APPLICATION NO.
LB/2001/3449

LOCATION:
Culham Court Remenham Hill, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs Nicoll C/O Robin Moore Ede & Associates

PROPOSAL:
Proposed renovation of stable/garage block with staff accommodation on first floor.

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2001

CASE OFFICER: **Martin Durkan**

APPROVED

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **LB/2001/3449**
CASE OFFICER: **Martin Durkan**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Nicoll
C/O Robin Moore Ede & Associates
46 Albemarle Street
London
W15 4JN

Application Number: LB/2001/3449

Parish: **REMENHAM**

Location: **Culham Court, Remenham Hill, Remenham, Henley-on-Thames.**

Proposal: **Proposed renovation of stable/garage block with staff accommodation on first floor.**

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

Condition

1. Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:

a) new partitions, including details of studwork and timber boarding;
b) the ground floor tack room windows on the north-east elevation;
c) the arch opening between the living room and the kitchen on the first floor;
d) all new doors, including type, frames and architraves;
e) the proposed new opening through the structural wall on the first floor;
f) the blocking-up of the existing opening between the proposed bedroom and the estate staff room on the first floor;
g) the staircase construction;
h) the new dormer windows;
i) the new external doors on the north-east and south-east elevations;
j) the new casement windows at first floor level on the north-east elevation;
k) new trusses, including joints etc.
l) the proposed Velux roof lights;
m) roof vents.

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

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

Condition
4. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
5. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

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

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

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

Reason
4. To preserve the architectural integrity of the listed building.

Reason
5. To help ensure the satisfactory control of the work to the listed building.

Informative
1. 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 LD3, C3, C4, C8, EN4, EN5 and EN10.
Green Belt Local Plan Policies 1, 11 and 22.
Deposit Draft Wokingham District Local Plan Policies WGB1, WGB4, WLL2, WLL4, WHE6, WHE7, WHE8, WHE10, WHE11, WHE12 and WHE13.

48052

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

Harold Sanders ARIBA
Environmental Services Dept
Wokingham District Council
P O Box 157 (Council Offices)
Shute End
Wokingham
Berks. RG11 1WR.

RME/FM/526/02

24 September 2001

Dear Mr Sanders,

Re: Culham Court, Henley on Thames: Stable Block.

Further to the Listed Building Consent for the above, I now enclose drawings in compliance with the Conditions, as follows:

1. Details:

a) Partitions; see plans and sections, and 526/126.
b) Tackroom windows; see elevations, and 526/120A.
c) Opening between living room and kitchen (this is not an arch, but a beam containing the main valley gutter); see section A, and 526/151 and 131.
d) Doors; 526/120a, 121 and 122.
e) New opening – see (c) above.
f) Bricked up opening; 526/102c, one brick thick wall.
g) Staircases; 526/031 and 032B.
h) New dormers; 526/123.
i) New external doors; 526/120A.
j) New casement window 1st floor; 526/120A.
k) New trusses; see sections and Price & Myers drawing 8918/10 – P2.
l) Velux rooflights; see section A and manufacturers detail – but note conservation type being used, and there is no roof ventilation. No Veluxs are visible from the outside as they are in the valley.
m) Vents; all vents are in the valley part of the roof and are invisible from the outside. SVP and ventilation terminals are conventional fittings. There are no ridge vents.

I look forward to receiving your approval. Please let me know if you require anything further.

Yours sincerely,

Martin Crowley

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date December 4, 2001
My ref. HS/LB/2001/3449
Your ref. RME/FM/526/02

PLANNING SERVICES | RPT
PDC
CS
05 DEC 2001
COPIES TO: | ACK: | FILE:

Mr M Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W1S 4JN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Crowley

CULHAM COURT, HENLEY ON THAMES - STABLE/GARAGE BLOCK RENOVATIONS

I refer to your telephone call concerning the possible commencement of the renovation works to the stable block. You submitted a set of drawings with your letter of 24 September in compliance with the conditions set out in the Listed Building Consent dated June 18, 2001.

I note that the various conditions have yet to be discharged. I have looked through the drawings to assist the Case Officer and have a few queries on the details submitted.

a) Partitions: I guess detail 1, Drawing No. 526.131 is 'special' to the kitchen. Please annotate this detail plus provide amplification to 'standard' partitions, i.e. plasterboard / studworks @ ? centres and insulation, etc.

d) Doors: Drawing No. 120a. 121. 122 - Why is there an inconsistency of bracing? I am sure the contractor will put us both right on this one! I considered the brace should be fixed away from the corner, unless there was, or is, a design issue.

l) Velux: I have a detail supplied by the manufacturers. Has the correct flashing profile been specified in order that the top of the roof light is as near as possible to the line of the tiles?

Once I have this information clarified I can confirm to the Case Officer that these conditions can be discharged.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Nicky Lake – Development Control

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

13 FEB 2002

COPIES TO: ACK: FILE:

Harold Sanders Esq
Planning Dept,
Wokingham District Council
P O Box 157 (Council Offices)
Shute End
Wokingham
Berks. RG11 1WR.

RME/FM/526/06

11 February 2002

Dear Mr Sanders,

Re: Culham Court, Stable Block:

Thank you for joining us on site last Thursday. I confirm the following samples we agreed:

1. **Roof Tiles:**

   Plain clay tiles Keymer Traditional Elizabethan.

2. **Brickwork Cleaning:**

   We agreed the soft wet sand blast treatment, with repaired brickwork to be flush pointed and roughened with a wire brush as the mortar goes off.

   Damaged brickwork, such as the corner of the building we inspected, can be left and not repaired (unless it lets water in.) All the plinths should be repaired.

Yours sincerely,

Martin Crowley.

cc: Boshers
Mr & Mrs P Nichol.

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

Nancy

LETTER DISCHARGING CONDITIONS
WITH MIKE
DO YOU STAMP ALL THESE
AS 'APPROVED' AND
PUT IN LB FILE LB/2001/3449
Harold

I WILL IF YOU GIVE ME THE STAMP.

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

Harold Sanders ARIBA
Environmental Services Dept
Wokingham District Council
P O Box 157 (Council Offices)
Shute End
Wokingham
Berks. RG11 1WR.

PLANNING SERVICES	APP
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

RME/FM/526/03

10 December 2001

to DC.
14. Dec. 01.

Dear Mr Sanders,

Re: Culham Court, Henley on Thames: Stable Block.

Thank you for your letter of 4th December, and answer the queries as follows:

a) Detail 1, drawing 526/131. This is required to form a compartment wall between the flat and other areas, and the build up is described on the attached extract from the specification K10, clauses 208 and 495. In fact this detail will not be required in the revised 2 flats scheme as all such walls are brickwork.

d) The bracings to the stable doors on drawing 526/120A are unusual, but that is the way they are now, so we should repeat them in any reconstructed door.

The doors on drawing 526/121 are new doors and the bracings are more conventional – unfortunately I did not spot the draftsman's error on some of the doors, where the braces are shown incorrectly. I attach the revised corrected drawing. The same applies to drawing 526/122, which, unlike the ground floor doors, is being substantially revised to the new scheme.

c) With respect to the Velux windows, I attach the relevant extract from the specification, section L1, which calls for the correct flashings.

I look forward to the case officer discharging the conditions.

Yours sincerely,

Martin Crowley

NICKY
ALL POINTS ACCEPTABLE TO ME.
AS FAR AS I AM CONCERNED THE CONDITIONS CAN BE DISCHARGED
14. Dec 01

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

K10 PLASTERBOARD DRY LININGS/PARTITIONS/CEILINGS

To be read with Preliminaries/General conditions.

TYPE(S) OF DRY LINING

205 WALL LINING ON TIMBER STUDS TO TACK ROOMS
- Background: studs at 600 mm centres.
- Lining: one layer 12.5 mm plaster board faced with new/salvaged vertical boarding.
  Fixing: As clause 610, using nails.
- Acoustic sealant: As clause 515.
- Finishing: taped seamless finish as clause 670.
- Primer/sealer: one coat primer
- Final finish: vertical boarding.

206 WALL LINING ON TIMBER STUDS TO GARDENER'S STORE, FIRST FLOOR, ESTATE ROOMS, STAFF ROOM, STORE AND IN THE FLAT.
- Background: studs at 600 mm centres.
- Lining: one layer 12.5 mm plaster board both sides.
  Fixing: As clause 610, using nails.
- Acoustic sealant: As clause 515.
- Finishing: skim coat plaster finish as clause 680.

207 WALL LINING ON TIMBER STUDS TO BATHROOM AND STAFF TOILETS
- Background: studs at 600 mm centres.
- Lining: one layer 12.5 mm moisture resistant board on bathroom side; one layer normal board other side.
  Fixing: As clause 610, using nails.
- Acoustic sealant: As clause 515.
- Finishing: skim coat plaster finish as clause 680.

208 WALL LINING ON TIMBER STUDS BETWEEN KITCHEN AND OTHER ACCOMMODATION
- Background: studs at 600 mm centres.
- Lining: one layer 19 mm plank both sides with one layer 12.5 mm plaster board both sides, moisture resistant on kitchen side.
  Fixing: As clause 610, using nails.
- Acoustic sealant: As clause 515.
- Finishing: skim coat plaster finish as clause 680.
- Accessories: 10 mm resiliant bar between stud and ~~plastic~~ plank

245 CEILING LINING ON TIMBER RAFTERS AND JOISTS (IST FLOOR)
- Background: joists and rafters.
- Lining: 12.5 mm plaster board with vapour control membrane.
  Fixing: As clause 610, using nails.
- Acoustic sealant: As clause 515.
- Finishing: skim coat plaster finish as clause 680.

246 CEILING LINING ON TIMBER JOISTS (GROUND FLOOR TACK ROOMS, HALLWAYS, CORRIDORS AND UNDER STAIRCASE)
- Background: joists and rafters.
- Lining: 12.5 mm plaster board.
  Fixing: As clause 610, using nails.

- Acoustic sealant: As clause 515.
- Finishing: skim coat plaster finish as clause 680.

247 CEILING LINING ON TIMBER JOISTS ABOVE GARAGES AND GARDENERS ROOMS
- Background: joists.
- Lining: 2 layers staggered 12.5 mm plaster board.
  Fixing: As clause 610, using nails.
- Acoustic sealant: As clause 515.
- Finishing: skim coat plaster finish as clause 680.

GENERALLY/PREPARATION

345 ADDITIONAL SUPPORTS FOR PARTITION HEADS: Provide or ensure provision of accurately positioned and securely fixed framing to receive partition heads running parallel with, but offset from main structural supports.

355 ADDITIONAL SUPPORTS FOR FIXTURES AND FITTINGS: Provide or ensure provision of accurately positioned and securely fixed framing to support fixtures, fittings and services. After fixing boards, mark positions of framing for following trades.

365 ADDITIONAL SUPPORTS FOR BOARD EDGES AND PERIMETERS: Provide or ensure provision of additional framing, accurately positioned and securely fixed, to give full support to board edges and lining perimeters in accordance with board manufacturer's recommendations.

375 NEW WET LAID BASES: Provide or ensure provision of a continuous strip of bituminous felt dpc or other approved material under partitions/freestanding wall linings, cut to the full width of the partition/lining.

405 PLASTERBOARD GENERALLY: To BS 1230:Part 1, types 1 to 5 with exposed surface and edge profiles suitable to receive the specified finish.

FIXING/FINISHING

435 DRY LINING GENERALLY:
- Fixing, jointing and finishing materials and accessories, where not specified otherwise, to be as recommended by the board manufacturer.
- Handle and store materials in accordance with BS 8212, section 5. Do not use damaged boards.
- Use operatives properly trained for dry lining work and who have attended a recognised training scheme.
- Fix boards only in areas which have been made weathertight. Prevent frost damage.
- Cut boards neatly and accurately without damage to core or tearing of paper facing. Keep cut edges to a minimum and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
- Fix boards securely and firmly to suitably prepared and accurately levelled backgrounds. Set heads of fastenings in a depression; do not break paper or

gypsum core. Finish neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

495 MINERAL WOOL INSULATION TO STUD PARTITIONS/BETWEEN KITCHEN AND OTHER ACCOMMODATION:
- Minimum 50 mm thickness
- Fit securely with closely butted joints, leaving no gaps. Unless the insulation is of a self supporting slab type fitted between studs, fix at head of frame using timber battens or proprietary clips.

496 PROPRIETARY INSULATON ACROSS TIMBER SUSPENDED CEILING FRAMING
- Type: encapsulated type, e.g. Celotex fitted tight between joists and rafters.
- Use widest practical widths of insulation. Fit securely with closely butted joints, leaving no gaps.
- Cut and fit neatly around any electrical fittings, etc. Do not cover electrical cables (unless they have been sized accordingly).

500 MINERAL WOOL INSULATON ACROSS TIMBER SUSPENDED CEILING FRAMING; ABOVE GARAGES AND GARDENER'S ROOMS
- Minimum 50 mm thickness
- Use widest practical widths of insulation. Fit securely with closely butted joints, leaving no gaps.
- Cut and fit neatly around any electrical fittings, etc. Do not cover electrical cables (unless they have been sized accordingly).

