YSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247

APPLICATION NO:
F/2001/3450

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

(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: F/2001/3450

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

Condition
2. The residential accommodation and offices hereby permitted shall not be occupied at any time other than as accommodation for staff associated with Culham Court estate.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level.

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

Reason
2. The building is within an area where such uses would not normally be permitted and permission is only granted in this instance in the interests of the restoration of a listed building.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To prevent pollution of groundwater.

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.

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
(Contact Andrea Szabaados on 01276 45 4373 for details).

John Mitchell
Development Control Manager
Date: 24/05/2001

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. HS/PP/F/2001/3450

Mr M Crowley
Robin Moore Ede & Associates
46 Albemarle Street
LONDON
W15 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 Sirs

CULHAM COURT, REMENHAM HILL, REMENHAM, HENLEY-ON-THAMES
PLANNING APPLICATION NO. F/2001/3450

Having now resolved and discharged the outstanding conditions to the Listed Building application I have also checked the conditions (1-5) of the Planning Consent dated 18.06.02.

All are 'standard' conditions 'to be observed' and no information is outstanding to discharge them.

This note is just confirmation that work covered by the Planning and Listed Building applications can commence as programmed.

We thank you for your patience and help in resolving the outstanding matters.

Yours faithfully

HAROLD SANDERS
Conservation Architect

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

DC	
APP	
CS	
11 JUN 2001	RME/FM/526/01
COPIES TO:	ACK:
	FILE: F/2001/3450

7 June 2001

Harold Sanders ARIBA
Planning Department:Conservation
Wokingham District Council
P O Box 157 (Council Offices)
Shute End
Wokingham
Berks. RG11 1WR.

Dear Harold,

Re: Culham Court Stables. Application Number: F/2001/3450

This is just to acknowledge your Approval documents for the Stables, together with the attached Conditions.

When and if this goes ahead, we will of course issue the usual notices and we look forward to seeing you watching it emerge in due course!

Best wishes and many thanks,

Yours sincerely

Robin Moore Ede.

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*

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3450

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 - ACCEPTABLE IN PRINCIPLE.
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 WORKS AND PROPOSED USE ON THE CHARACTER AND AMENITY OF THE GREEN BELT, ASLI, ASC, RIVER THAMES AND ON THE LISTED BUILDINGS.

Application Number: F/2001/3450

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 planning permission should be granted.

Recommendation: **Approval** ✓ **~~Refusal~~**

Application Number F/2001/3450

Conditions/Reasons

No	Std Con	Std Reas	Non Std Condition/Reason
1	C001	R001	
2	-	-	The residential accommodation and offices hereby permitted shall not be occupied at any time other than as accommodation for staff associated with Culham Court estate. Reason: The building is within an area where such uses would not normally be permitted and permission is only granted in this instance in the interests of the restoration of a listed building.
3	C049	R049	-
4	C122	R122	
5.	-	-	No soakaways shall be constructed such that they penetrate the water table and they shall not in any event exceed 3 metres in depth below existing ground level. Reason: To prevent pollution of groundwater.

Informative for approvals

1. 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

2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *(Contact Andrea Szabaados on 01276 45 4373 for details).*

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: F/2001/3450

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 FOR CULHAM COURT. VACANT AND IN STATE OF DISREPAIR.

4. RELATIONSHIP TO ADJOINING PROPERTIES

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

5. SITE CONSTRAINTS

TREES NONE AFFECTED BY PROPOSED WORKS.

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

LEVELS

BOUNDARY TREATMENT

OTHERS











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

Tel: (0118) 974 6446

Date: **06 March 2001**

My ref: F/2001/3450

CONFIDENTIAL

Councillor 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/2001/3450
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 house holder application has been received

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

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3450**
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed renovation of stable/garage block with staff accommodation on first floor.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: (0118) 974 6446

Date: **06 March 2001**

My ref: F/2001/3450

CONFIDENTIAL

Councillor 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/2001/3450
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed renovation of stable/garage block with staff accommodation on first floor.

