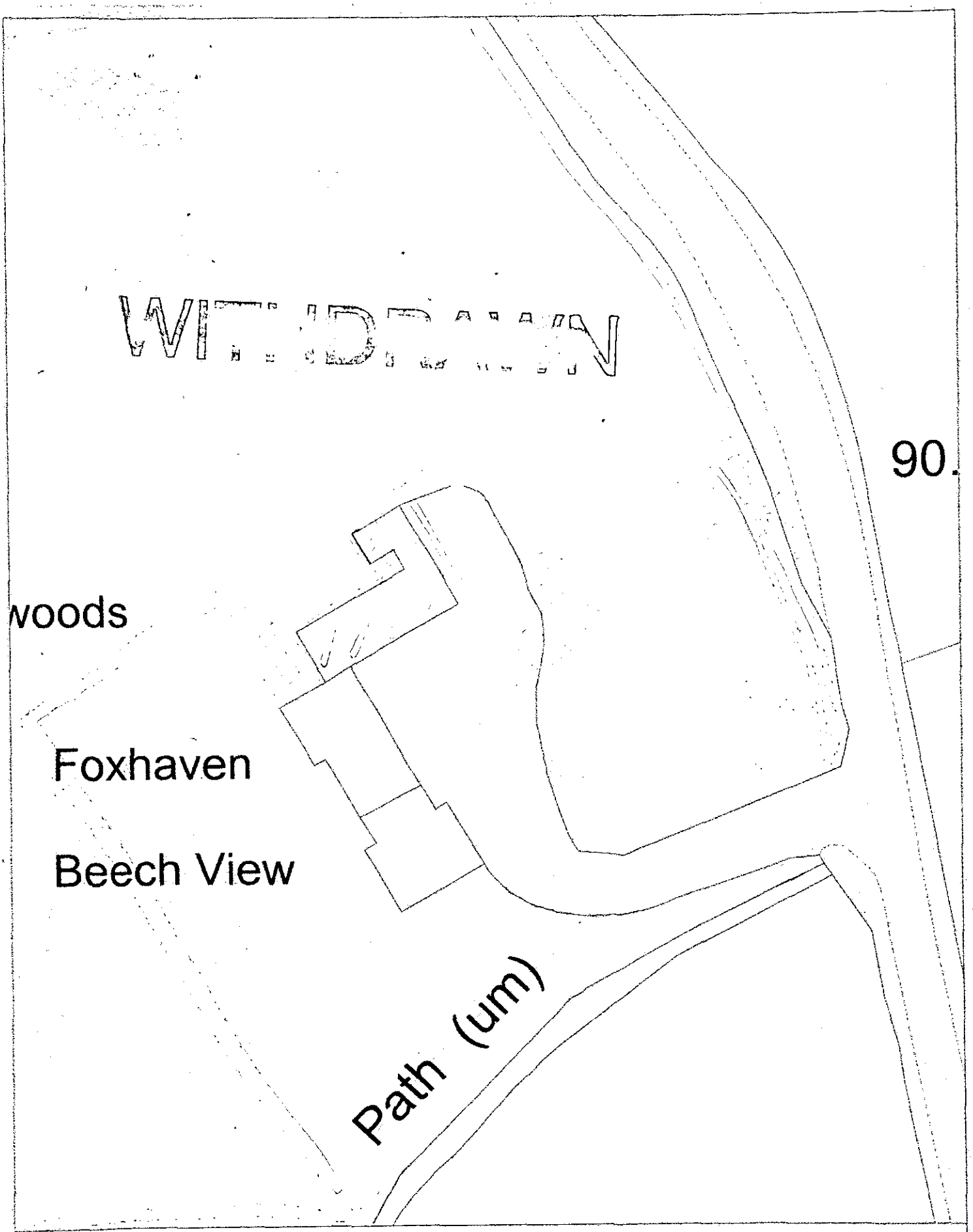
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