515 ACOUSTIC SEALANT:
- Sealant: A type recommended by the board manufacturer.
- Location: To perimeter junctions with walls, floors, ceilings and around openings.
- Before fixing boarding, apply as a continuous bead to clean, dry, dust-free surfaces, leaving no gaps.
- After application of sealant, fill gaps greater than about 6 mm with jointing compound recommended by plasterboard manufacturer.

560 JOINTS BETWEEN BOARDS:
- Tapered edged plasterboards: Lightly butted. Leave a 3 mm gap where cut/unbound edges occur.
- Square edged plasterboards to be finished with textured plastic compound: 3 mm gap.
- Square edged fibre reinforced gypsum boards: 5 mm gap.

565 VERTICAL JOINTS:
- Centre joints on studs. For partitions, ensure that joints on opposite sides of studs are staggered.
- For two layer boarding, stagger joints between layers.

570 HORIZONTAL JOINTS:
- Horizontal joints will not be permitted in surfaces exposed to view except where the height of partition/lining exceeds the maximum available length of board. Agree positions of joints where not specified.
- For two layer boarding, stagger joints between layers by at least 600 mm.

L1- WINDOWS/ROOFLIGHTS/SCREENS/LOUVRES

To be read with Preliminaries/General conditions.

PRELIMINARY INFORMATION/REQUIREMENTS

110 EVIDENCE OF PERFORMANCE: Provide independently certified evidence that all specified variants of components comply with specified performance requirements.

120 SITE DIMENSIONS must be taken and recorded on shop drawings before starting to make windows. Carefully measure existing retained examples.

COMPONENTS

210 TIMBER WINDOWS:
Timber species: hardwood
Moisture content on delivery: 16% +/- 3
- Glazing details: as existing
- Ironmongery/accessories: to match existing
- Finish as delivered: primed for painting
- Fixing: see clause 780

211 WINDOW TYPES:

W1 Half round Diocletion with horizontal centre hung pivot window and 2 fixed side lights.
W2 Casement windows with 2 No. side hung outward opening sashes.
W3 Double hung vertical sliding sash window.
W4 Casement windows in lead clad dormer windows (G20 and H71) with 2 No. side hung outward opening sashes.

480 ROOF WINDOWS:
- Roof pitch: 36 degrees approx
- Manufacturer and reference: Velux conservation rooflights 550 x 980 type ACS 3573P (for plain tiling) centre pivot
- Flashings: By window manufacturer to suit plain tiling
- Accessories: internal linings by Velux

INSTALLATION

710 PROTECTION OF COMPONENTS: Do not deliver to site components which cannot be put immediately into suitable clean, dry, floored and covered storage. Stack near vertical on level bearers, separated with spacers to prevent damage by and to projecting ironmongery, beads, etc.

720 MOISTURE CONTENT OF TIMBER COMPONENTS: During delivery, storage, fixing and thereafter to Practical Completion maintain conditions of temperature and humidity to suit specified moisture content(s) of components. When instructed by CA, test components with an approved electrical moisture meter used in accordance with manufacturer's recommendations.

3449

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date December 4, 2001
My ref. HS/LB/2001/3449
Your ref. RME/FM/526/02

Mr M Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W1S 4JN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Crowley

CULHAM COURT, HENLEY ON THAMES - STABLE/GARAGE BLOCK RENOVATIONS

I refer to your telephone call concerning the possible commencement of the renovation works to the stable block. You submitted a set of drawings with your letter of 24 September in compliance with the conditions set out in the Listed Building Consent dated June 18, 2001.

I note that the various conditions have yet to be discharged. I have looked through the drawings to assist the Case Officer and have a few queries on the details submitted.

a) Partitions: I guess detail 1, Drawing No. 526.131 is 'special' to the kitchen. Please annotate this detail plus provide amplification to 'standard' partitions, i.e. plasterboard / studworks @ ? centres and insulation, etc.

d) Doors: Drawing No. 120a. 121. 122 - Why is there an inconsistency of bracing? I am sure the contractor will put us both right on this one! I considered the brace should be fixed away from the corner, unless there was, or is, a design issue.

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Once I have this information clarified I can confirm to the Case Officer that these conditions can be discharged.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Nicky Lake – Development Control

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Nicoll
C/O Robin Moore Ede & Associates
46 Albemarle Street
London
W15 4JN

Application Number: LB/2001/3449

Parish: **REMENHAM**

Location: **Culham Court, Remenham Hill, Remenham, Henley-on-Thames.**

Proposal: **Proposed renovation of stable/garage block with staff accommodation on first floor.**

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

Condition

1. Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:

a) new partitions, including details of studwork and timber boarding;
b) the ground floor tack room windows on the north-east elevation;
c) the arch opening between the living room and the kitchen on the first floor;
d) all new doors, including type, frames and architraves;
e) the proposed new opening through the structural wall on the first floor;
f) the blocking-up of the existing opening between the proposed bedroom and the estate staff room on the first floor;
g) the staircase construction;
h) the new dormer windows;
i) the new external doors on the north-east and south-east elevations;
j) the new casement windows at first floor level on the north-east elevation;
k) new trusses, including joints etc.
l) the proposed Velux roof lights;
m) roof vents.

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

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

Condition
4. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
5. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

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

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

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

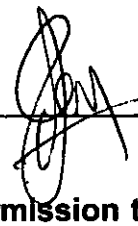
Reason
4. To preserve the architectural integrity of the listed building.

Reason
5. To help ensure the satisfactory control of the work to the listed building.

Informative
1. 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 LD3, C3, C4, C8, EN4, EN5 and EN10.
Green Belt Local Plan Policies 1, 11 and 22.
Deposit Draft Wokingham District Local Plan Policies WGB1, WGB4, WLL2, WLL4, WHE6, WHE7, WHE8, WHE10, WHE11, WHE12 and WHE13.

John Mitchell
Development Control Manager
Date: 18/06/2001

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.

PLEASE FILE: CULHAM COURT STABLE BLOCK LISTED BUILDING APPLICATION.

WOKINGHAM DISTRICT COUNCIL

/3449.

FAX COVER SHEET

TO: MARTIN CROWLEY / ROBIN MOORE LEE + ASSOC.

FROM: HAROLD SANDERS

DESTINATION FAX No: 020.7409.1742.

DATE: 04.07.01.

TIME: 8.15.

SUBJECT: CULHAM COURT STABLES. ROOF CONSTRUCTION

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

15 NOV 2001

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

THANK YOU FOR FAX 02.07.01. ENCLOSING SKETCH DETAILS OF ROOF.

SORRY NO IMMEDIATE RESPONSE BUT I CAN CONFIRM TELEPHONE CALL WHEN I AGREED PRINCIPLE ACCEPTABLE TO ME.

I AWAIT DETAILED DRAWINGS FOLLOWING MEETING WITH ENGINEERS BUT RETURN YOUR SKETCHES WITH COMMENTS

John Mitchell
Development Control Manager
Date: 18/06/2001

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.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold .Sanders@wokingham.gov.uk
Date February 25, 2002
My ref. MLT/HS/PP/LB/2001/3449

Mr Martin Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W15 4JN

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
Fax: (0118) 974 6484
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http://www.wokingham.gov.uk

Dear Sirs

CULHAM COURT, REMENHAM, HILL, REMENHAM, HENLEY-ON-THAMES
PROPOSED RENOVATION OF STABLE/GARAGE BLOCK WITH STAFF ACCOMMODATION ON FIRST FLOOR
PLANNING APPLICATION NO. LB/2001/3449

I am sorry it has taken so long to acknowledge the various correspondence in your endeavours to discharge the conditions of the approval dated 18.06.02. I now confirm:

Condition 1 - Your letter of 24 September 2001 sets out the details and drawings forwarded in response to this condition. Having checked this information Condition 1 is therefore discharged.

Condition 2 - To be observed.

Condition 3 - To be observed.

Condition 4 - To be observed.

Condition 5 - Notice was given, and initial site meeting was held to agree the extent of repair works.

We must thank you and the Contractor for your help in progressing essential works prior to this formal notification of the discharge of conditions.

Yours faithfully

MLT

M L THORP
Principal Development Control Officer

cc: Nicky Lake

48052

3449

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date December 4, 2001
My ref. HS/LB/2001/3449
Your ref. RME/FM/526/02

Mr M Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W1S 4JN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Crowley

CULHAM COURT, HENLEY ON THAMES - STABLE/GARAGE BLOCK RENOVATIONS

I refer to your telephone call concerning the possible commencement of the renovation works to the stable block. You submitted a set of drawings with your letter of 24 September in compliance with the conditions set out in the Listed Building Consent dated June 18, 2001.

I note that the various conditions have yet to be discharged. I have looked through the drawings to assist the Case Officer and have a few queries on the details submitted.

a) Partitions: I guess detail 1, Drawing No. 526.131 is 'special' to the kitchen. Please annotate this detail plus provide amplification to 'standard' partitions, i.e. plasterboard / studworks @ ? centres and insulation, etc.

d) Doors: Drawing No. 120a. 121. 122 - Why is there an inconsistency of bracing? I am sure the contractor will put us both right on this one! I considered the brace should be fixed away from the corner, unless there was, or is, a design issue.

l) Velux: I have a detail supplied by the manufacturers. Has the correct flashing profile been specified in order that the top of the roof light is as near as possible to the line of the tiles?

Once I have this information clarified I can confirm to the Case Officer that these conditions can be discharged.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Nicky Lake – Development Control

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date December 4, 2001
My ref. HS/LB/2001/3449
Your ref. RME/FM/526/02

Mr M Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W1S 4JN

Environmental Services Department
Planning Services
P.O. Box 157
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Berkshire RG40 1WR
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Yours sincerely

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Conservation Architect

cc: Nicky Lake – Development Control

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date May 10, 2001
My ref. HS/PP/LB/2001/3449

Mr Martin Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W1S 4JN

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

Dear Sirs

STABLE BLOCK, CULHAM COURT, HENLEY-ON-THAMES

Thank you for your letter dated 3 May 2001 enclosing 5 sets of plans amended to incorporate points discussed during a recent telephone call.

I have confirmed to the Case Officer that the scheme as now submitted is acceptable to me. I am fairly relaxed about conditioning much of the details, as this approach worked particularly well with your practice on the main house. (Sadly this is not the case with many Architectural practices!).

I am hoping to arrange to check out the fireplace in the tack room and its stack on Thursday 10 May.

I would like to discuss the possibility of lining some of the partitions on the first floor with T & G boarding plus dimensions and specifications of the roof lights. However this will not hold up progress on the planning or listed building applications.

Many thanks again for resolving my previous concerns.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Martin Durkan

WORK SHEET FOR : Martin Durkan

Application Number : LB/2001/3449

Applicant : Mr & Mrs Nicoll C/O Robin Moore Ede & Associates.

Location : Culham Court, Remenham Hill, Remenham, Henley-On-Thames.

Proposal : Proposed renovation of stable/garage block with staff accommodation on first floor.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/04/01

Date Registered : 28/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 25/04/2001. 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 :

1) CONSERVATION OFFICER - SCHEME ACCEPTABLE
2) LANDSCAPE ARCHITECT - NO IMPACT ON LANDSCAPE
3) HIGHWAYS - NO OBJECTION SUBJECT TO CONDITIONS
4) ENVIRONMENTAL HEALTH - NO OBJECTION BUT COULD BECOME AN H.M.O.
5) ENVIRONMENT AGENCY - NO OBJECTION SUBJECT TO CONDITION.

Planning Issues :

SITE DESIGNATION

GREEN BELT (BSP-C3, C4; GBLP-1, 11, 22; WDLP-WGB1 & 4)
ASLI (BSP-C8, WDLP-WLL2)
AREA OF SPECIAL CHARACTER (BSP-EN5, WDLP-WHE6, WHE7, WHE8)
THAMES RIVER VALLEY (BSP-EN10; WDLP-WLL4)
LISTED BUILDING (BSP-EN4; WDLP-WHE10, 11, 12 & 13)

MAIN ISSUES

IMPACT OF THE PROPOSED WORKS AND CHANGE OF USE ON THE CHARACTER, AMENITY AND SETTING OF THE LISTED BUILDINGS.

Application Number: LB/2001/3449

Appraisal:

1. Impact of the proposed works and change of use on the character, amenity and setting of the Green Belt, the Area of Special Landscape Importance, the Area of Special Character, the River Thames and on the Grade II listed stables/coach house and adjacent Culham Court.

The application concerns the former stables and coach house of the country house known as Culham Court situated in the Green Belt, an Area of Special Landscape Importance, an Area of Special Character and the Thames River Valley.

The stables and coach house is late C18 and Grade II listed. It is presently disused and is in an advanced state of disrepair with part of the roof to the west of the building having collapsed. Although there are some unsympathetic, later additions on the north elevation of the building, most of the original features, including the original fenestration, have been preserved.

The proposal is to renovate the building, reinstate the roof and remove the later additions on the north elevation. A number of new windows would be added with a dormer window on the north-west elevation that was not part of the original building being replaced. A later boiler house and chimney would be removed and the cellar would be filled in. The timber doors in the building would be replaced and the paint over the original brickwork would be removed.

