APPLICATION NO:
LB/2002/5751

LOCATION:
Little Court Charvil Lane, Sonning Reading.

APPLICANT:
Hicks Developments Ltd C/O The Edwards Irish Partnership

PROPOSAL:
Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings ~~plus erection of new detached double garage~~

EARLIEST DATE FOR DECISION: **08/03/2002**

APPLICATION WILL HAVE EXPIRED ON: 05/04/2002

APPROVED

CASE OFFICER: **Heidi Lynch**

859

D23

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Hicks Developments Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: LB/2002/5751

Parish: **SONNING**

Location: **Little Court, Charvil Lane, Sonning, Reading.**

Proposal: **Listed Building application for the proposed conversion of research unit, office and residential flat into two dwellings.**

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

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

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

Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
4. Detailed drawings and/or samples of materials, including moulding, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:

(a) railings
(b) gates.

Condition
5. All new external doors and windows shall be painted to an agreed finish and colour.

Condition
6. All rainwater goods and external pipework shall be of cast iron sections and be of a colour to be agreed.

Condition
7. 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
8. 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 pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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

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

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

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

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

Informative

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

Anna Cronin
Head of Planning & Transportation
Date: 22/05/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the attached notice, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months have elapsed since the date of your decision. If the 6 month time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel. 0118 974 6482 (Direct Line)
E-mail: Heidi.Lynch@wokingham.gov.uk
Date. 11 November, 2002
My ref. BC/DC/F/2002/5750 & LB/2002/5751

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSIONS F/2002/5750 & LB/2002/5751
SITE: LITTLE COURT, CHARVIL LANE, SONNING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permissions Numbers F/2002/5750 & LB/2002/5751 have conditions attached to them. Some of these conditions may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the conditions could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

HEIDI LYNCH
Planning Officer

58856

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.e[illegible].net

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22 JUL 2002

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Pass to Heran

The District Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

19 July 2002

Ref: JI/FJ/1496

For the attention of Harold Sanders.

Dear Sirs,

RE: LITTLE COURT – SONNING.

I refer to the site visit by H Sanders on 18th July 2002 and confirm the following: -

X **1. Front Wall to Little Court.**
To be rebuilt using salvaged copings and facing bricks where possible. Bond to match existing. Height to match existing (600mm), Regency style railings 1200mm high between 1½ brick piers with mitred square cap to match existing (photo of railings enclosed). Piers at 3000mm spacing.

K **2. Barns.**
Hicks Developments to prepare an internal level grid. E.I.P to establish floor levels for approval. E.I.P to prepare cross-section of front walls.

X **3. Little Court Bay Window.**
E.I.P to prepare detailed drawings showing steel/window junctions etc.

Yours faithfully

John Irish
Partner

Encs.
Cc Hicks Developments.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date August 6, 2002
My ref. HS/TAB/LB/2002/5751
Your ref.

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

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 Irish

LITTLE COURT, SONNING - BAY WINDOW

Thank you for your sketch, following our discussion on the support required to hold up the intermediate brickwork between the windows to the bay.

I consider your latest proposed Drawing BW1 to be a far more practical solution to the construction problems introduced when the bay was added.

I consider this work to be an acceptable minor amendment to the original approval and not part of the 'repair' works as it changes the character of this part of the Listed Building and therefore not a like-for-like replacement.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Heidi Lynch

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date August 6, 2002
My ref. HS/TAB/LB/2002/5751
Your ref.

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Environmental Services Department
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P.O. Box 157
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Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Heidi Lynch

59370

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Harold Saunders
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

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DC	ENF
APP	
CS	
02 AUG 2002	
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	FILE:

01 August 2002

Ref: JI/FJ/1496

For the attention of: Harold Saunders.

Dear Sirs,

RE: LITTLE COURT – SONNING – BAY WINDOW.

I have now discussed with the Engineer the principle of using timber posts to construct the bay window.

Unfortunately the timber posts would be so large that the side windows would be too narrow, in addition steelwork is required to tie in the end wall reveals to give structural stability to the end of the building that has suffered most structural movement.

I have however re-examined the detail and enclose for your approval a sketch proposal, which eliminates the previous down stand beam.

Yours faithfully

John Irish
Partner

. Encs.

Cc. D. Trower – Hicks Developments.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date June 28, 2002
My ref. HS/PP/LB/2002/5711

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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

LITTLE COURT: SONNING

I refer to your letter dated 15 May 2002, acknowledged on 16 May, enclosing the Structural Appraisal prepared by Peter Brett Associates.