1 February 2001

Scale: 1 : 2500

N
W E
S



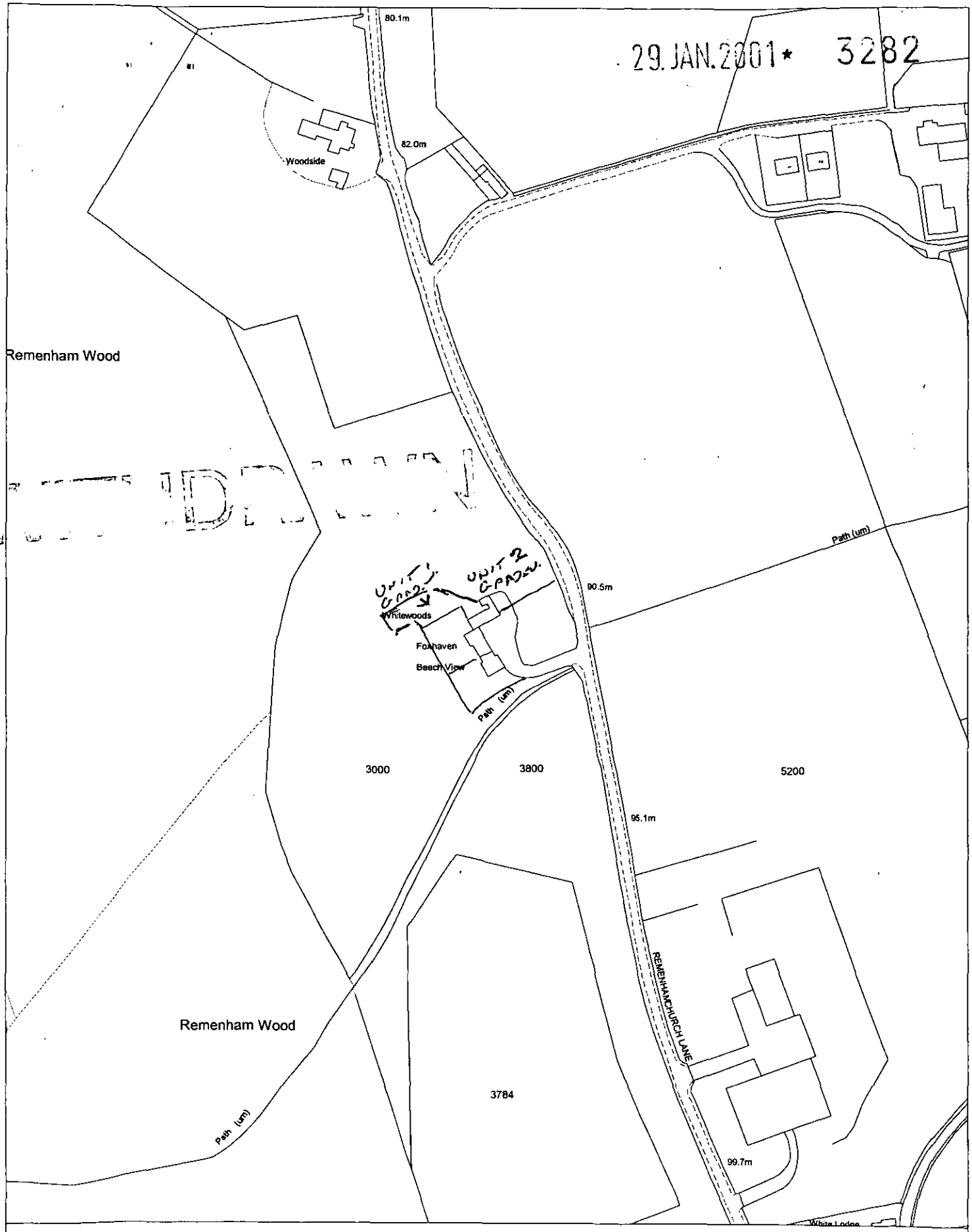
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 4 January 2001

N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map *return scheme purposes only. No further copies may* be made.