Internally, the building comprises a ground floor and a loft area. It is proposed to lower the ground floor in order to ensure a more satisfactory relationship between the window cills and the floor level. Two new internal staircases would be provided for separate access to the first floor accommodation. The ground floor of the building would be used as stables, a tack room, garaging and gardeners' storage. The existing loft area would be converted to offices and residential accommodation for staff of the estate.

Some internal partitions would be removed to facilitate the new accommodation. Following negotiations with the architects, it has been agreed that the existing tack room fireplace would be retained. In addition, an internal staircase is to be relocated in order to minimise the need to remove or alter original internal partitions.

The proposed use of the building for residential and office use does not fall within the list of uses permitted for existing buildings in the Green Belt under policy 1 of the Green Belt Local Plan for Berkshire. However, policy 22 of the plan allows planning authorities to relax the provisions of other policies in appropriate cases, if this is considered to be essential to secure the preservation of a listed building. The authority must be satisfied that the present use of the building cannot continue and that the special character of the building or its setting will suffer materially if no alternative use is found.

Under Policy 23, planning authorities, in considering the acceptability of the particular alternative use proposed, should have regard to:

- the need to preserve those features which give the building its special character ;
- the need to protect the open or rural character of the Green Belt;
- the employment and other policies of the approved structure plans;
- whether some alternative use to that proposed would better meet the above three considerations.

The building is in a very poor state of repair and its character has undoubtedly been harmed as a result of it falling into disuse. The proposal to restore it and bring it back into beneficial use is to be supported and encouraged. It is considered that the relaxation permitted under policy 22 in the application of the other policies of the Green Belt Local Plan could be appropriately exercised in this case.

The original use of the building as stables would continue under the proposals. The use of the remainder of the building as offices and residential accommodation for staff of the estate is considered to be appropriate and acceptable, provided that a suitable condition is imposed to ensure that these remain associated with the estate. It is not considered that the uses would cause any harm to the character of the building or to the open and rural character of the Green Belt. Furthermore, it is considered that the restoration of the stable block would generally enhance the setting of the Area of Special Landscape Importance, the Area of Special Character and the River Thames. Consequently, it is recommended that listed building consent should be granted.

Recommendation: **Approval.** ~~**Refusal**~~

Application Number LB/2001/3449

Conditions/Reasons

No	Std Con	Std Reas	Non Std Conditions/Reasons
1	-	-	Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced: (a) new partitions, including details of studwork and timber boarding; (b) the ground floor tack room windows on the north-east elevation; (c) the arch opening between the living room and the kitchen on the first floor; (d) all new doors, including type, frames and architraves; (e) the proposed new opening through the structural wall on the first floor; (f) the blocking-up of the existing opening between the proposed bedroom and the estate staff room on the first floor; (g) the staircase construction; (h) the new dormer windows; (i) the new external doors on the north-east and south-east elevations; (j) the new casement windows at first floor level on the north-east elevation; (k) new trusses, including joints etc. (l) the proposed Velux roof lights; (m) roof vents.
2	C001	R001	-
3	C190	R190	-
4	C195	R195	-

5 C196 R196 -

Informative for Approvals

N16

Wokingham District Local Plan Policies: WGB1, WGB4, WLL2, WLL4, WHE6, WHE7, WHE8, WHE10, WHE11, WHE12 and WHE13.

Green Belt Local Plan Policies: 1, 11 and 22.

Berkshire Structure Plan Policies: LD3, C3, C4, C8, EN4, EN5 and EN10.

RECOMMENDATION AND CONDITIONS/REASONS AGREED:.....
(Development Control Manager)

Date.....

RECORD OF SITE VISIT

SITE ADDRESS: Culham Court Remenham Hill Remenham Henley-On-Thames.

APPLICATION NUMBER: LB/2001/3449

OFFICER: Martin Durkan

DATE OF SITE VISIT: 17/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS
RURAL : GREEN BELT, ASLI, FRONTING THE RIVER THAMES

3. DESCRIPTION OF SITE/BUILDING
TWO-STOREY FORMER STABLES AND COACH HOUSE ASSOCIATED WITH CULHAM COURT.

4. RELATIONSHIP TO ADJOINING PROPERTIES
NO IMMEDIATELY ADJOINING PROPERTIES. CULHAM COURT LIES NEARLY 100M TO THE EAST.

5. SITE CONSTRAINTS

TREES NONE AFFECTED BY PROPOSED WORKS

ACCESS/PARKING ACCESS ROAD FROM ASTON LANE. PARKING AVAILABLE ON SITE.

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6446

Date: 30/5/07

My ref: LB/2001/3449

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2001/3449
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed renovation of stable/garage block with staff accommodation on first floor.

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 **Martin Durkan** on **(0118) 974 6446**. 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 14/6/07

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **LB/2001/3449**
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed renovation of stable/garage block with staff accommodation on first floor.

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.

Tel: (0118) 974 6446

Date:

My ref: LB/2001/3449

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
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Yours faithfully

John Mitchell
Development Control Manager

43787

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

Harold Sanders
Wokingham Council planners
Culham Court Stables.

24/5/01

Martin.

Revised, revised scheme!
ACCEPTABLE TO ME

Revised plans 496/5020 c & 5023 D
→ 5 sets as discussed by phone

REPLY REQUIRED

With compliments

I THINK WE ARE ON THE RIGHT TRACK NOW

Harold 30.05

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

2001/3450?

PLANNING SERVICES	HPT 43404
POL	TLS
DC MD	ENF
APP	
CS	
18 MAY 2001	
COPIES TO:	ACK:
	FILE:

Harold Sanders Esq
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

MC/FM/496/085

17 May 2001

Dear Mr Sanders,

Re: Culham Court, Henley – Stable Block.

Following your fax of the 15th May, I now attach 5 sets of revised drawings as follows:

496/5020/B Ground Floor.
496/5021/B First Floor.
496/5022/B Sections.
496/5023/C Elevations.

These incorporate the following amendments.

1. The tack room fireplace will be retained (but without flue) and the existing window kept in it's present position.

2. The existing brick cross walls in the gardener's areas will be kept and will form the structure to support the new first floor. Partitions above will be stud and plasterboard (or matchboarding subject to later discussions as you have suggested.)

3. We have re-located the stairs against one of the existing walls, slightly enlarging the hall to maintain access to the tall window (the upper landing will have to be trimmed around it now,) and this allows the insertion of a gardeners cloakroom.

I trust these amendments are acceptable.

Yours sincerely,

Martin Crowley.

cc. Kaye Fisher (Price & Myers)
Rob Boast (Timms Eida)

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

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

FAX

Date: 15 MAY 01.

Number of pages including cover sheet: ____

Martin Suggested Revisions to Scheme. HS

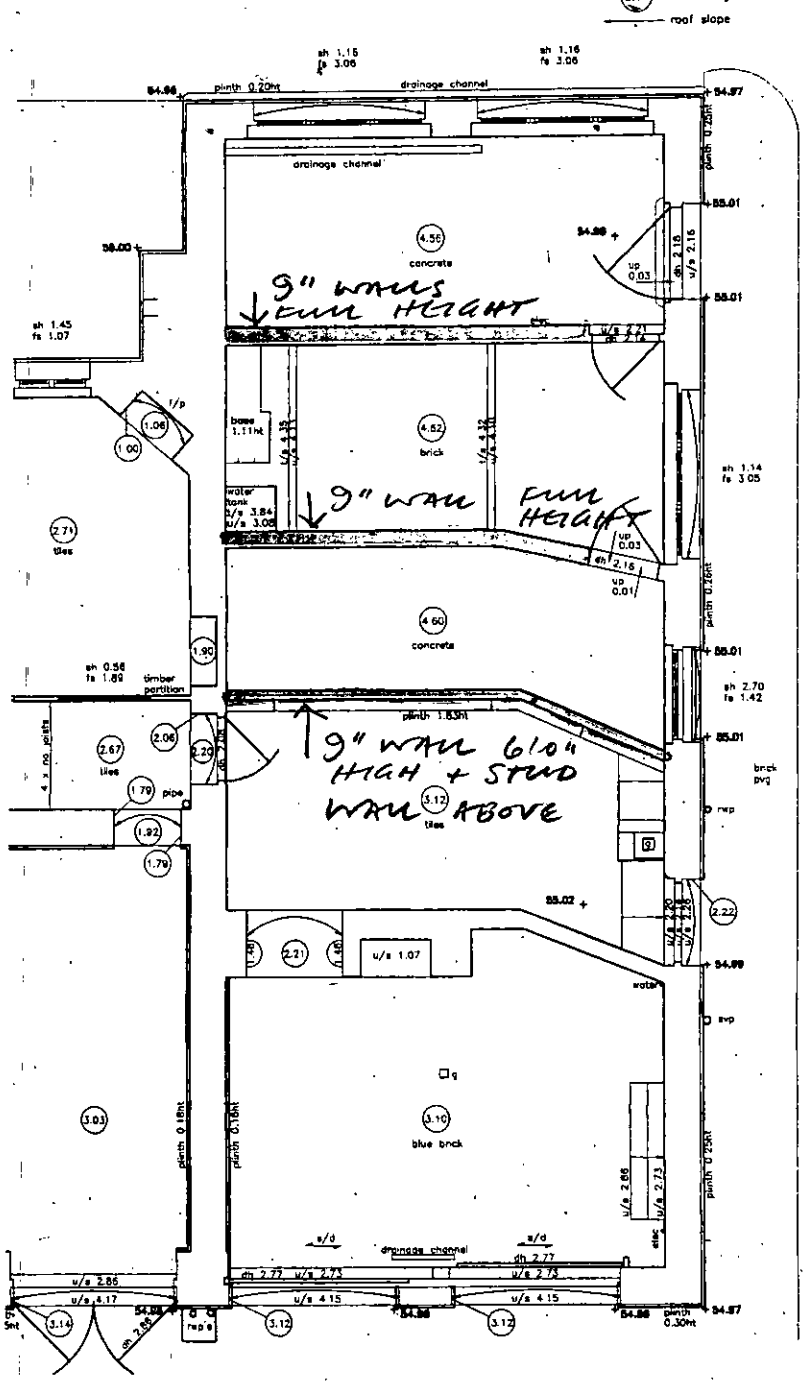
To:
ROBIN MOOR EDE
for MARTIN CRAWLEY
Phone:
Fax phone: 0207 409 1742
CC:

From:
HAROLD SANDERS
WOKINGHAM DISTRICT COUNCIL
Phone: 0118 974 6465.
Fax phone: 0118 9746484

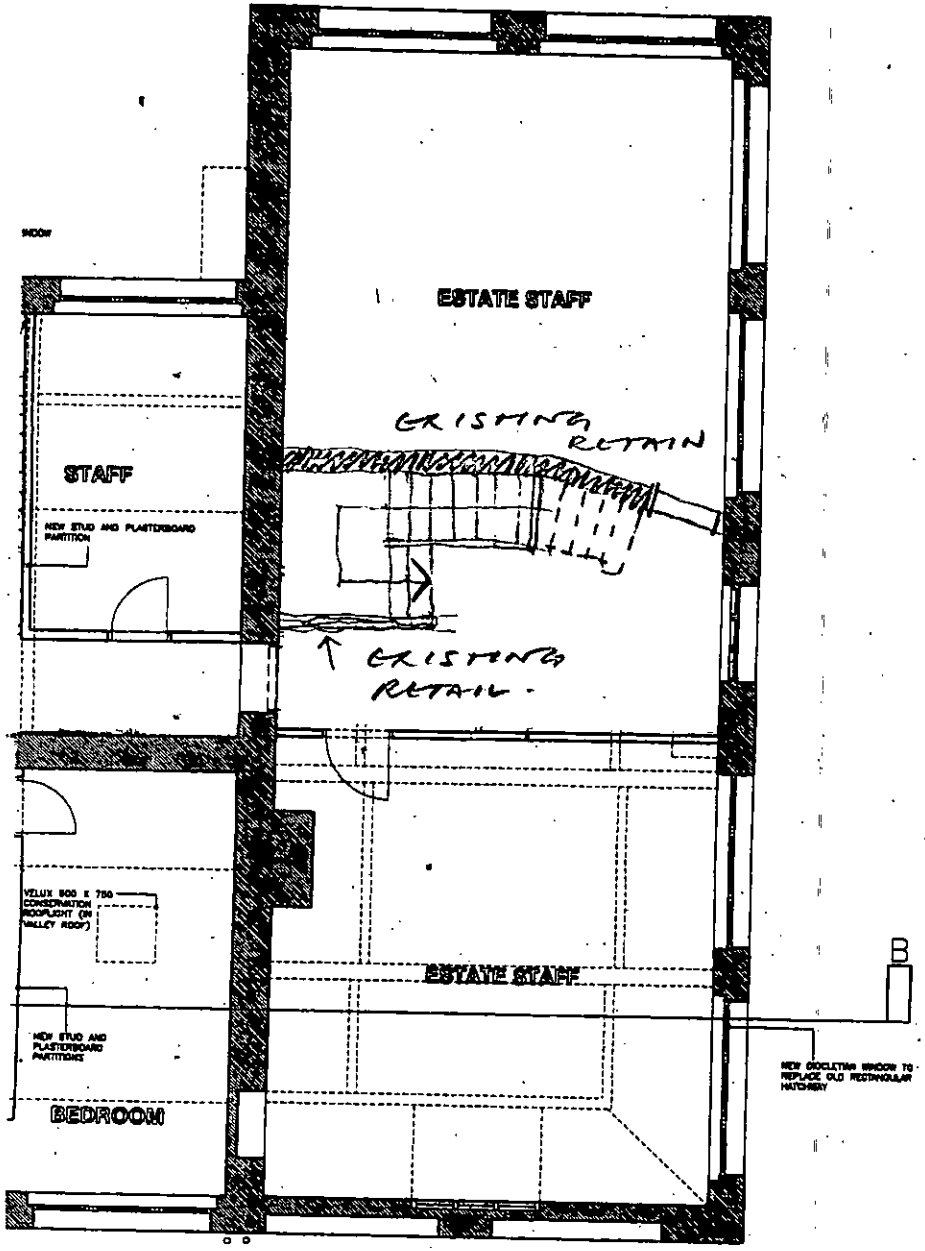
REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

- PREFER IF FIREPLACE REMAINS + WINDOWS OFF-CENTRE.
- ENCLOSED EXTRACTS FROM YOUR GROUND + FIRST FLOOR PLANS.
- MAIN CONCERN IS LOSS OF 225 - CROSS WALLS IN GARDENERS AREA.
- HOPEFULLY PLANS WILL HELP EXPLAIN MY CONCERNS WHEN WE TALK LATER THIS AFTERNOON.