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If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3450**
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed renovation of stable/garage block with staff accommodation on first floor.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

Our ref: SP\2001\003347\001
Your ref: F/2001/3450

Date: 10th April 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Martin Durkan

PLANNING SERVICES	HPT 4226
POL	TLS
DC 19	ENF
APP	
CS	
12 APR 2001	
COPIES TO:	ACK:
	FILE:

Dear Sir

RENOVATION OF STABLE/GARAGE BLOCK
CULHAM COURT, REMENHAM HILL, REMENHAM

Thank you for your letter dated 6 March 2001 which was received on 9 March 2001. You are asked to quote the following reference in any correspondence: SU78SE/19/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

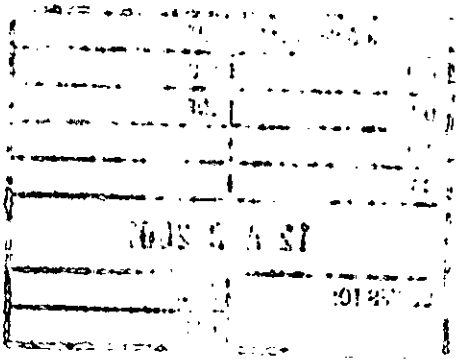
The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO APPLICANT

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301



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

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

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

No soakaways shall be constructed in contaminated ground, in order to prevent pollution of groundwater.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Robin Moore Ede & Associates, 46 Albemarle Street, London W1S 4JN

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

John Mitchell Esq
Development Control Manager
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 LB/2001/3449
Our ref GTP/SDB

PLANNING SERVICES	HPT 4.11.2
POL	TLS
DC MD	ENF
APT	
CS	
14 MAR 2001	
COPIES TO:	ACK:
	FILE:

12 March 2001

Dear Mr Mitchell

Application Number: LB/2001/3449.
Application Number: LB/2001/3450. F
Site Address: Culham Court, Remenham Hill, Remenham, Henley-on-Thames.
Proposal: Proposed renovation of stable/garage block with staff accommodation on first floor.

We have received two letters with attached applications in regard to the above matter, both with the reference Martin Durkan F/2001/3450 and dated 6th March 2001.

On close study of the paperwork attached to your letters, the WDC Application No. 3449 has attached to it form 1871/A, a Robin Moore Ede & Associates Design Statement and a sheet with SU78SE 1/35 1.8.52 typed at the top, whereas WDC Application No. 3450 has form 1769a attached to it. Both included a location map. The wording on both forms is very similar indeed. Could you please check your records/files and clarify **whether or not this is a simple doubling-up** and then let me know if indeed they are two separate applications **or** with which application number you wish The National Trust to proceed.

Yours sincerely

Phoned 20/03/01
M. Durkan

Sandie Brown
Secretary to Charles Pugh
Assistant Historic Buildings Representative.

cc: File

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

See Part One Plans.

8/3/01 AB

To:
Harold Sanders
Urban Design And Conservation Officer

From: Martin Durkan

Date: 06 March 2001

Application Number: F/2001/3450

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 ARE ACCEPTABLE TO ME.

SEE DETAILED COMMENTS ON LISTED BUILDING APPLICATION.

Harold Sanders.

02.04.01.

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:	F/2001/3450

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

HIGHWAYS CONSULTATION SHEET

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

Application Number: F/2001/3450

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).