The purpose of the Appraisal is noted in paragraph 1.4. of the document.

What we now require are your proposals to overcome any strengthening requirements and it is these details which will be necessary to discharge Condition 7 of the Listed Building consent, e.g.

Bedroom 1: floor joists – Main House.
Bedroom 2: " "
Note: steel beams are not the preferred option in a building of this age and construction.
Bay window strengthening.
Cottage roof construction.
Cottage Bedroom 4: room edge support.
Cottage Bedroom 1.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Heidi Lynch – Case Officer

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Anne.E.Ballard@wokingham.gov.uk
Date. 16th May 2002
My ref. AB/HS/56488
Your ref. JI/FJ/1496

The Edwards Irish Partnership
36, Langborough Road
Wokingham
RG40 2BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Irish,

LITTLE COURT, SONNING

Thank you for your letter dated, 15th May 2002, which was received today and passed to Harold Sanders for reply.

If you have any queries please contact me on the above number.

Yours Sincerely,

ANNE BALLARD
Senior Technical Officer

56488

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

15 May 2002

Ref: JI/FJ/1496

For the attention of: H Saunders.

Dear Sir,

RE: LITTLE COURT - SONNING.

Please find enclosed, for your approval, a finalised copy of Peter Brett Associates structural appraisal.

I would be pleased if you would confirm acceptance of their recommendations.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Hicks Developments.