Harold Sanders



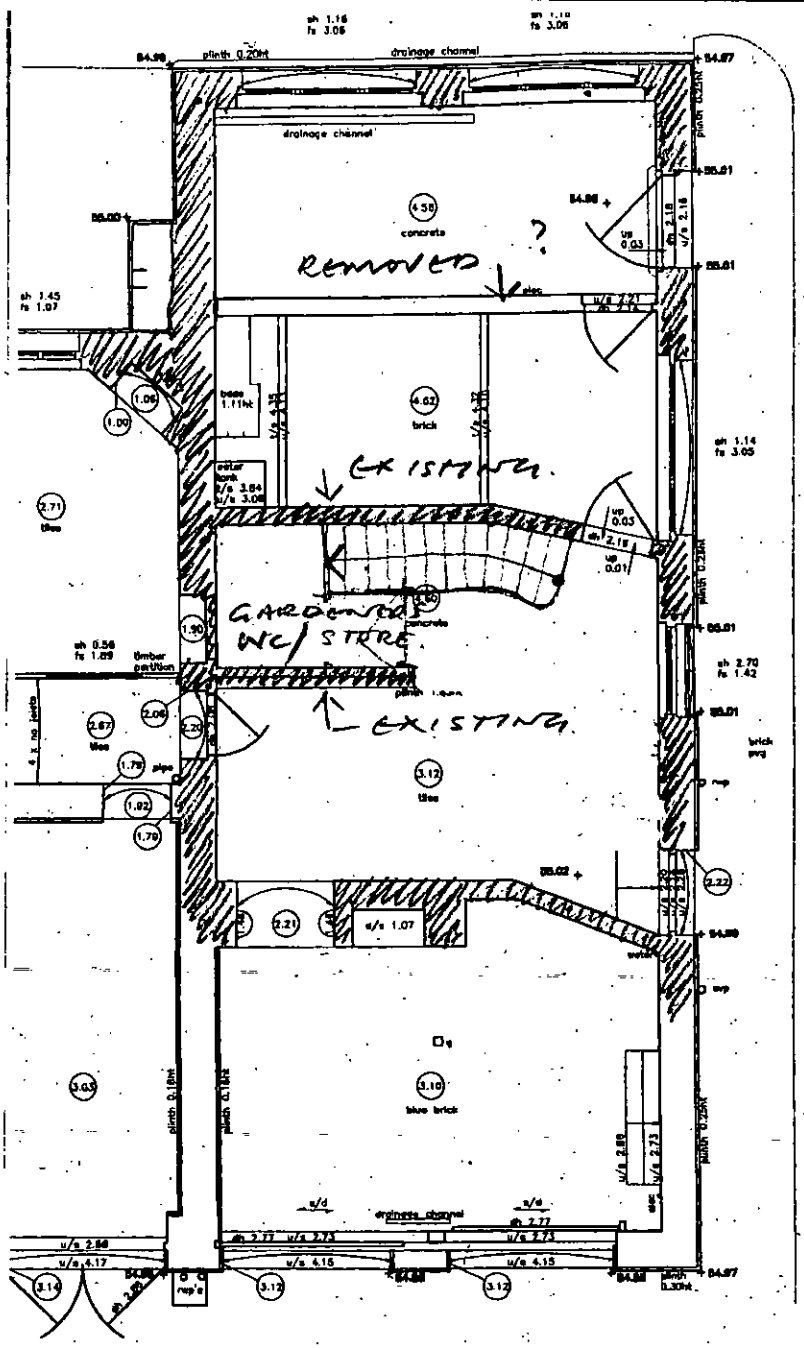
EXISTING.
GROUND FLOOR.



PROPOSED

FIRST FLOOR

PLAN



GROUND FLOOR

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date May 10, 2001
My ref. HS/PP/LB/2001/3449

Mr Martin Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W1S 4JN

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Many thanks again for resolving my previous concerns.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Martin Durkan

DRAWINGS + LETTER
SHOULD HAVE GONE
TO CASE OFFICER
(MARTIN D.)

5 COPIES RECEIVED
I HAVE KEPT ONE
COPY FOR CHECKING.

Hawkd. 09.05.01.

ROBIN MOORE EDE & ASSOCIATES

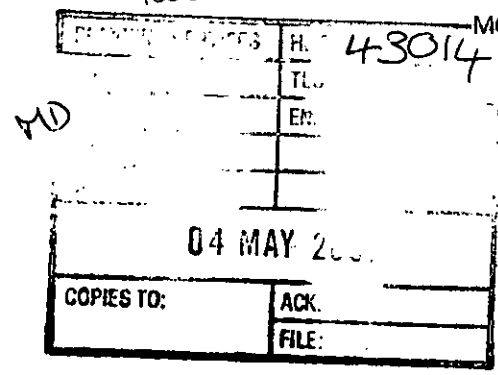
SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

Revised Plans

Harold Sanders Esq
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

MC/FM/496/084



3 May2001

Dear Mr Sanders

Re: Culham Court, Henley-upon-Thames – Stable Block

Thank you for your fax of the 27 April, to which I am responding with revised drawings and as below.

Ground Floor Plan:

1. The new brick wall in the entrance hall is as you rightly suppose, to allow the door to open fully.

2. The partition between the gardeners and entrance hall is a new load bearing wall, following consultations with our engineers, and allows the tall window to light the staircase which would otherwise be without and daylight.

3. We have retained another wall in the gardeners area which we now understand is load bearing.

4. My reason for removing the fireplace and chimney in the tack room is that its flue actually goes to the Victorian one which we are demolishing. But the main reason is to allow the window to be symmetrically located under the one above. I understand you want to return to site to give consideration to this and we are happy to take your advice either way.

5. The drawing now shows some of the tack rooms walls as being load baring, but the ones that are not will be stud work and timber boarding, especially facing the corridor, re-using as much as possible of the existing.

6. The tack room window details will be identical to the existing windows and will be happy for you to make these details a condition.

First Floor Plan:

1. We have now indicated which of the partitions are new. They will be stud and plasterboard, either as a normal 125 partition, or as a high performance separating wall where this is required.

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

2. We have noted the new window to the estate staff room.

3. We have corrected the north elevation to show the window and door of the right width.

4. The opening between the kitchen and living room is shown on the section and is a simple beam with plaster casing.

5. Many of the details are currently being worked on including the design of the trusses and other elements. I am including the staircase details as these drawings are available, but I would be grateful if you would cover the rest by conditions.

Elevations:

1. All the chimney stacks are being retained except for the Victorian one.

2. Please could you cover the remaining details be conditions.

Design Statement:

1. Details of the trusses are currently being worked out with our engineers, please can you cover this by conditions.

2. The Velux roof lights are now shown and annotated on the drawings.

3. Any roof vents will be designed out as you require. Details will be provided.

I trust this deals with all your queries and hopefully you can approve the scheme under delegated powers.

Yours sincerely,

Martin Crowley

Encs. 496/5020 A
496/5021 A
496/5022 A
496/5023 B
526/031
526/032

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

FAX

Date: 27 APRIL 01

Number of pages including cover sheet: 3

To:
ROBIN MOORE EDE ASSOC.
for MARTIN CRAWLEY

Phone:
Fax phone: 0207 409 1742
CC:

From:
WOKINGHAM DISTRICT COUNCIL

Phone: 0118 9746465
Fax phone: 0118 9746486

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

COMMENTS ENCLOSED AS PROMISED YESTERDAY.

THERE ARE SOME ITEMS / DETAILS WHICH CAN BE COVERED BY CONDITION

OTHERS REQUIRE A RESOLUTION NOW

Harold Sanders

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

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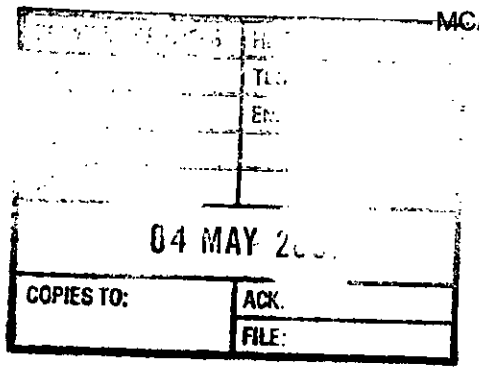
Berks RG40 1WR

MC/FM/496/084



3 May2001

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✓ 3. We have retained another wall in the gardeners area which we now understand is load bearing.

check ? ✗ 4. My reason for removing the fireplace and chimney in the tack room is that its flue actually goes to the Victorian one which we are demolishing. But the main reason is to allow the window to be symmetrically located under the one above. I understand you want to return to site to give consideration to this and we are happy to take your advice either way.

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Some could be boarded.

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

✓ 2. We have noted the new window to the estate staff room.

✓ 3. We have corrected the north elevation to show the window and door of the right width.

✓ 4. The opening between the kitchen and living room is shown on the section and is a simple beam with plaster casing.

✓ 5. Many of the details are currently being worked on including the design of the trusses and other elements. I am including the staircase details as these drawings are available, but I would be grateful if you would cover the rest by conditions.

Elevations:

CHECK X ✓ 1. All the chimney stacks are being retained except for the Victorian one.

✓ 2. Please could you cover the remaining details be conditions.

Design Statement:

✓ 1. Details of the trusses are currently being worked out with our engineers, please can you cover this by conditions.

SIZE ✓ 2. The Velux roof lights are now shown and annotated on the drawings.

3. Any roof vents will be designed out as you require. Details will be provided.

I trust this deals with all your queries and hopefully you can approve the scheme under delegated powers.

Yours sincerely,

Martin Crowley

Encs. 496/5020 A
496/5021 A
496/5022 A
496/5023 B
526/031
526/032

CULHAM COURT : STABLE BLOCK REFURBISHMENT

Points of concern and details required.

Ground Floor Plan - Drg. No. 496 – SO20.

Inconsistency of which are new walls / partitions.

- New brick wall in entrance hall, I guess, to allow door to open fully.
- Partition between gardeners / entrance hall also new but shown as existing.

  Question removal of all walls to gardeners' area to then add back another.

  Why remove fireplace and chimney to tack room, not related to Victorian addition?

  New partitions to tack room, construction? Studwork + timber boarding.

- Tack rooms windows details.

First Floor Plan - Drg. No 496 – SO21.

No new partitions indicated – but there are.

New window to estate staff room (south). Not noted.

Window to north elevation – larger on elevation than this plan.

- Details required of all new partitions.
- Arch / opening between kitchen and living room.
- Partition between living room / bathroom new or made good.
- Door details - type of doors, frames, architraves.
- Details required of new opening through one of main structural brick walls.
- Blocking up / infill between bedroom and estate staff room (south) – material.
- Staircase construction details.

Elevations (proposed) - Drg. No. SBO 23.

Question removal of chimney stack (not Victorian chimney to boiler house).

- New dormer window details required.
- New door (south east elevation) "
- New door (north east elevation) "
- Question design of new casement window to staircase (north east elevation) – similar width opening on south east elevation.

Design Statement

- Revisions to trusses outlined. Details required of new outline + joints, etc.
- Velux roof lights noted in Statement. Where are they located, size, how many?
- Roof vents should be 'designed–out' wherever possible in this type of restoration project. This could influence how insulation is introduced into roof structure. Details required.