C04, R04.
C22, R22.
C37 (INSERT: building), R37.
The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Martin Durkan, Development Control

My Ref: jpe/culham

Your Ref: F/2000/3450
LB/2001/3449

Date: 14 March 2001

PROPOSAL: RENOVATION OF STABLE/GARAGE BLOCK WITH ATAFF ACCOMMODATION ON FIRST FLOOR

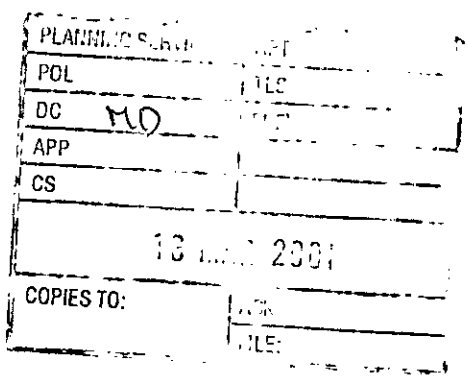
ADDRESS: CULHAM COURT, REMENHAM HILL, REMENHAM

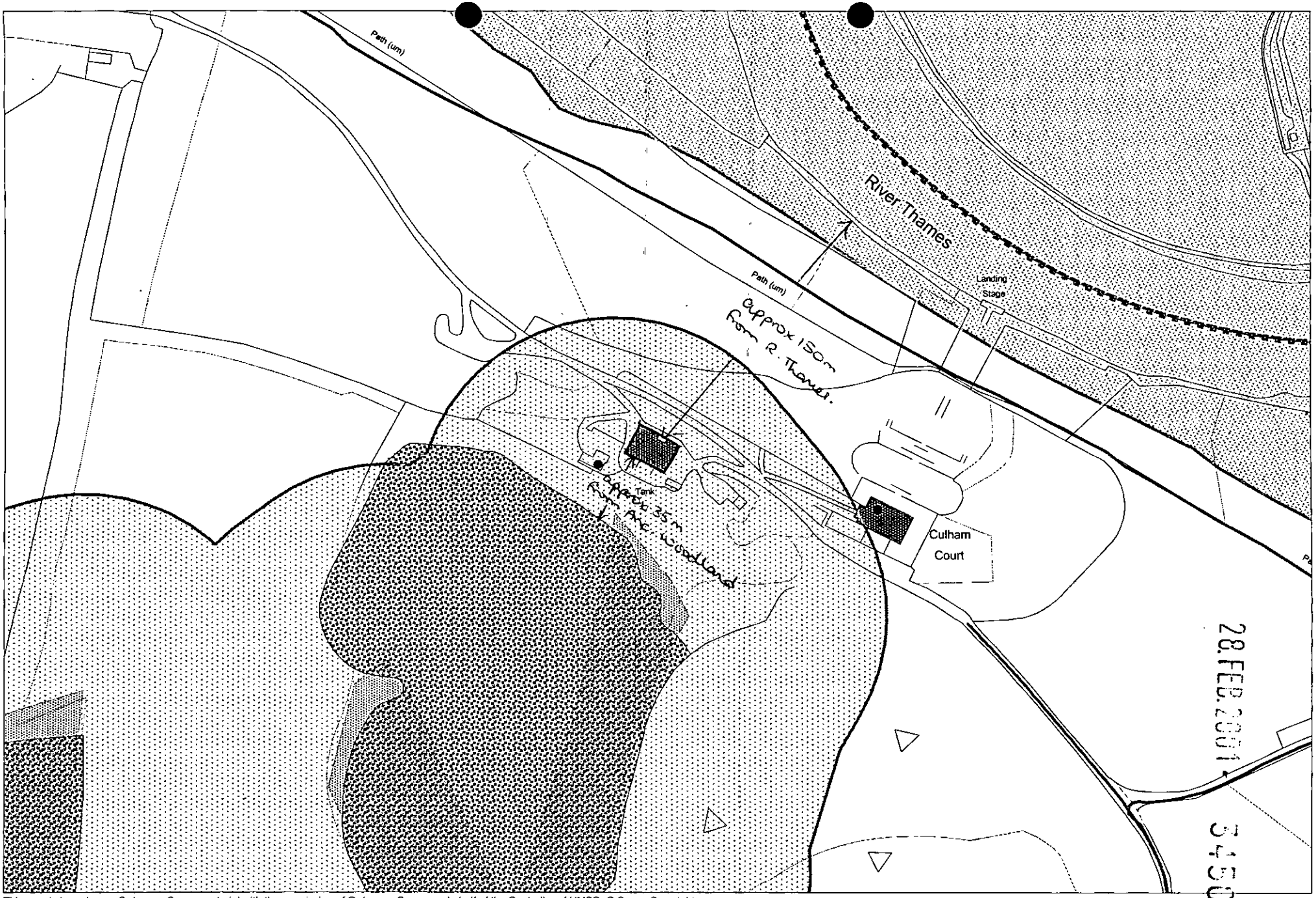
These proposals have been evaluated I have no environmental health objections to the proposal but I recommend that the applicants are made aware of the following information should the applicant be granted planning consent:

- This property may, when occupied, become a House in Multiple Occupation and would then need to comply with the relevant fire safety and fitness for occupation standards under current Housing Acts. The applicant is advised to contact Suzanne McLaughlin on 0118 9746355 for further information.

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.







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Development Control Section, Environmental Services, Wokingham District Council.

16 February 2001

Scale: 1 : 2500

N W E S

Received by Wokingham District Council

Application No: F/2001/3450

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3450
CASE OFFICER: Martin Durkan

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

01491.
575000.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~14 FEB 2001~~ 28 FEB 2001	Map No. 6/8 ..... Site 2.03 .....
Officer: MD	Application No. F/2001/3450
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) 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 TB.

Applicant: MR/MRS NICOLL

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (6) 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	Red line to incl access + parking?	20/2	28 FEB 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Not supplied.	20/2	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Ground floor window in Gardeners Room not shown & SE elevation	20/2	
6	Floor plans	2nd floor plan to show positions of new/replacement dormers??		
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 See LB app^s

Date Site Notice Sent : 6.3.01.... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
(Landscape) ✓.....
Trees .....
(Conservation Officer) ✓.....
(Environmental Health) Stables ✓.....
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) Stables ✓ .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. } See LB app^s
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Green Belt)

.....

.....

3 x pre-apps attached to listed application

NEIGHBOURS:

S/N only (all > 90m from boundaries)

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

28.FEB.2001 3450

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*

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

28.FEB.2001 * 3450

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

HK/AP/496/083

8 February 2001

Dear Mr Sanders

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

Please find enclosed the following documentation, which constitutes an application for permission under the Town & County Planning Act 1990. We also enclose an application for Listed Building Consent for the above works.

1. 6 copies of Planning Application Form duly completed including Section 66 Certificate.

2. 5 copies of Listed Building Consent Application Form, including accompanying certificate.

3. 11 copies of the following drawings:

Drawing No's:

Site location plan existing	496-5001
Ground floor plan existing	496-5011
Elevations – Section 5 existing	496-5012
Ground Floor Plan – proposed	496-5020
First Floor plan – proposed	496-5021
Sections – proposed	496-5022
Elevations – proposed	496-5023

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*

ROBIN MOORE EDE & ASSOCIATES

28 FEB 2001 3450

(Enclosed documentation cont.)

4. 6 copies of photographs for reference.

5. 6 copies of design statement.

6. Cheque for £95.00 being the application fee.
   It is not clear if a fee is required for this application: please return our cheque if a fee is not required.

Please contact us immediately if you require any further information.

Yours sincerely

Martin Crowley

c.c.: Mr & Mrs Paddy Nicoll

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

28.FEB.2001* 3450

1.	APPLICANT'S NAME	Mr + Mrs P Nicoll
	ADDRESS	CULHAM COURT
		HENLEY ON THAMES
	POST CODE	RG9 3DL PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN MOORE EDE & ASSOCIATES
	ADDRESS	46 ALBEMARLE STREET
		LONDON
	POST CODE	W1S 4JN PHONE 0207 629 6910
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	STABLES, ADJACENT TO CULHAM COURT
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		REPAIR AND MODIFICATIONS TO EXISTING LISTED BUILDING, INCLUDING SOME DEMOLITION
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AS COVERING LETTER

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

PREVIOUS USE: STABLES
EXISTING BUILDING VACANT AND IN STATE OF DISREPAIR.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES (NO)
If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES (NO)
If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOF TO BE REPAIRED WITH TIMBER STRUCTURE AND PLAIN CLAY TILES TO MATCH EXISTING. WALLS TO BE REPAIRED TO MATCH EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A - EXISTING ENCLOSURE TO BE RETAINED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system (YES) NO
If no, please give details

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

AS EXISTING.