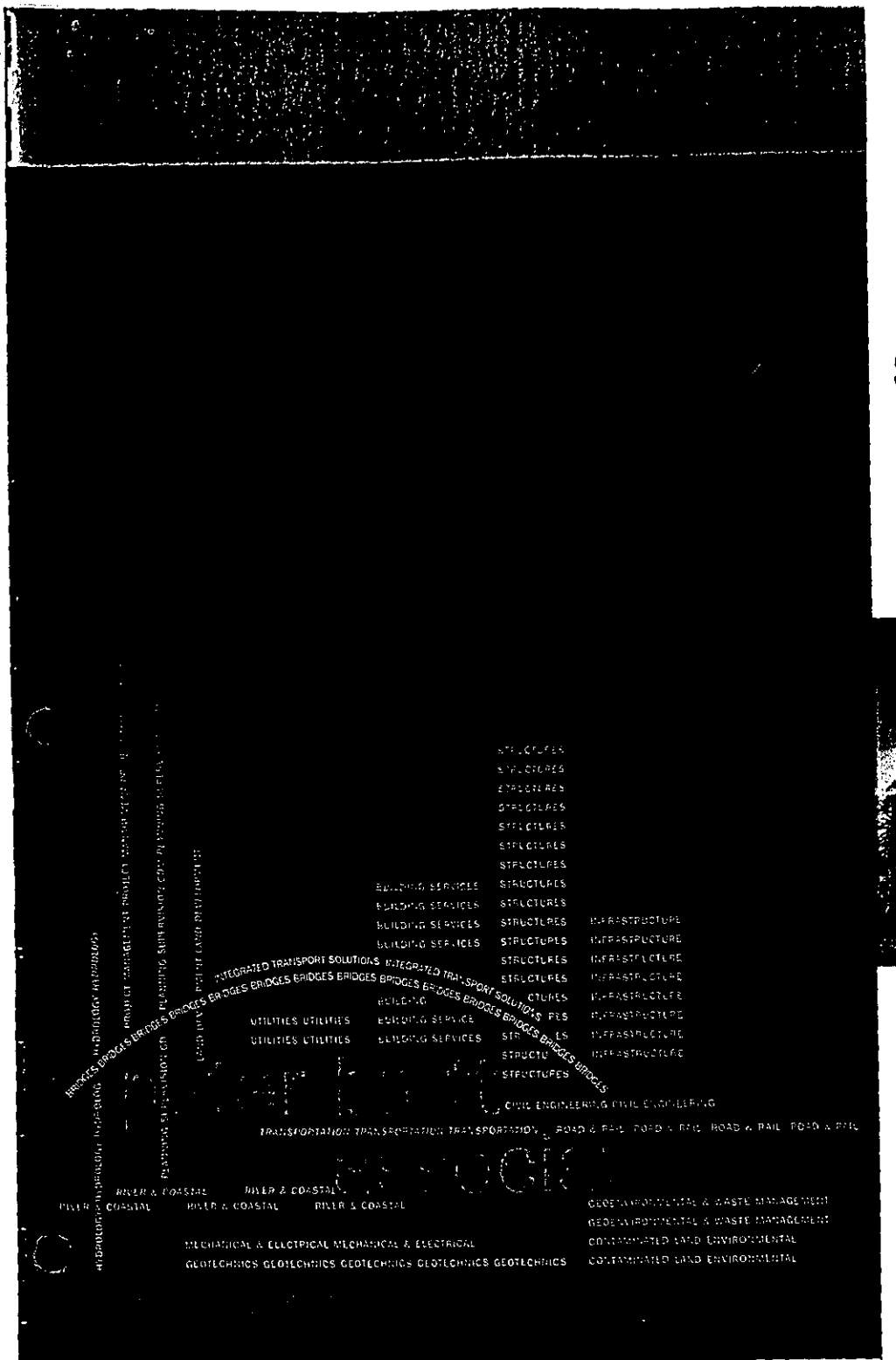
'Little Court', Sonning

Hicks Developments

Visual Inspection and Structural Assessment

12758/ANG/RAC
May 2002







Peter Brett Associates
Consulting Engineers

16 Westcote Road
Reading, RG30 2DE

T: 0118 950 0761
F: 0118 959 7498
E: reading1@pba.co.uk

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3. CONCLUSIONS AND RECOMMENDATIONS- MAIN HOUSE	4
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1. INTRODUCTION

1.1. Hicks Developments instructed Peter Brett Associates (PBA) to carry out a visual inspection of 'Little Court', Charvil Lane, Sonning, in April 2002.

1.2. Two buildings were inspected, namely the Main House and the Cottage. Both consisted of masonry brickwork walls with timber floors at first floor level, and a timber roof structure. An estimate of the age of the buildings is difficult to assess, the original structures appear to be over 100 years old, however extensions and alterations, for example internal blockwork partition walls, seem fairly recent.

1.3. External elevations were visually inspected from ground level. It was possible to see some of the alterations by different types of brickwork and joints between original and new construction.

1.4. The purpose of this document is to report the findings of the visual survey with particular reference to existing member sizes and condition, assessment of their capacity for the proposed works including options for strengthening or alternative proposals.

2. OBSERVATIONS – MAIN HOUSE

2.1. Roof Timbers – Generally sawn timbers in good condition. The timber rafters around the attic area are probably from the original construction and indicate a wood lath & plaster was present to the underside of the rafters. Elsewhere it would appear that a refurbishment has been undertaken since the timber and roof felt look quite recent.

The roof support system consists of a number of heavy duty wooden trusses spanning the full length between outer walls. The existing attic floor area has been built around these members and the proposed bedroom at this level will also have to accommodate them.

2.2. Floor Boards – These are generally in good condition.

2.3. Floor Joists and Beams – Sawn timbers used are in good condition. There are a range of sizes and spacings of joists used throughout the construction. In at least two locations metal straps were used to splice/support joists. Each room was measured and calculations carried out to check for the proposed layouts and loading.

2.4. Internal Walls – Brickwork walls are generally in good condition. Drilling for damp proofing was underway at the time of the inspection. Blockwork partitions have been added at ground floor. Most of these are due to be removed for the proposed layouts.

2.5. External walls – Generally in good condition. Some superficial cracking above window archway at ground level.

2.6. Bay Window

Significant vertical cracks either side of the bay window. It appears that this elevation has been added after the main building without being properly keyed in to the existing brickwork. Examination of the foundation confirms this.

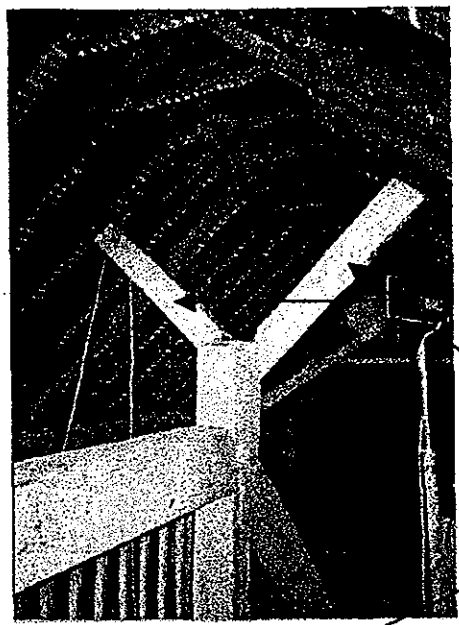


View of Bay Window

Floor joists at first floor level spanning onto the bay window brickwork may have contributed to this.