Harold Sanders
27/04/01

See Part One all Plans 8/3/01 as

To:
Harold Sanders
Urban Design And Conservation Officer

From: Martin Durkan

Date: 06 March 2001

Application Number: LB/2001/3449

Proposal: Proposed renovation of stable/garage block with staff accommodation on first floor..

Site Address:
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs Nicoll C/O Robin Moore Ede & Associates.

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

- THE GENERAL PRINCIPLES OUTLINED IN THIS APPLICATION TO RESTORE THIS GRADE II. LISTED BUILDING MUST BE SUPPORTED BY THIS COUNCIL.
- HAVING CARRIED OUT A MAJOR RESTORATION PROGRAMME ON THE PRINCIPAL HOUSE, CULHAM COURT, THE OWNERS NOW APPEAR TO RESTORE THIS STRUCTURE, TO THE SAME STANDARD, WITH THE SAME TEAM OF CONSULTANTS AND CONTRACTOR.
- THERE HAVE BEEN A NUMBER OF MODIFICATIONS AND ALTERATIONS, INCLUDING THE ADDITION OF A LARGE BRICK BOILER FLUE.
- SOME PARTS OF THE BUILDING ARE IN A BAD STATE OF REPAIR, AND ONE END SECTION OF THE ROOF (WEST) HAS BEEN REMOVED, PERHAPS ON SAFETY GROUNDS.
- I SUGGEST THE FOLLOWING ITEMS ARE CLARIFIED WITH THE CASE OFFICER ON SITE TO VERIFY WHICH HAVE AN IMPACT ON THE HISTORIC FABRIC OF THE BUILDING, AND WHICH REQUIRE FURTHER DETAILS.

CULHAM COURT : STABLE BLOCK REFURBISHMENT.

GROUND FLOOR PLAN - DRG. NO. 496 - S020.

INCONSISTANCY OF WHICH ARE NEW WALLS / PARTITIONS.

- NEW BRICK WALL IN ENTRANCE HALL, I ASSUME, TO ALLOW DOOR TO OPEN FULLY.
- PARTITION BETWEEN GARDENERS / ENTRANCE HALL ALSO NEW BUT SHOWN AS EXISTING. QUESTION REMOVAL OF ALL WALLS TO GARDENS' AREA TO THEN ADD BACK ANOTHER.

WHY REMOVE FIRE PLACE + CHIMNEY TO TACK ROOM. NOT RELATED TO VICTORIAN ADDITION?
NEW PARTITIONS TO TACK ROOM. CONSTRUCTION?
STUDWORK + TIMBER BOARDING.

- TACKROOMS WINDOWS DETAILS.

FIRST FLOOR PLAN : DRG. NO 496 - S021.

NO NEW PARTITIONS INDICATED. - BUT THERE ARE.

NEW WINDOW TO ESTATE STAFF ROOM. (SOUTH)

WINDOW TO NORTH ELEVATION. - LARGER ON ELEVATION THAN THIS PLAN.

- DETAILS REQUIRED OF ALL NEW PARTITIONS
- ARCH / OPENING.
- PARTITION BETWEEN LIVING ROOM / BATHROOM NEW OR MAKE GOOD.
- DOOR DETAILS - TYPE OF DOOR, FRAMES ARCHITRAVES. -
- DETAILS OF NEW OPENINGS THROUGH ONE OF MAIN STRUCTURAL BRICK WALL.
- BLOCKING UP / INFILL BETWEEN BEDROOM AND ESTATE STAFF ROOM (SOUTH)
- STAIRCASE CONSTRUCTION DETAILS.

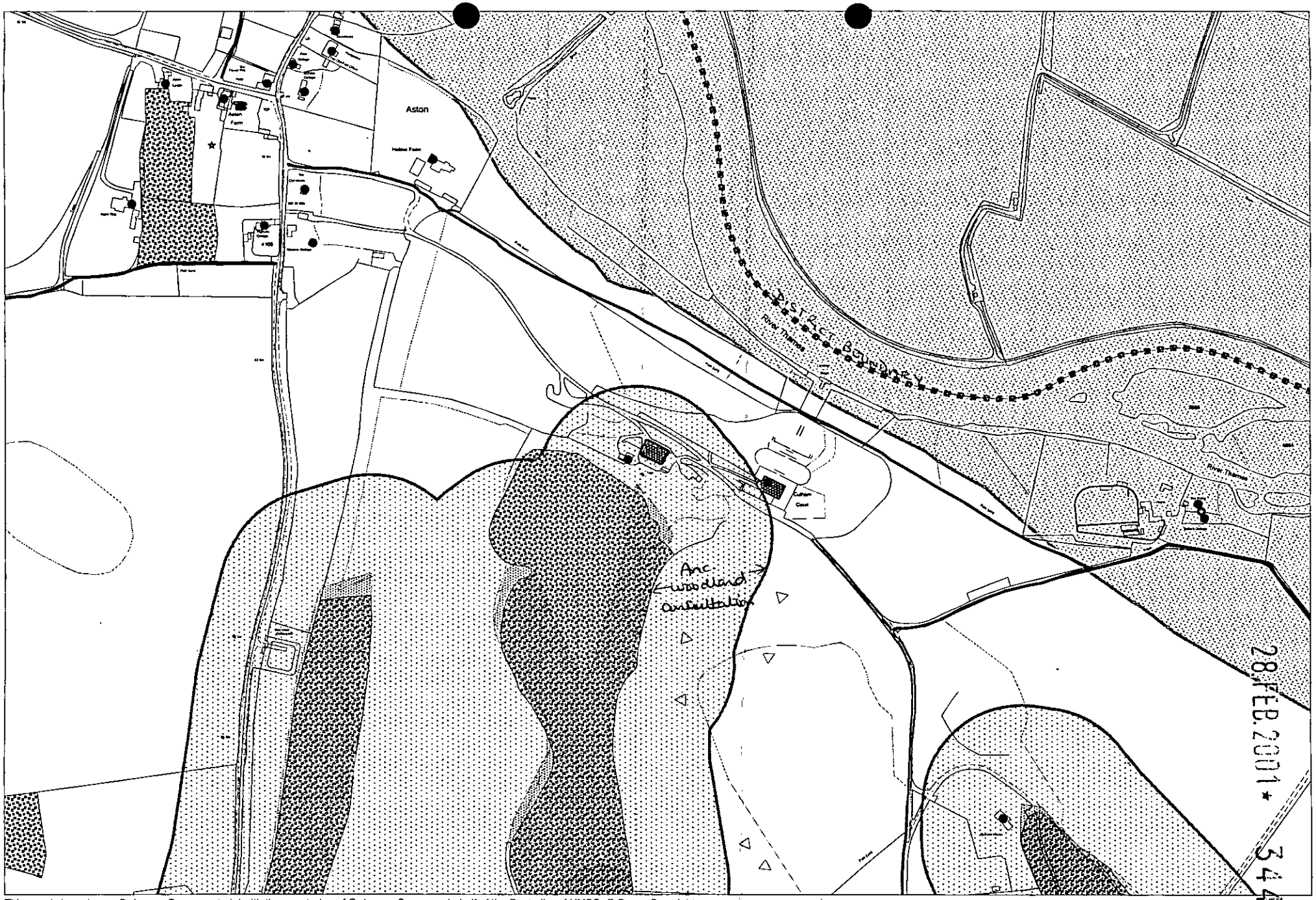
ELEVATIONS (PROPOSED) DRG NO. SBO 23.

QUESTION REMOVAL OF CHIMNEY STACK (NOT VICTORIAN CHIMNEY TO BOILER HOUSE)

- NEW DORMER WINDOW DETAILS REQUIRED.
- NEW DOOR (SOUTH EAST ELEVATION)
- NEW DOOR (NORTH EAST ELEVATION)
- QUESTION DESIGN OF NEW CASEMENT WINDOW TO STAIRCASE. (NORTH EAST ELEVATION) — SIMILAR WIDTH OPENINGS ON SOUTH EAST ELEVATION.

DESIGN STATEMENT

- REVISIONS ~~to finishes~~ outlined. — Details required of new outline + joints etc.
- VELUX roof lights noted in Statement where are they located, size, how many.
- Roof vents should be 'designed-out' wherever possible in this type of restoration project. This could influence how insulation is introduced into roof structure. Details required.



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Development Control Section, Environmental Services, Wokingham District Council.

16 February 2001

Scale: 1 : 5000

N W E S

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 12 April 2001

Location:	Culham Court, Remenham Hill, Remenham
Proposal:	Proposed renovation of stable/garage block with staff accommodation on first floor.
Application Number:	LB/2001/3449

In response to your consultation dated 6 March 2001 for the above application, the landscape comments are as follows:

I have no comments to make on the proposals as they will not have an impact on the wider landscape in which the site is located.

Catherine Brimble

Catherine Brimble
Landscape Architect

Department for Culture, Media and Sport
Buildings Monuments and Sites

2-4 Cockspur Street
London SW1Y 5DH
www.culture.gov.uk

Tel 0171 211 2144
Fax 0171 211 2006

PLANNING SERVICES | HPT
PCL | TLS
DC | ENF
APP |
CS |
06 MAY 1999
COPIES TO: | ACK:
FILE: Your ref: HS/TAB

Mr H Sanders
Conservation Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham, RG40 1WR

Our ref: HD/5131/SL438

4 May 1999

Dear Mr Sanders

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST
STABLE BLOCK/COACH HOUSE, WALLED GARDEN, THE BOTHY AND BUTLERS COTTAGE NOT LISTED
AT CULHAM COURT, WARGRAVE

I refer to your letter of 11 March, in which you asked the Secretary of State to consider the above buildings for statutory listing.

As you know, we sought the advice of English Heritage, and it has recommended that the **Stables and Coach House, the Former Kitchen Garden Walls and The Bothy at Culham Court**, possess sufficient architectural or historic interest to merit addition to the statutory list. You will be pleased to know, therefore, that the Secretary of State has decided to accept its advice and this buildings were listed on 4 May 1999 in Grade II. I enclose a copy of the list entry.

Butlers Cottage has also been assessed for listing but in English Heritage's opinion, although this small painted brick house of 1897 appears to be complete, it is not architecturally distinguished for a building of the Victorian period, to qualify for listing.

Having carefully considered all the evidence, the Secretary of State has decided to accept English Heritage's advice and will not, therefore, be listing Butlers Cottage at Culham Court in Wargrave.

Yours sincerely

PETER WILLIAMS
Listing Branch

SCHEDULE

The following buildings shall be added to the list;

SU 78 SE	WARGRAVE	CULHAM
1/10006		Stables and Coach House at Culham Court
GV		II

Stables and coach house to country house. Circa late C18. Painted red brick. Clay plain tile hipped roof. Rectangular plan with coach houses on the south side. Single storey and loft. 7-bay south front with round-headed coach house doorways with imposts and sliding door, the left two blind. The brick impost moulding continues around the other elevations of the building, where there are Diocletian windows above the impost. Tall segmental-headed sash window with glazing bars at centre of east side. The north elevation is recessed at centre and has a later chimney stack in the left angle. Gabled dormers. The roof over the west range is missing. INTERIOR: Cast-iron loose-boxes in west range.

SU 78 SE	WARGRAVE	CULHAM
1/10007		Former kitchen garden walls at Culham Court
GV		II

Kitchen garden walls. Circa late C18 or early C19, extended later C19. Red brick and flint. D-shaped on plan with curved wall on north side and doorways with 3-centred rubbed brick arches. Extended on south side by lower brick and flint walls enclosing a narrow garden extension. On the east side there is a later C19 gardener's cottage [not included].

SU 78 SE	WARGRAVE	CULHAM
1/10008		The Bothy at Culham Court
GV		II

Bothy. Circa late C18; possibly with earlier origins; extended C20. Roughcast timber frame. Clay plain tile roof with gabled ends. Rendered brick axial stack with two old clay pots. PLAN: 2-room plan with central axial stack with back-to-back fireplaces, the right-hand [W] room is smaller; porch at centre of the front and wing at rear extended in C20. Gothic style. EXTERIOR: 2 storeys. Symmetrical 3-bay north front facing River Thames, with central gabled projection with pointed arch doorway with plank door, and blind window above.

SCHEDULE

The flanking ground floor windows are C18 ogee-headed 2-light casements, with C18 quatrefoil windows above on first floor, all with leaded panes; similar windows in left [E] gable end. Small 2-storey rear [N] wing at centre, extended in C20. INTERIOR: Simple unaltered interior with exposed framing and joinery.