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

NO, EXISTING BUILDING.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES (NO)
If YES, complete Part 2 of the form

EXISTING ANIMAL ACCOMMODATION STABLING & GARAGING.

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES (NO)
If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Matthew Chudley ROBIN MOORE GDE & 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 that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

28.FEB.2001 + 3490

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

CERTIFICATE A

I certify that:

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

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

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

● 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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

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 . . . ROBIN MOORE GDE & ASSOCIATES

On behalf of . . MR & MRS . . P. NICHOLL . . . . . .

Date . . . . . 8/2/01 . . . . . .

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

ROBIN MOORE EDE & ASSOCIATES

28.FEB.2001* 3450

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.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

CERTIFICATE A

28.FEB.2001* 3450

I certify that:

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

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

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

- 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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . ROBIN MOORE GDE & ASSOCIATES

On behalf of . . MR & MRS . . P. NICHOLL . . . . . .

Date . . . . . 8/2/01 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

CERTIFICATE A

28.FEB.2001* 3450

I certify that:

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

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

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

- 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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . ROBIN MOORE GDG & ASSOCIATES

On behalf of . . MR & MRS . . P. NICHOLL . . . . . .

Date . . . . . 8/2/01 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

28.FEB.2001* 3450

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ 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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

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● 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 . . . ROBIN MOORE GDG & ASSOCIATES

On behalf of . . MR & MRS . . P. NICHOLL . . . . . .

Date . . . . . 8/2/01 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

28.FEB.2001 * 5450

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

CERTIFICATE A

I certify that:

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

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

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.

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  .....

- 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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

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on (d) .....

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Tenant's name	Address at which notice was served	Date on which notice was served

Signed ... ROBIN MOORE GDG & ASSOCIATES

On behalf of ... MR & MRS P. NICHOLL

Date ... 8/2/01

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

1789/a

SECTION 66 CERTIFICATE

Application No.

28.FEB.2001 * 340

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A –

OR

CERTIFICATE C

I certify that

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- 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.

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  (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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

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on (d) . . . . . ●

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Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . ROBIN MOORE EDE & ASSOCIATES

On behalf of . . MR & MRS . . P. NICHOLL . . . . . .

Date . . . . . 8/2/01 . . . . . .

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

1 ADDRESS CULHAM COURT Lower Culham PARISH ~~WARGRAVE~~ NAPHAMPSTEAD

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

BUILDER LISTED

Plan No. 304/4/9	Applicant	Description of Development	Date of Decision	Decision
R/218/61	Mr. M. Behrens	Pavilion & Swimming Pool	2.11.61	N/A AP
R/74/68	" "	Alterations & Extensions to Basement	14.3.68	APP RE
R/215/68	" "	" "	13.6.68	N/A 30.6. TP.
R/168/69	Mr. M. Behrens.	Alterations	12.6.69.	N/A 30.6.
PD/212/69	Mr. M. Behrens.	Alterations to Potable Cotts Market Gdn.	12.6.69.	APP N/A
669/71	Mr. E. M. Behrens	Conv. used & Kitchens for Precooked Lamb	8.7.71	N/A 31.7. TP.
05012	" " "	Prep & Cooking of Lamb	8.5.96	N/A C/A
28490	MR R.S.JOKES	STABLE BLOCK TO NURSE & FLATS	25.11.87	REF
28491	—	"	30.987	C/D
30834/6	MRS C. LAMBERT	"	STABLES 6788	C/A
36918	MR M. MEADBROOK	" " TO RES	1.2.91	C/A
FP95/3429	MR & MRS J. BEHRENS	S/ST. LIT. 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 + Dem. Various Coal Cellars & reinstate courtyard	21.5.99	C/
98/67914/F	Mr. & Mrs. Nicholls	Refurb. with int. alts ↓	6.5.99	C/A

1933

2

ADDRESS CULHAM COURT, LOWER CULHAM PARISH REMENHAM 1.4.