3. CONCLUSIONS AND RECOMMENDATIONS – MAIN HOUSE

3.1. Roof Structure - The roof structure is in good condition and is structurally stable, the proposals outlined for bedroom 5 will have to accommodate the main trusses. The short timbers above these trusses (e.g. the white 'Y' frame, see phots below) do not have to retain their current arrangement and minor changes can be made to suit the architect's requirements.



These members are not essential and can be removed if required



Main roof truss

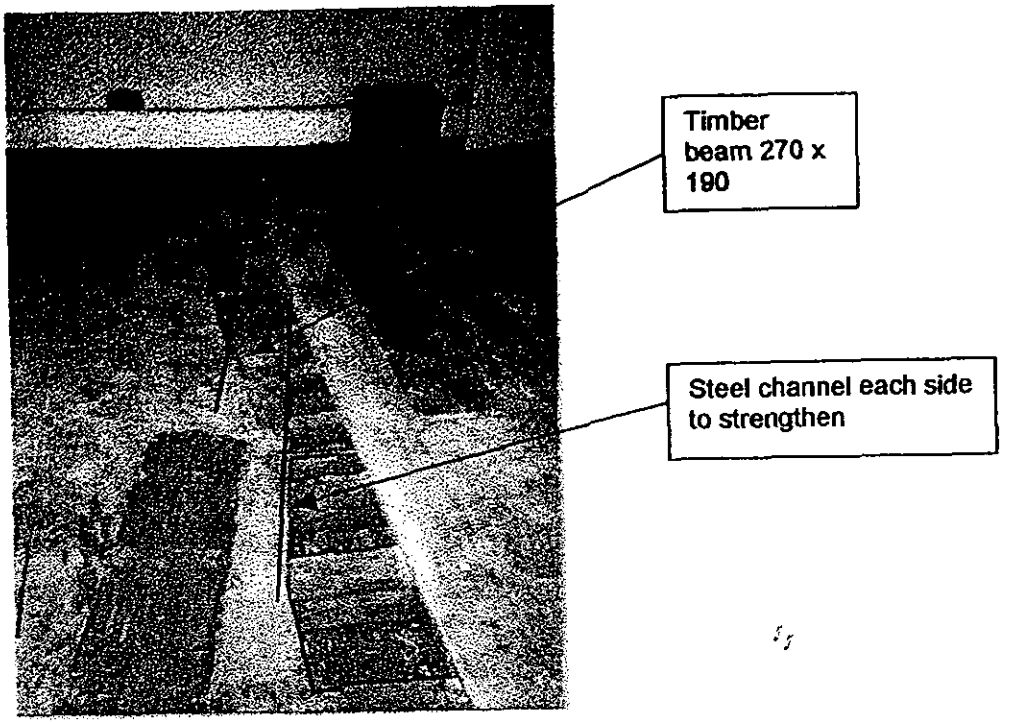
3.2. Floor Joists and Beams – Calculations on existing members have highlighted the following.

Bedroom 1 (Proposed) - The joists in this area just fail to meet the requirements for the new loading. Deflection is the governing criteria, additional joists placed between the existing would be an option.

X
IS THIS THE PROPOSAL.

Bedroom 2 (Proposed) & Ensuite Toilet to bedroom 1 – The central beams (270 x 190) which are laid out at an angle to the walls are not capable of taking the additional domestic loading. It seems that due to their orientation they possibly acted as a perimeter edge beam and their position in the middle of the floor area was not the original layout.

The options are either to strengthen the beams or to remove them and have joists spanning the full distance from the walls either side. The simplest solution



is to add two steel channels either side of the beam to take the full load of the floor joists, thus relieving the timber beam. The timber beam can then be left in the floor, since removing it is quite a difficult operation.