Dated; 4 May 1999

Signed by authority of the Secretary of State

T A Ellingford

T A ELLINGFORD
Department for Culture, Media and Sport

SU 78 SE

1/35

1.8.52

~~WARGRAVE~~

NOW REMENHAM

CULHAM

Culham Court

II*

Large country house in landscaped park overlooking River Thames. 1771, built for Robert Mitchell. Brick, stone string over plinth, stone string at ground floor cill level, moulded and bracketted cornice, brick parpaet with stone coping, mansard slate roof dormers and several chimneys. 2 storeys attics and basement. Entrance front:5 bays of which the centre 3 project slightly with pediment, and bull's eye window in tympanum. Sash windows 3 panes high on first floor, 4 panes high on ground floor, except the right hand upper in projection which is 5 panes high; half glazed central door in stone Tuscan Palladian surround, approached by 5 moulded stone steps flanked by dwarf walls with stone coping and stone blocks as stops. North-west and south-east:fronts have 5 bays each, the north west has 3 dormer windows. River front: 5 bays similar to south west front except for windows which have stone architraves, the outer ground floor windows have cornice and pediment: the 3 centre ground floor windows are tall, the outer 5 panes high with cornice, the centre a French casement with cornice and pediment. Interior: is coeval except for some fireplaces. The saloon in centre of north east front has an enriched plaster ceiling, the dining room has a wrought iron scroll balustrade with moulded mahogany handrail. The first floor corridor is divided into squares by slender pilasters supporting flat quadripartite vaulting. George III with the queen and princesses visited house in 1804. V.C.H. Vo.III. p.192.

CB/2000/3449

dcms

SCHEDULE

The following buildings shall be added to the list;

SU 78 SE	**WARGRAVE**	**CULHAM**
1/10006		**Stables and Coach House Culham Court**
GV		**II**

Stables and coach house to country house. Circa late C18. Painted red brick. Clay plain tile hipped r Rectangular plan with coach houses on the south side. Single storey and loft. 7-bay south front v round-headed coach house doorways with imposts and sliding door, the left two blind. The brick imp moulding continues around the other elevations of the building, where there are Diocletian wind above the impost. Tall segmental-headed sash window with glazing bars at centre of east side. The n elevation is recessed at centre and has a later chimney stack in the left angle. Gabled dormers. The over the west range is missing. INTERIOR: Cast-iron loose-boxes in west range.

WRONG LISTING DESCRIPTION
WITH THIS APPLICATION
THIS IS CORRECT COPY
Howard.
04.04.01

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 06 March 2001

Application Number: LB/2001/3449

Proposal: Proposed renovation of stable/garage block with staff accommodation on first floor.

Parish: REMENHAM PARISH

Site Address:
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs Nicoll C/O Robin Moore Ede & Associates.

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

✓ below as applicable;

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

Same plans for both applications

Comments as per app no. 3450.

Signed: _____ **Print name:** Adam Coggins 12/3/01

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/3449
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: LB/2001/3449

Proposal:
Proposed renovation of stable/garage block with staff accommodation on first floor.

Location:
Culham Court, Remenham Hill, 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: LB/2001/3449

Proposal:
Proposed renovation of stable/garage block with staff accommodation on first floor.

Location:
Culham Court Remenham Hill Remenham Henley-On-Thames

This application is being advertised in the Henley Standard newspaper on the 26/04/2001 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **17/05/2001**. 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 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: 26/04/2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) 3 x PRE-APPS (*) ATTACHED

Valid 6/8

Start date: ~~14 FEB 2001~~ 28 FEB 2001	Map No. ..... Site 2-03
Officer: MD. Application No. LB/2001/3449	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(LB) PROPOSED RENOVATION OF STABLE / GARAGE BLOCK WITH STAFF ACCOMMODATION ON FIRST FLOOR

Location: STABLES, CULHAM COURT, REMENHAM HILL

Parish: REMENHAM Ward: Remenham 6.3.01 B.

Applicant: MR / MRS NICOLL

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red		20/2	28 FEB 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	as for full app.		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 (2*)

Advertisement Required Listed Building

Date Site Notice Sent : 6.3.01 ✓ 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 ✓ .....
- River Thames Society ✓
- National Trust ✓
- English Heritage ✓

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 .....
The Victorian Society
Ancient Monuments Society .....
Soc. for Prot. of Ancient Bdgs
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
..... 3x pre-apps attached

NEIGHBOURS:

..... S/N only .....

28 FEB. 2001 - 3449

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

Mrs C Hurst
Planning Department
Wokingham District Council
P O Box 157 (Council Offices)
Shute End
Wokingham
Berks. RG11 1WR.

28 FEB 2001

MC/FC/496/011

26 February 2001

Dear Mrs Hurst,

Re Planning and Listed Building Applications, Stable Block, Culham Court, Henley RG9 3DL.

I refer to your letter of the 20th February, and the numbered items as circled by you. I am enclosing drawings as listed below.

4) 11 copies of the revised location plan marked up as required, scale 1:2500.

5) 11 copies of the block plan at 1:500, drawing number 496/016.

11) There is no second floor. Please refer to the sections on drawing 496/SO22. The ceilings to the main first floor rooms are at high level (at purlins.) This is to reveal the main roof trusses, which are a feature of the building. The dormers are also at high level and let light in to the rooms below. Harold Sanders knows about these features.

12) 11 copies of revised drawing 496/SB001A with the South East elevation corrected to show the window to the gardener's room.

I trust this will enable you to process the application, but please let me know if you require anything further.

Yours sincerely

Martin Crowley

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

FEB 2001 3449

ROBIN MOORE EDE & ASSOCIATES

CULHAM COURT
HENLEY ON THAMES

DESIGN STATEMENT

GENERALLY:

The Stable Block at Culham Court has been allowed to fall into a state of advanced disrepair. The enclosed drawings show how the owners, Mr & Mrs Nicoll, propose to repair and refurbish the building. The following should be noted:

1. **First Floor Level:**
   We propose to lower the first floor to reveal the reconstructed trusses within these attic rooms.

2. The existing later dormer (on the South West Elevation) is to be taken down and replaced with a lead clad timber dormer of a design more appropriate to the original building, with another identical lead clad dormer at the other end to balance the symmetrical composition.

3. The red brick boiler house extension and chimney are to be removed with the existing Diocletian windows refurbished and reinstated. The ground level windows - one of which will be in a new section of external wall to replace the opening, left after demolishing the extension - would be reinstated to align with the windows above. The cellar is to be filled in. A new casement window will be installed in the existing loft access.

4. Two new staircases are installed within the building envelope to access the first floor rooms.

5. The stable stalls will be restored and floor finishes retained where appropriate.

6. The roof will be reconstructed to match the original, but without the central flat roof and reinstating the central valley. Trusses, comprising cross beams with props to purlins, will be formed using existing timbers where possible.

   Ceilings will be taken to purlin level to allow the trusses to be visible. The re-instated central valley roofs will have Velux rooflights fitted. These should use the conservation type, but they will not be visible from the surrounding grounds. Clay plain tiling will be used to match the existing, on rafters, and insulated and ventilated to current standards with half round ridge tiles with discreet and unobtrusive vents.

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

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

LISTED BUILDING CONSENT APPLICATION

28. FEB 1949

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *The applicant I am 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. *The applicant I have has given the requisite notice to the following persons other than *~~the applicant~~ myself 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. *The applicant I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. *~~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:

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(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)

Signed ROBIN MOORE ERS & ASSOCIATES

*On behalf of Mr & Mrs P. NICHOLL

Date 8/2/01

* Delete where inappropriate

1933

3

ADDRESS CULHAM COURT LOWER CULHAM PARISH DEMENHAM 1.4.86

PLOT No ORD. SHEET No. SU.7883 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LB/2000/2332	Mr & Mrs Nicol	Ex alt, safety grills to lightwells around perim. of tise (Retro)	19.01.01	AP

MINISTRY DECISION

SPECIAL ORDERS

1

ADDRESS CULHAM COURT Lower Culham PARISH ~~WARGRAVE~~ REMENHAM

PLOT No. ~~Remenham Hill~~ Aston Lane. ORD. SHEET No SU 7883 NT. 6.

BUILDER LISTED

Plan No. 304/69	Applicant	Description of Development	Date of Decision	Decision
R/218/61	Mr. M. Behrens	Pavilion & Swimming Pool	2.11.61	N/A APP
R/74/68	" "	Alterations to Basement + Fireplace	14.3.68	APP RE
R/215/68	" "	" "	13.6.68	N/A 30.6.6 TP.
R/168/69	Mr. M. Behrens.	Alterations	12.6.69.	N/A 30.6.
PD/212/69.	Mr. M. Behrens.	Garages to 2 Restaurants Parker Cars.	12.6.69.	APP N/A
669/71	Mr. & Mrs. M. Behrens.	Conv. used Dilapidated Lamp Room for	8.7.71	N/A 31.7.7 TP.
05012	" " "	Partial Cooking of hams	8.5.76	N/A C/A
28490	MR. R. STOKES	STABLE BLOCK TO HUNTER CLASS	23.11.87	REF
28491	—	"	30987	C/A
30834/6	MRS. C. LAMBERT	"	STABLES 6788	C/A
36918	MR. M. BRADBROOK	" " TO RKS	1.2.91	C/A
FP95/3429	MR & MRS J. BEHRENS	S/ST. HI-INT. ALTS.	20.4.95	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 36918 - REMOVAL PD RIGHTS.

98/67913/LA	Mr. & Mrs. P. Nicholls	Refurb with Int Alts +	21.5.99	C/
98/67914/F	Mr. & Mrs. Nicholls	Refurb. incl int. alts ↓ Dem. Victorian coal cellars & reinstate courtyard	6.5.99	C/A

1933

2

ADDRESS CULHAM COURT, LOWER CULHAM PARISH REMENHAM 1.4.8

~~OFF REMENHAM HILL~~ Aston Lane.

PLOT No. ORD. SHEET No. SU 7883 6

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decisior
FP99/8374	Mr. & Mrs. Paddy Nicoll	Refurb. of listed house	18.3.99	APP
99/70839/LA	Mr & Mrs P Nicolls	Alterations to Swim Pool	27.1.00	C/
99/70842/F	"	& Plant Room	27.1.00	C/
C/67914/03	"	D.C.C. - Appl of Plan for removal of Fountain	17.1.00	RE
C/67913/08	"	D. to C. Appl of Proposals for Testing soil from coal cellar	29.2.00	AI
C/67914/12	"	D. to C. - Appl of Proposals for Testing soil from coal cellar	29.2.00	AI
C/2000/1278	"	D. to C. - 3 of 67914 for Appl of revised position of statue	18.5.00	AI
F/2000/1540	"	Erect gate piers, gate & fence to boundary	30.08.00	C/
LB/2000/1544	"	" " " " "	" 30.08.00	C/

MINISTRY DECISION

SPECIAL ORDERS AD Eng - LB Cons. - 13/6/00

28.FEB.2001* 3449

1871/A

WOKINGHAM DISTRICT COUNCIL Application No.

TOWN AND COUNTRY PLANNING ACT 1990

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

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME: MR + MRS NICOLL
   ADDRESS: CULHAM COURT HENLEY ON THAMES
   POST CODE: RG9 3DL.
   PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: ROBIN MOORE EDE
   ADDRESS: 46 ALBEMARLE STREET LONDON
   POST CODE: W1S 4JN
   PHONE:

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: STABLES CULHAM COURT

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

   (c) What is the existing use of the building, if vacant, state this together with last use of the building.
   BUILDING USE: STABLES/GARAGING; UNUSED AT PRESENT

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

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

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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.
   REPAIR AND REFURBISHMENT (INCLUDING SOME DEMOLITION) OF EXISTING BUILDING.

---

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

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

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

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

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

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

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

(a)	What is the cubic content of the building as originally listed?	1803 m³ approx.
(b)	What is the cubic content of the part to be removed?	50 m³ approx.
(c)	What was the date (approx.) of the erection of the section to be removed?	NOT KNOWN, EARLY 20th CENTURY LATER ADDITIONS.

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

No.