~~OFF REMENHAM HILL~~ Aston Lane.

PLOT No. ORD. SHEET No. SU.7883 6

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
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.to.C. - Appl of Plan for removal of Fountain	17.1.00	R
C/67913/08	"	D.to.C. Appl of Proposals for Testing soil from coal cellar	29.2.00	A
C/67914/12	"	D.to.C. - Appl of Proposals for Testing soil from coal cellar	29.2.00	A
C/2000/1278	"	D.to.C. - 3 of 67914 for Appl of revised position of stable	18.5.00	A
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 PD Exq - LB Cons. - 13/6/00

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY
28 FEB 2001 - 3450

1.	APPLICANT'S NAME	Mr + Mrs P Nicoll
	ADDRESS	CULHAM COURT HENLEY ON THAMES
	POST CODE	RG9 3DL PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN MOORE EDE & ASSOCIATES
	ADDRESS	46 ALBEMARLE STREET LONDON
	POST CODE	W1S 4JN PHONE 020 7629 6910
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	STABLES, ADJACENT TO CULHAM COURT
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REPAIR AND MODIFICATIONS TO EXISTING LISTED BUILDING, INCLUDING SOME DEMOLITION
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AS COVERING LETTER

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

PREVIOUS USE: STABLES
EXISTING BUILDING VACANT AND IN STATE OF DISREPAIR.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES (NO)

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES (NO)

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOF TO BE REPAIRED WITH TIMBER STRUCTURE AND PLAIN CLAY TILES TO MATCH EXISTING. WALLS TO BE REPAIRED TO MATCH EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A - EXISTING ENCLOSURE TO BE RETAINED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES) NO

If no, please give details

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

AS EXISTING.

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

NO, EXISTING BUILDING.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES (NO) If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

EXISTING ANIMAL ACCOMMODATION STABLING & GARAGING.

YES (NO) If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Martin Whitby ON BEHALF OF Mr & Mrs P. Nicholl DATE 8/2/01

ROBIN MOORE GDE & ASSOCIATES

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION — PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

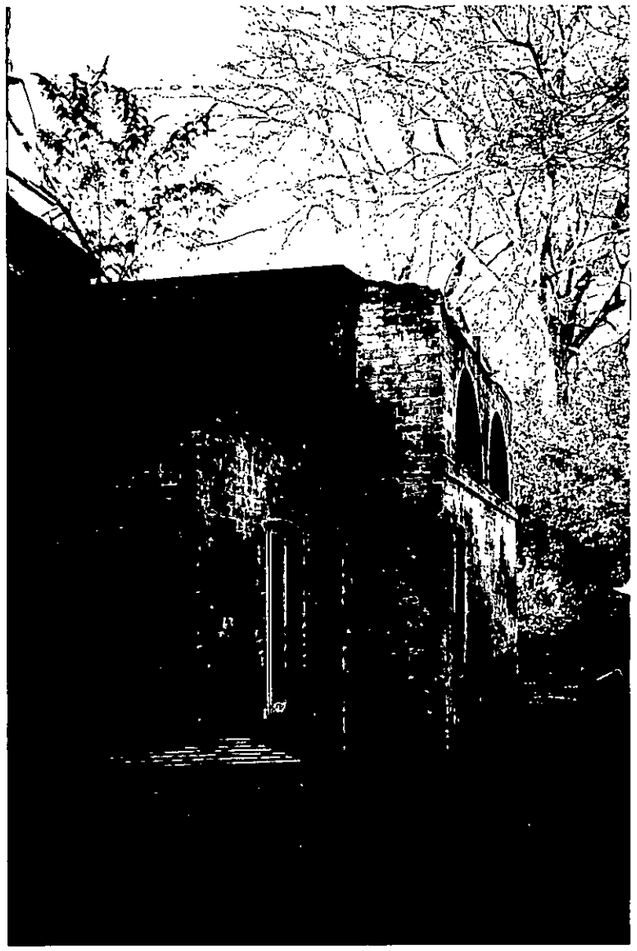
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