Bedroom 4 and Bathroom (Proposed) – With the proposed removal of blockwork walls below, the span of these joists will increase and they will not capable of carrying the required load. It is proposed to add a 'window frame' steel structure consisting of a beam to carry the first floor joists and two post either side to take vertical load and ensure stability. (See layouts in Appendix)

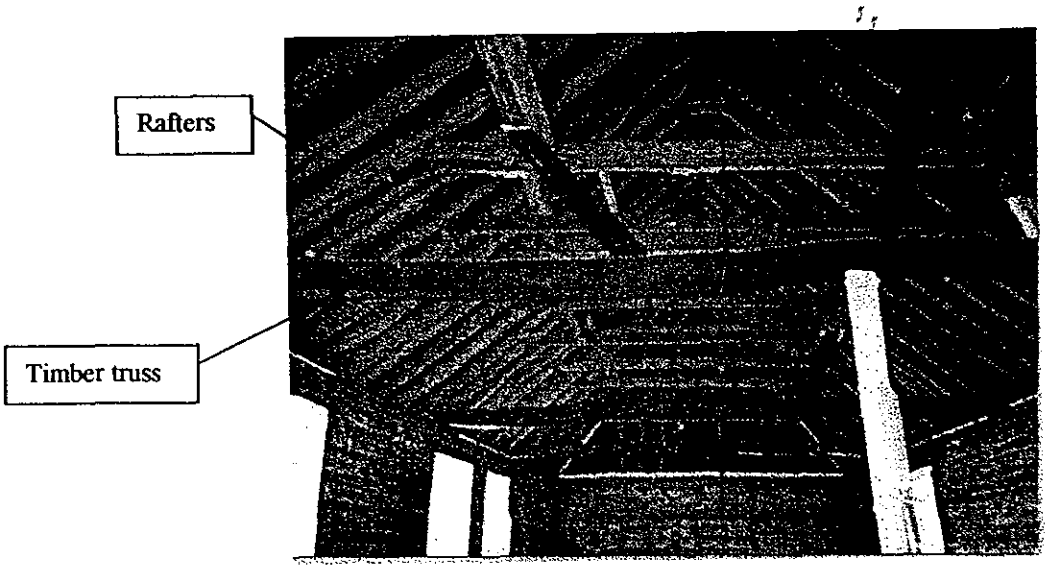
3.3. Bay Window – On examination of the joint along the bay window the addition of a steel channel at first floor level to take load from the floor joists and thus relieve stress on the brickwork. This should mitigate any further outward movement.



4. OBSERVATIONS – COTTAGE

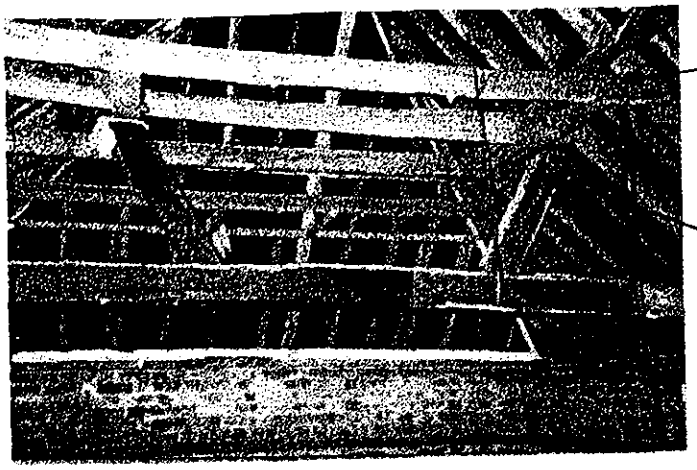
4.1. Roof Structure – There are three roofs covering the area known as the cottage.

The Barn – Open area with no ceiling consisting of a pitched roof with intermediate trusses, timbers are probably the original and generally in fair condition. However these are not cut to size and vary quite considerably in section sizes.



View looking into roof area

The trusses consist of diagonal struts which are not directly fixed to a top chord, but through a grillage of intermediate beams to the rafters.

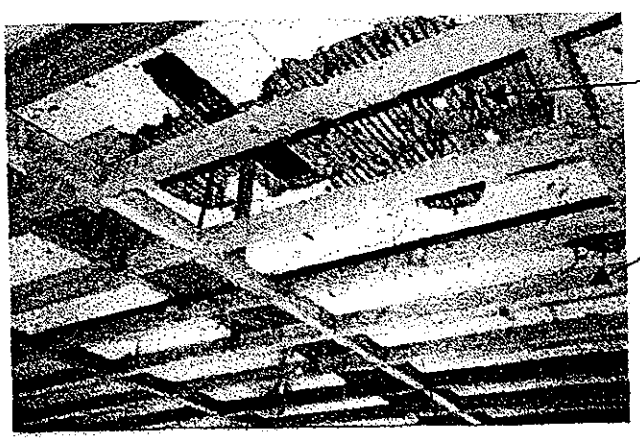


Flat roof – An adjoining area of flat roof is fairly modern construction, consisting of rafters, purlins and chipboard overlain in felt. Although the timbers appear in