This map is reproduced from Ordnance Survey material *with the permission of Ordnance Survey on behalf of* the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 4 January 2001

N
W E
S

RESTRICTIVE COVENANTS

in favour of

THE NATIONAL TRUST

AN INTRODUCTORY GUIDE FOR OWNERS



Important - This guide is for general information only. Legal advice about restrictive covenants and how they affect your property can be given by your legal adviser.

General Information

What is the National Trust?
The Trust is a registered charity set up by a special Act of Parliament to permanently protect for the benefit of the nation land and buildings of historic interest or natural beauty. Protection may be achieved through ownership or through the benefit of Restrictive Covenants over property owned by others.

What is a Restrictive Covenant?
A Restrictive Covenant is a permanent legal constraint applied voluntarily to land and/or buildings by its owner. Each Restrictive Covenant is specific to the individual property. The restrictions are recorded in a legal deed and all future owners must comply with it.

Why does the National Trust accept Restrictive Covenants over other people's property?
If an owner wishes to ensure permanent protection of a property but not to part with possession of it or when it is not feasible for the Trust to acquire or endow property for preservation, the Trust may accept a Restrictive Covenant. The terms of the Restrictive Covenant will be jointly drafted by the owner and the Trust to protect important features of the property.

What should I do if I want to alter the appearance of land or buildings which are subject to Restrictive Covenants?
Write to the Director of the National Trust at the Thames & Chilterns Regional Office at Hughenden Manor, High Wycombe, Bucks HP14 4LA. More details of the procedures are set out on the next page.

If I have received planning permission does this override the Restrictive Covenant?
No. The two matters are entirely separate. Consent from the Trust does not mean that planning permission is not required.

What are the penalties if a Restrictive Covenant is breached?
The Trust may require the breach to be reinstated. Where reinstatement is impossible, the Trust may be awarded financial damages.

Future purchasers of the property may be cautioned by their solicitors not to proceed if work carried out is in breach of a Restrictive Covenant and has not been approved in writing by the Trust.

Procedures

Application:

If you wish to alter the appearance of land and buildings, which are subject to Restrictive Covenants you should write to the Director at the National Trust's Regional Office. No changes or building alterations should be undertaken until the matter has been approved in writing by the Trust.

It is important to give a brief outline of your proposal, plus a sketch and photograph if possible. It is not necessary to send professional drawings at this stage. Please ensure that your letter gives your name and a contact name, address and telephone number, and the full address of the property subject to the Restrictive Covenants.

From receipt of your proposal, you will need to allow four to six weeks for visiting and preliminary consideration of your application.

Where a planning consent is required, it is recommended that the proposal be considered first by the Trust before costs are incurred in the submission of a planning application. This helps to avoid unnecessary costs in cases where the Trust decides that it is not appropriate to give approval to the changes or building alterations or suggests amendments to the proposal. The Trust's agreement may assist any subsequent planning application.

Approval:

In all cases a period of approximately two to three months should be allowed between your application for and receipt of the Trust's decision. In some cases, usually those involving relatively minor changes, the proposal will be dealt with by the Regional Office. In others it may be necessary for the Head Office of the Trust to be involved, firstly where building alterations require the approval of the Trust's Architectural Panel, for which Architect's drawings and photographs will be needed, and secondly because it may be necessary for a Deed of Variation (to the Deed of Covenant) to be prepared by the Trust's Solicitor.

Costs:

If a Deed of Variation is required rather than a letter of consent, the applicant will be asked to pay the Trust's legal costs. For larger projects or major alterations to buildings the Trust asks the applicant to pay the Trust's costs for dealing with the proposal.

If granted, the Trust's consent for a variation sometimes has a substantial commercial value attached to it. In such circumstances the National Trust may require payment of a proportion of that value.



THE NATIONAL TRUST
THAMES & CHILTERNS REGIONAL OFFICE
HUGHENDEN MANOR, HIGH WYCOMBE,
BUCKINGHAMSHIRE HP14 4LA