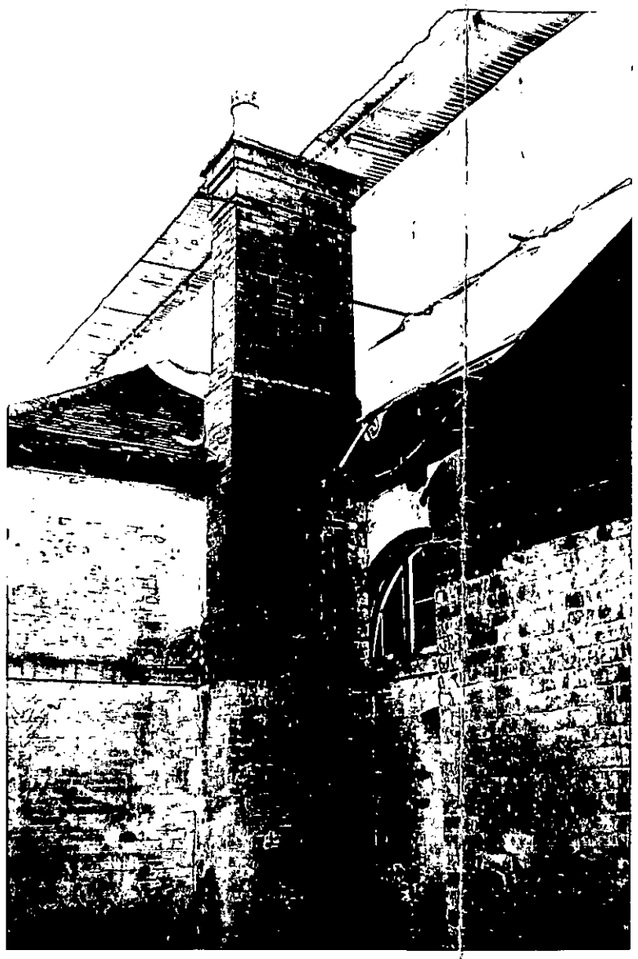
Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