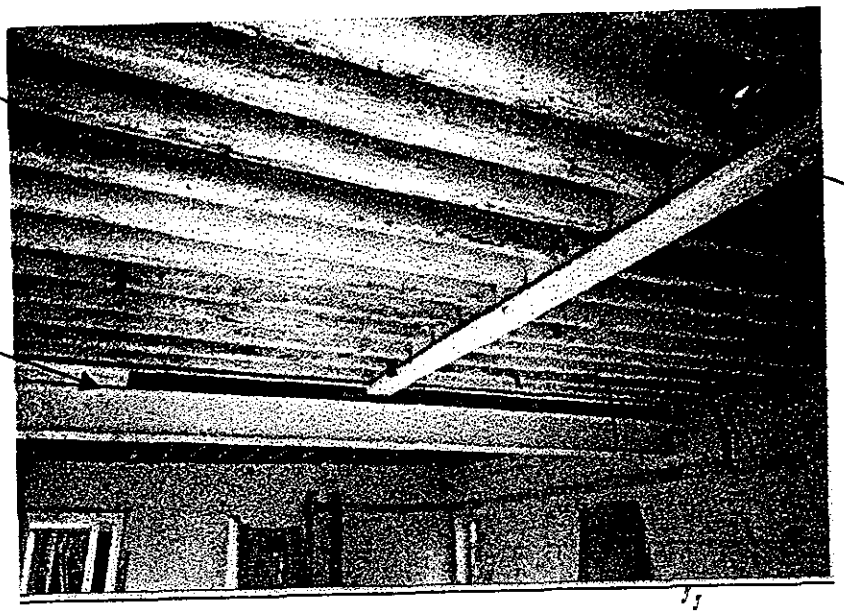
good condition there have been a number of leaks to the roof with staining to the chipboard. Therefore some of the timbers could also have moisture ingress.

Garage – A pitched roof with a timber lath and plaster ceiling. Further inspection needed when the ceiling is removed.



4.2. Floor Boards – These appear to be the original and are quite worn away. There are a significant number of boards with holes in them. The inspection of these areas was carried out by walking on additional planks for safety.

4.3. Floor Joists and Beams – Painted sawn timbers appear in good condition, some of the paint peeling off. Both timber and steel beams used to support floor joists. All sizes were measured in order to check for the proposed layouts and loading.



4.4. Internal Walls – There are a number of types.

4.4.1. Brickwork walls are generally in good condition.

4.4.2. Timber studwork with timber lath & plaster. In most cases being demolished for the proposed room layouts.

4.4.3. Original timber walls with brickwork infill. The location in question was a load bearing wall. ?

Where



Wall of original timber studwork with brickwork infill

4.5. External walls – Generally in good condition. Noticeable changes in brick type where former openingsoccurred.

5. CONCLUSIONS AND RECOMMENDATIONS – COTTAGE

5.1. Roof Structure

The Barn – The three large trusses seem to lack continuity with adjoining members and are inconsistent in structural integrity. It is difficult to assess how much load each is taking, also the means of connecting the diagonal struts to the to the rest of the roof structure via a grillage of intermediate beams is not normal practice. It must be concluded that these trusses are not functioning effectively as structural elements and the rafters are the primary load bearing members acting as 'A' frames. However retention of the trusses is required for aesthetic appearance.



The proposal is to create 'A' frame members at each rafter position, rafters are currently at 350mm centres. Furthermore it is proposed to introduce timber boarding to the underside or top of the rafters to create a diagram action and spread load equally. All work on this roof needs to be carried out with care due to the age and fragile nature of the structure. (see detail in Appendix)

Flat roof – replace damp timber boarding and rafters. Most of the structure is otherwise acceptable.

5.2. Floor Boards – Replace boards which have holes as a minimum. It is recommended that a full replacement of all floorboards at first floor level is undertaken.

5.3. Floor Joists and Beams – Calculations on existing members have highlighted the following.

Bedrooms 2 - 4 (Proposed) - The joists/beams in this area fail to meet the requirements for the new loading when blockwork partitions are added. As an

initial proposal the use of studwork walls would allow the joists to prove sufficient, although the main 225 x 175 timber beam would need to be strengthened.

Bedroom 4 (Proposed) – A new beam is required to support edge of this room and for staircase. This can be timber or steel as per architects requirements.