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

Signed ROBIN MOORE-EDE & ASSOCIATES on behalf of Mr & Mrs P. NICHOLL

Date 8/2/01

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

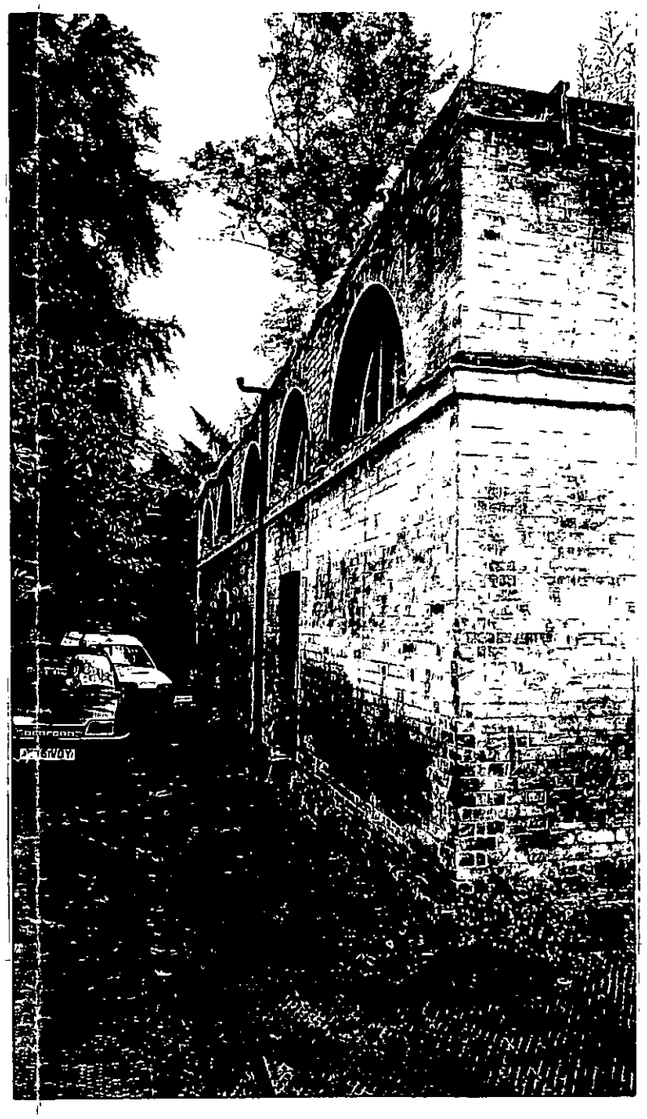
DATE PROTECTION ACT 1984

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

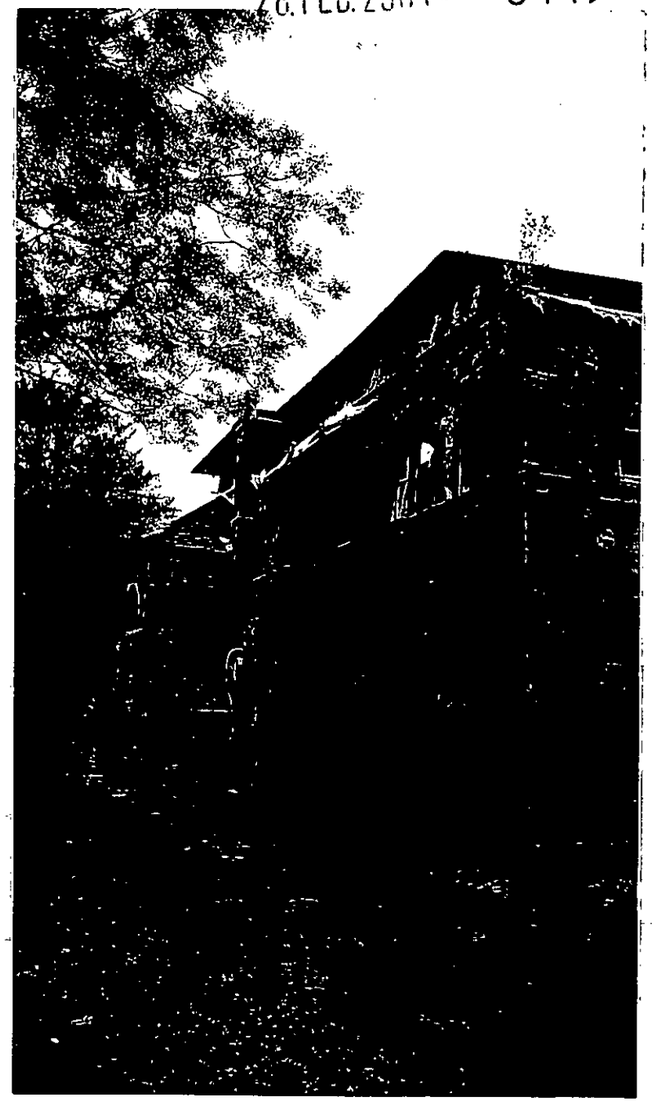
28.FEB.2001* 3449



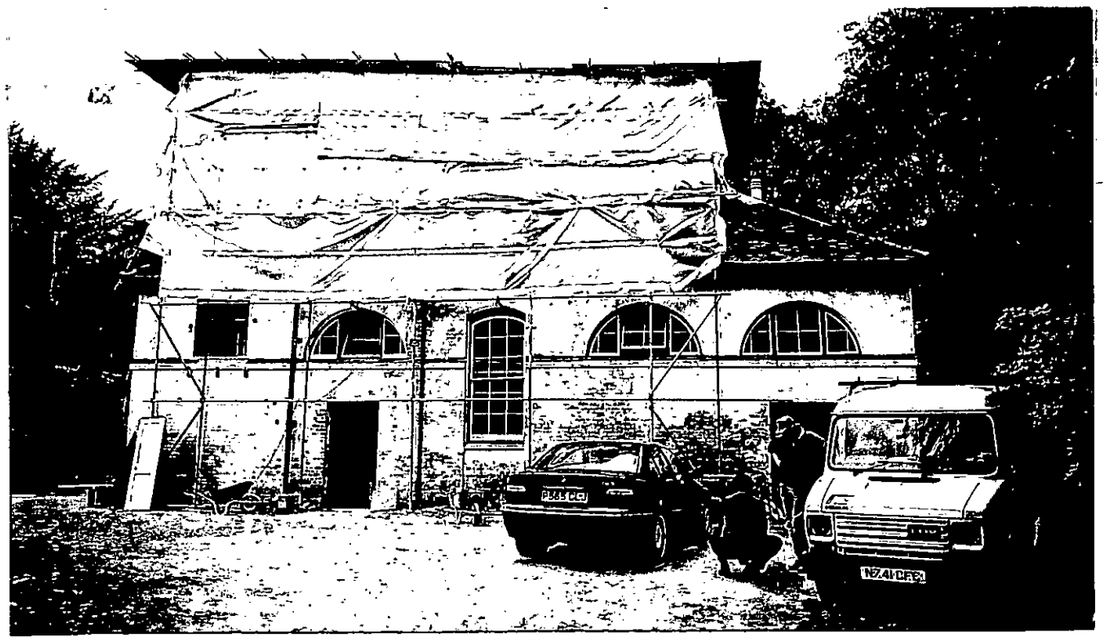
South West Elevation



Oblique View of North West Elevation



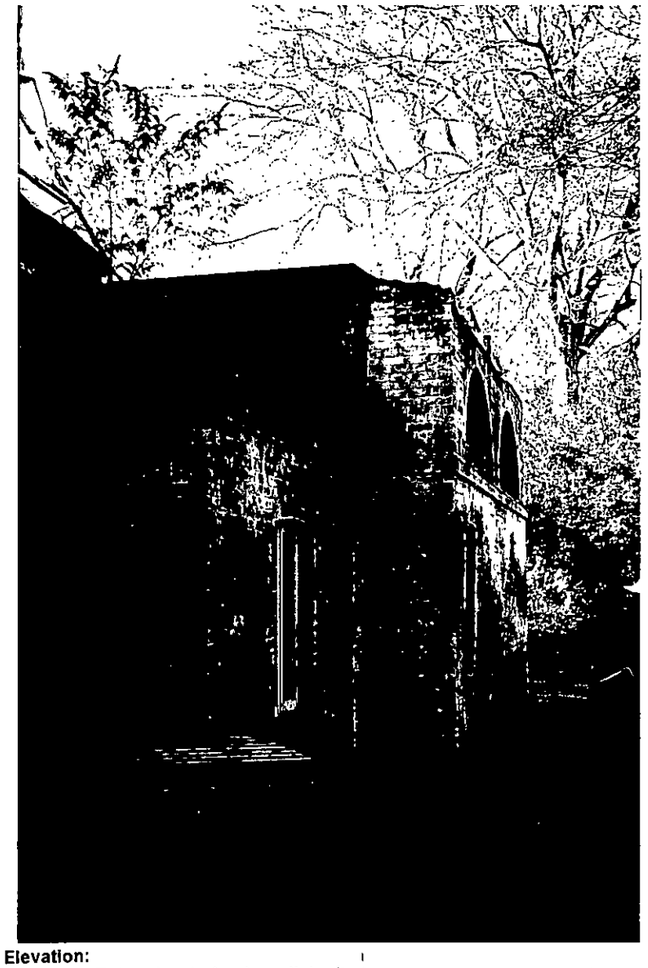
Oblique View of North East Elevation



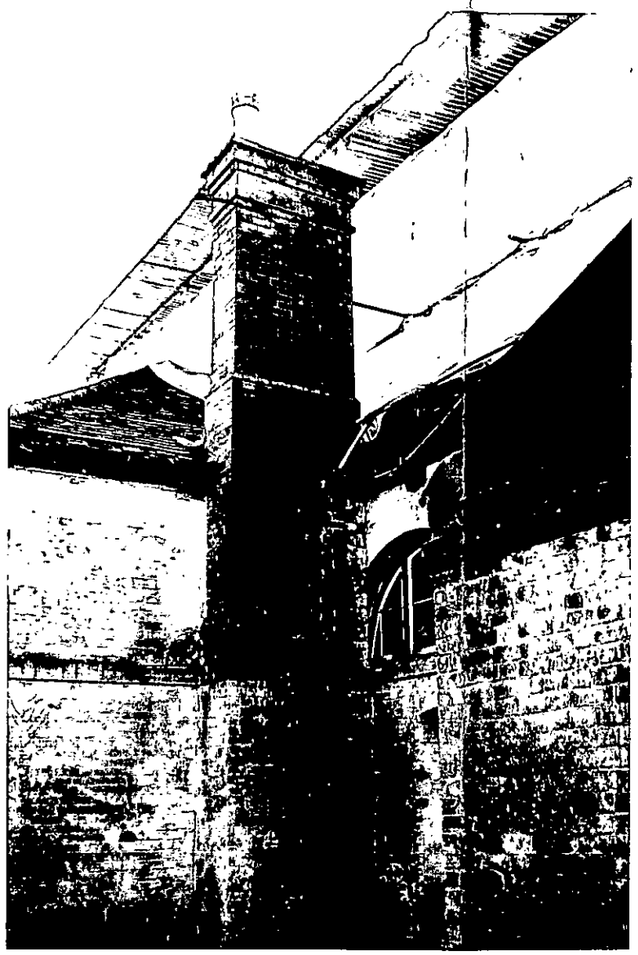
South East Elevation

STABLE BUILDING
CULHAM COURT

REFERENCE PHOTOS



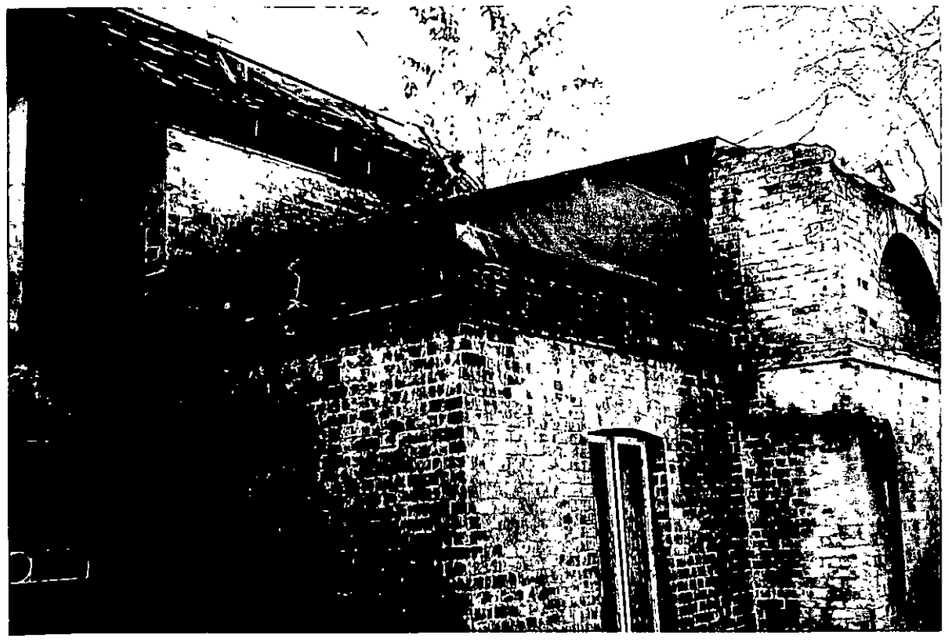
NE Elevation:
Single Storey Extension to be demolished