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

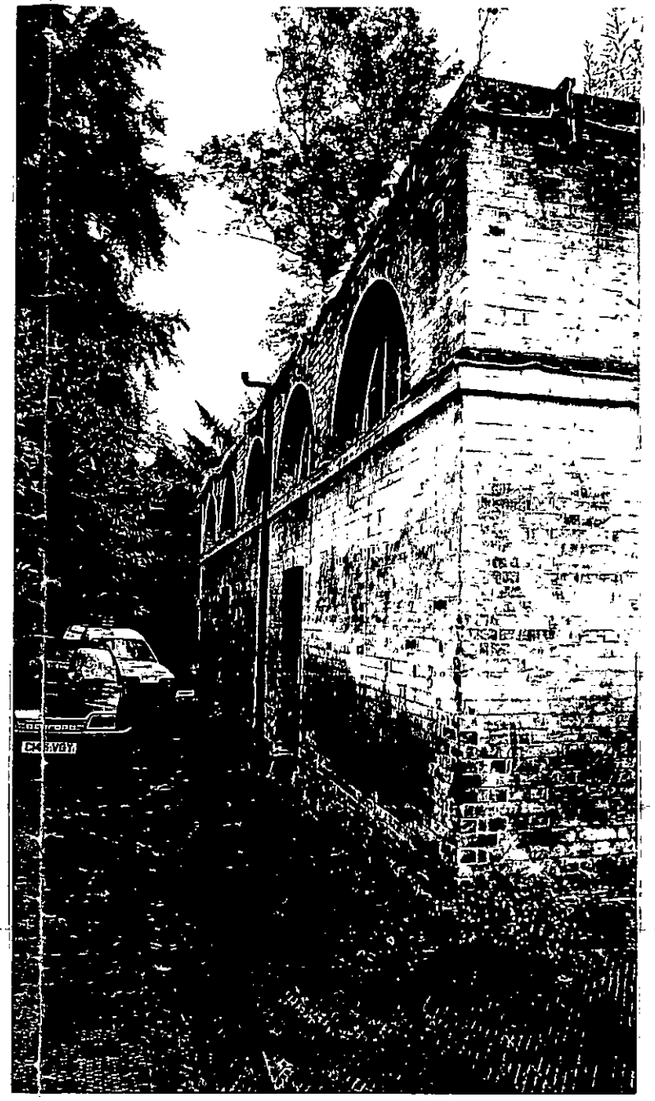
STABLE BUILDING
CULHAM COURT

REFERENCE PHOTOS

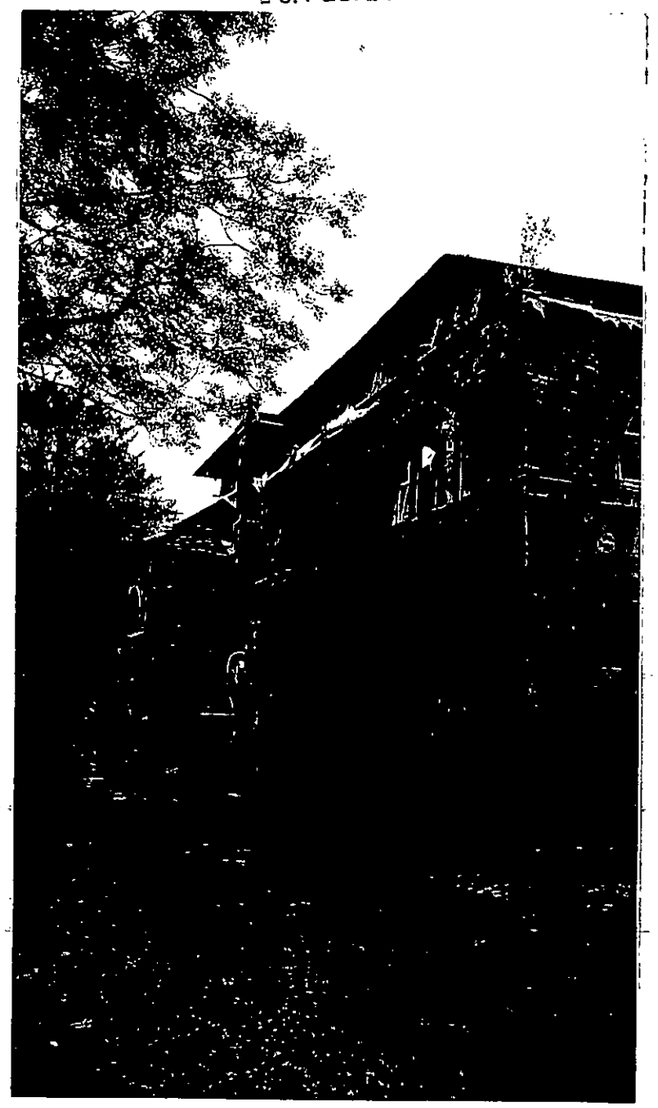
28.FEB.2001* 3450



South West Elevation



Oblique View of North West Elevation



Oblique View of North East Elevation



South East Elevation

STABLE BUILDING
CULHAM COURT

REFERENCE PHOTOS