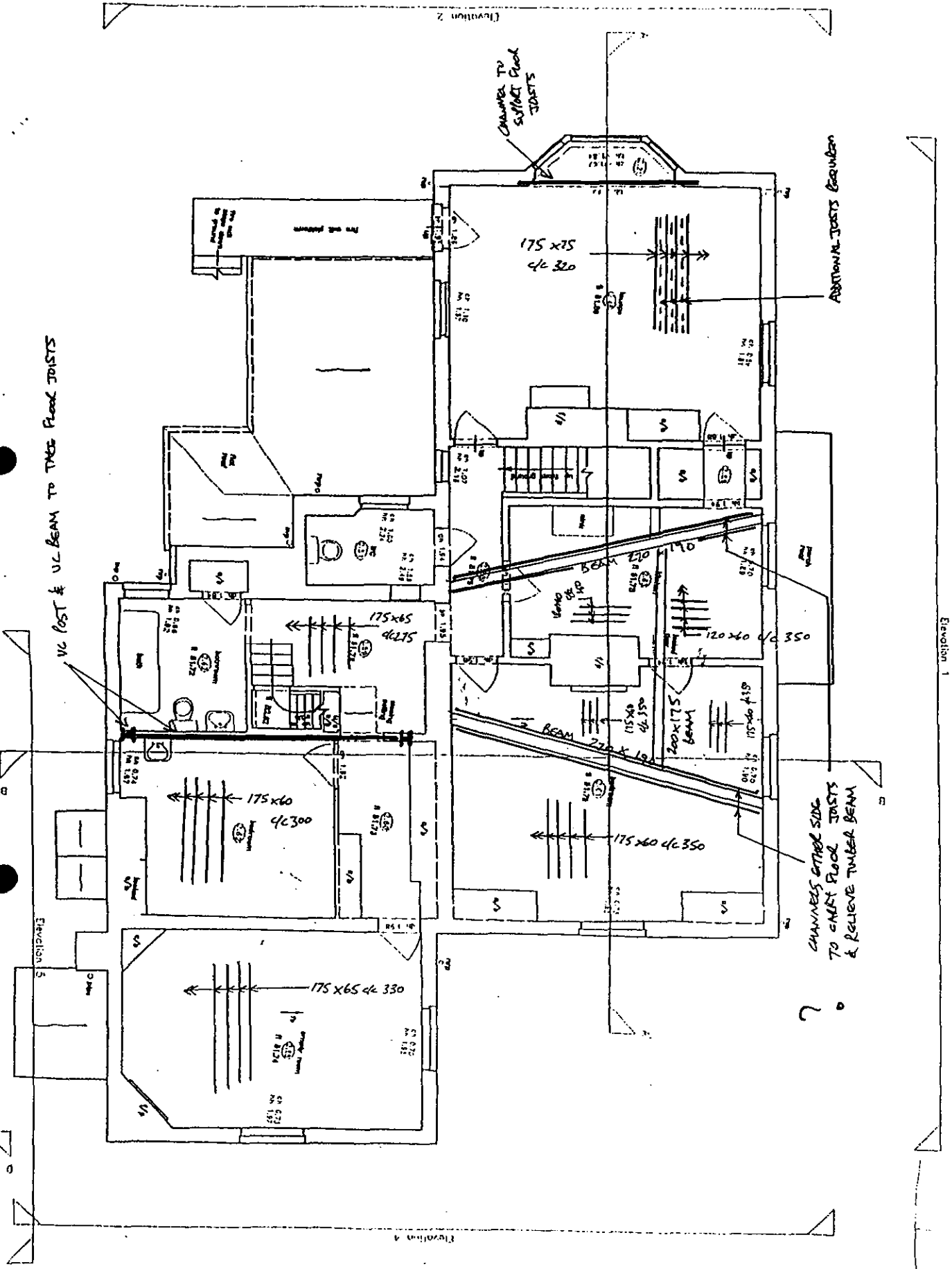
Bedroom 1 (Proposed) – A steel joist needs to be added above the ceiling, currently the existing ceiling joists are being supported by a couple of timber studs remaining the previous partition. Also in this room the existing stairwell opening is to be filled with additional short lengths of timber joists spanning from the existing timber beam to the wall, using joist hangers or similar methods.

5.4. Internal Walls – Timber studwalls due to be removed. As noted above strengthening needed prior to removal of some studs. The timber/brickwork wall at ground floor is to be carefully refurbished with appropriate temporary propping, when additional brick/blockwork is added.