NE Elevation:
Chimney to be demolished



Stables:
Stalls to be refurbished



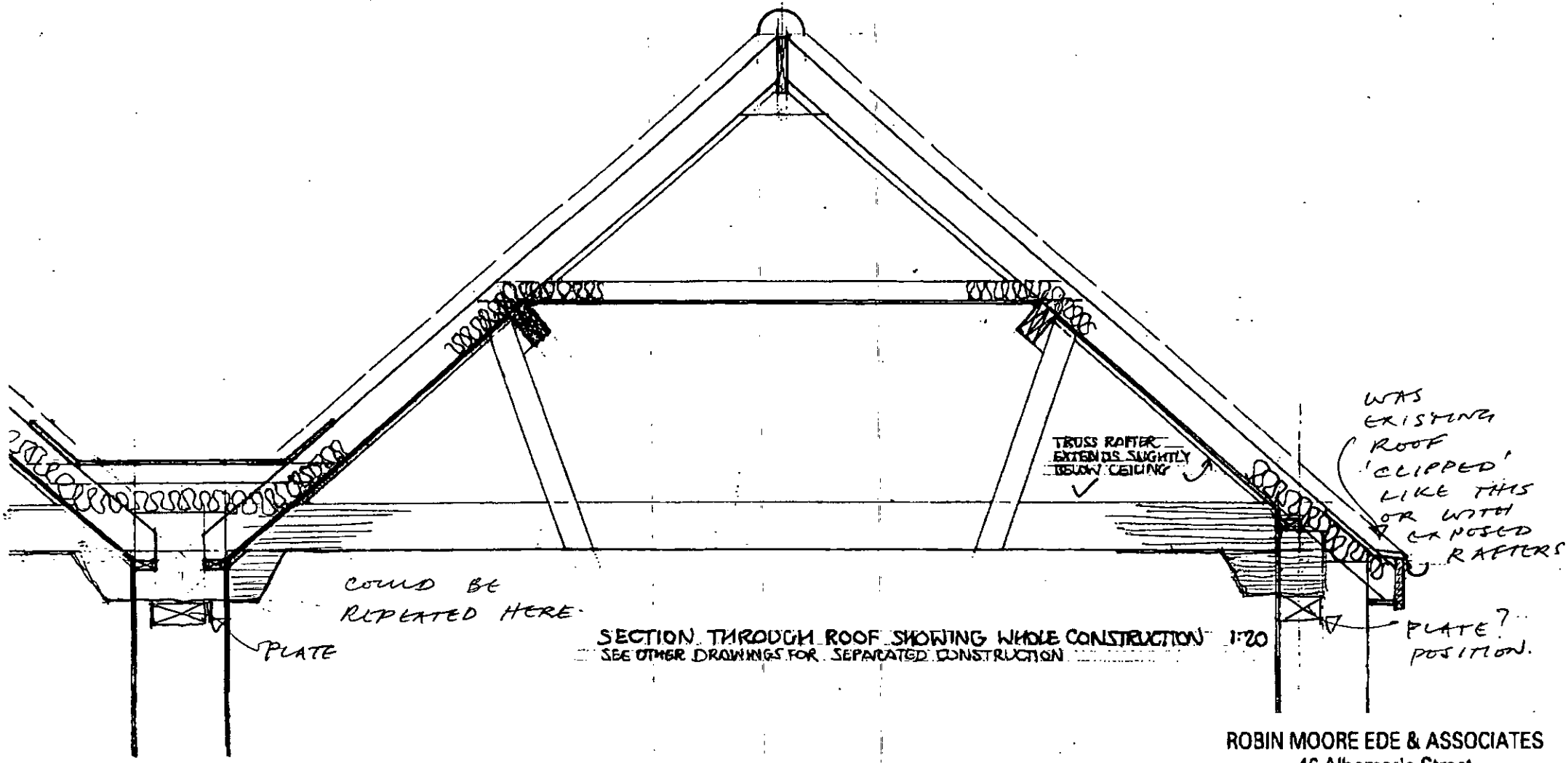
NE Elevation:
Single Storey extension to be demolished.



NW Gable Ends

STABLE BUILDING
CULHAM COURT

REFERENCE PHOTOS



SECTION THROUGH ROOF SHOWING WHOLE CONSTRUCTION 1:20
SEE OTHER DRAWINGS FOR SEPARATED CONSTRUCTION

ROBIN MOORE EDE & ASSOCIATES
46 Albemarle Street
London W1S 4JN
Telephone: 020 7629 6910
Facsimile: 020 7409 1742
E mail: rme@centrenet.co.uk

* * * COMMUNICATION RESULT REPORT (4.JUL.2001 17:25) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
214	MEMORY TX		902074091742	OK	P. 2/2

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

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE
tel: 020 7629 6910 fax: 020 7409 1742 email: rme@centrenet.co.uk

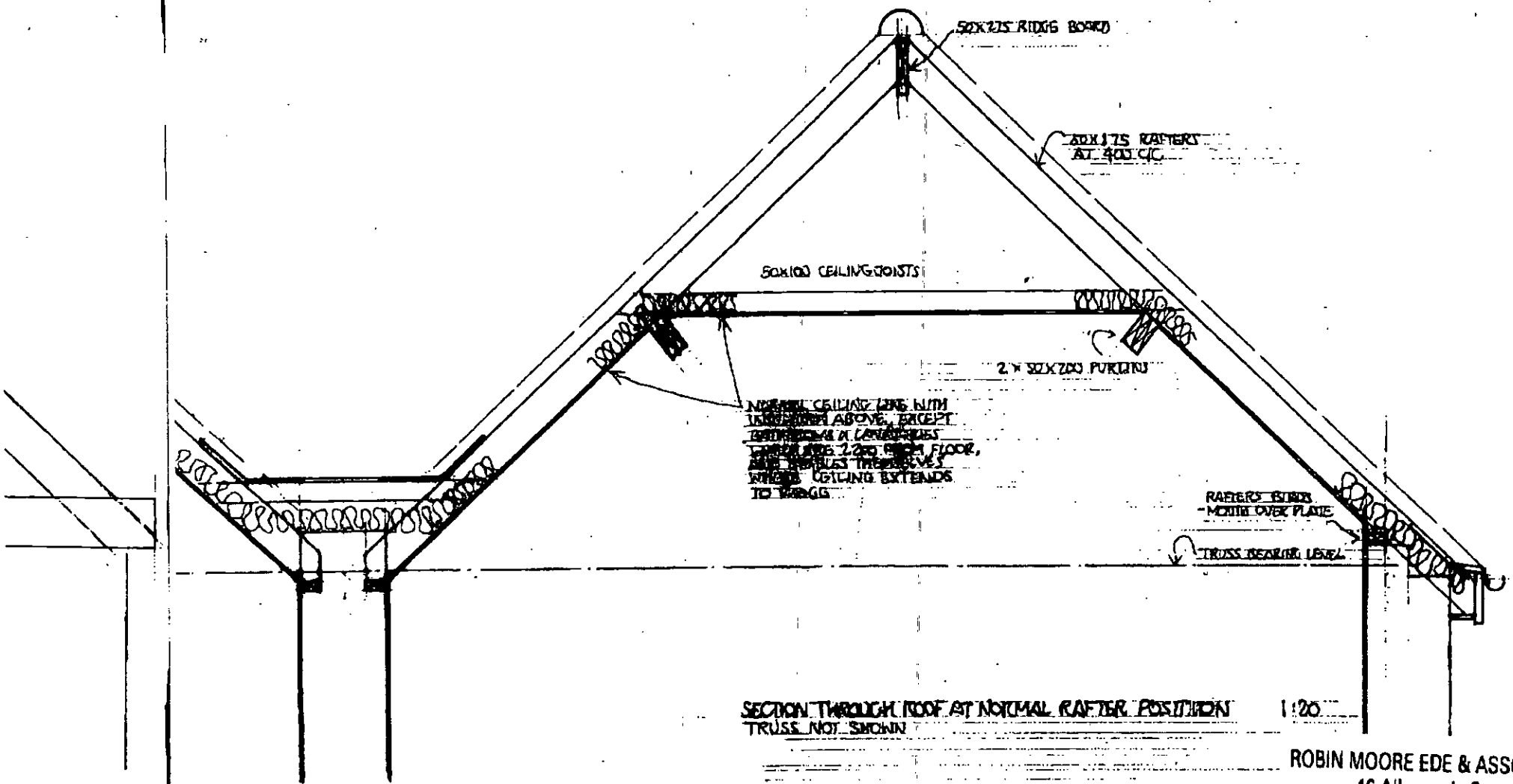
Facsimile Transmission

To:	HAROLD SANDERS	From:	MARTIN CROWLEY
Company:	WOKINGHAM PLANNING	Date:	2/7/01
Fax No:	0118 9746484	Job Ref:	526
Subject:	CULHAM COURT STABLES, REMENHAM		

WE NOW HAVE INSTRUCTIONS TO PROCEED WITH WORKING DRAWINGS AND I SHALL BE DISCUSSING MY FIRST IDEAS ON THE ROOF RE-CONSTRUCTION WITH THE ENGINEERS ON THURSDAY.
HOWEVER I WOULD BE GRATEFUL FOR A REACTION FROM YOU REGARDING THE ATTACHED SKETCHES — THEY ARE MORE OF AN INTERPRETATION OF WHAT IS LEFT OF THE ORIGINAL, RATHER THAN AN EXACT RE CONSTRUCTION (MUCH OF WHICH WOULD GUESSWORK ANYWAY)

Regards
Martin Crowley

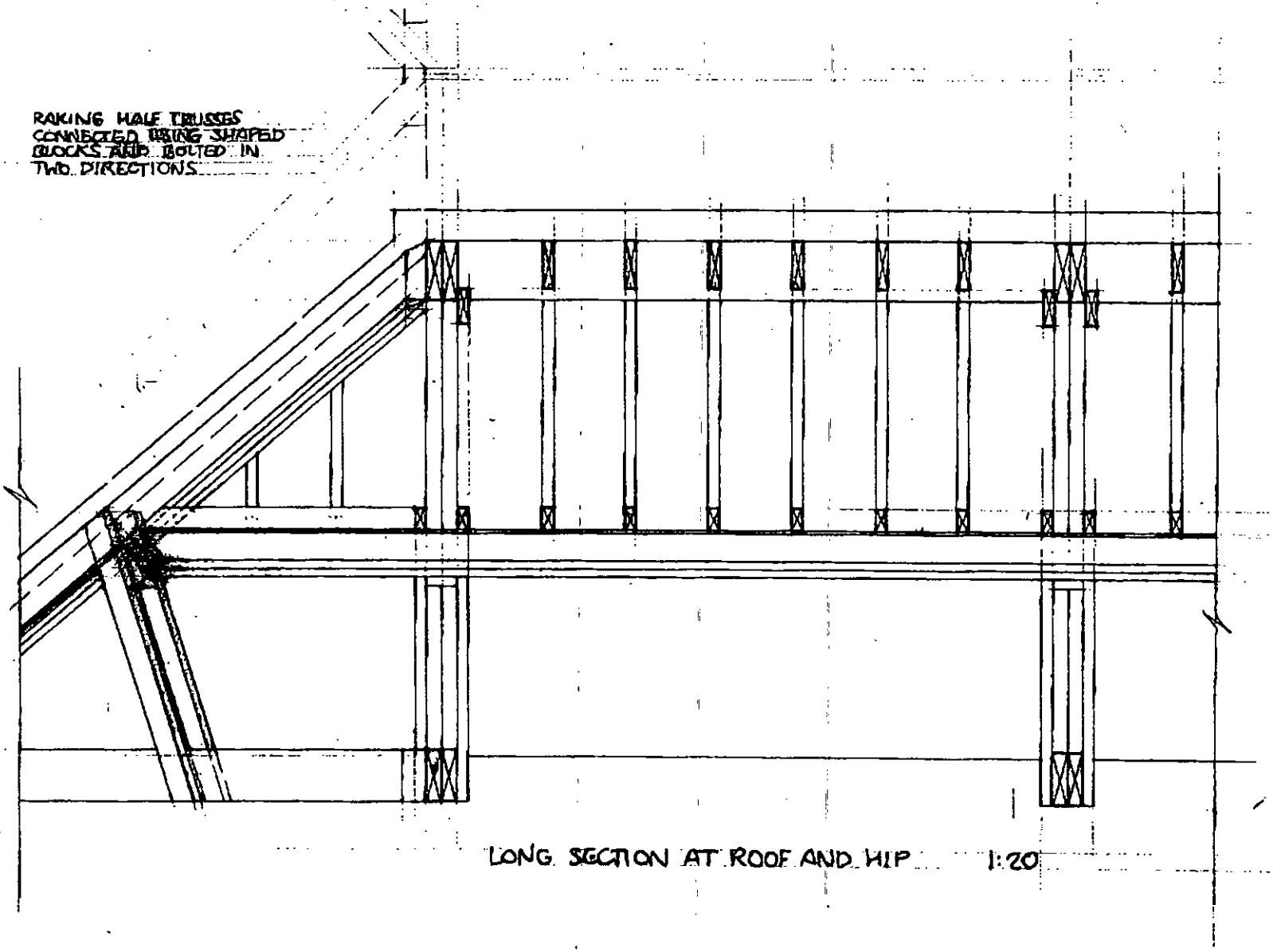
THIS TRANSMISSION CONSISTS OF 5 PAGE (S) INCLUDING THIS SHEET.
PLEASE CONTACT THE SENDER IMMEDIATELLY IF YOU RECEIVE IT IMCOMPLETE.



SECTION THROUGH ROOF AT NORMAL RAFTER POSITION 1:20
TRUSS NOT SHOWN

ROBIN MOORE EDE & ASSOCIATES
46 Albemarle Street
London W1S 4JN
Telephone: 020 7629 6910
Facsimile: 020 7409 1742
E mail: rme@centrenet.co.uk

02-JUL-2001 12:21 FROM ROBIN MOORE EDE TO 01189746484 P.03



LONG SECTION AT ROOF AND HIP 1:20

ROBIN MOORE EDE & ASSOCIATES
46 Albemarle Street
London W1S 4JN
Telephone: 020 7629 6910
Facsimile: 020 7409 1742
E mail: rme@centrenet.co.uk

02-JUL-2001 12:21 FROM ROBIN MOORE EDE TO 01189746484 P.04
TOTAL P.04

28.FEB.2001 5449