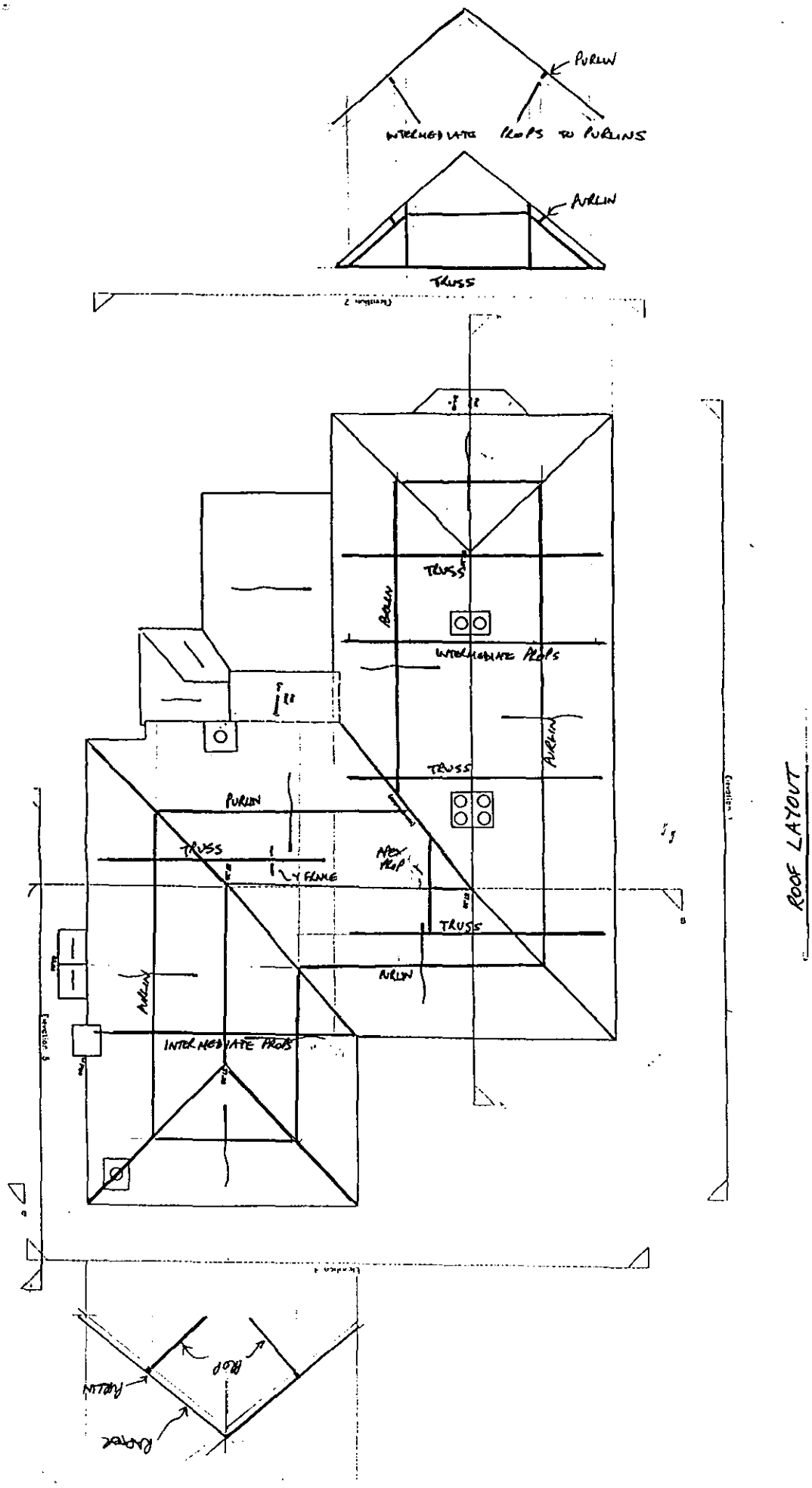
5.5. External walls – Generally in good condition. Several areas have been patched up either in the past or recently as part of the current refurbishment works.

APPENDIX A DRAWINGS

1. Main Building	First Floor Layout
2. Main Building	Roof Layout
3. Cottage	First Floor Layout
4. Cottage	Roof Layout
5. Cottage	Proposed Roof Detail



FIRST FLOOR - LAYOUT


PURLIN
INTERMEDIATE PROPS TO PURLINS
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TRUSS
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RIDGE
APEX PROP
TRUSS
PURLIN
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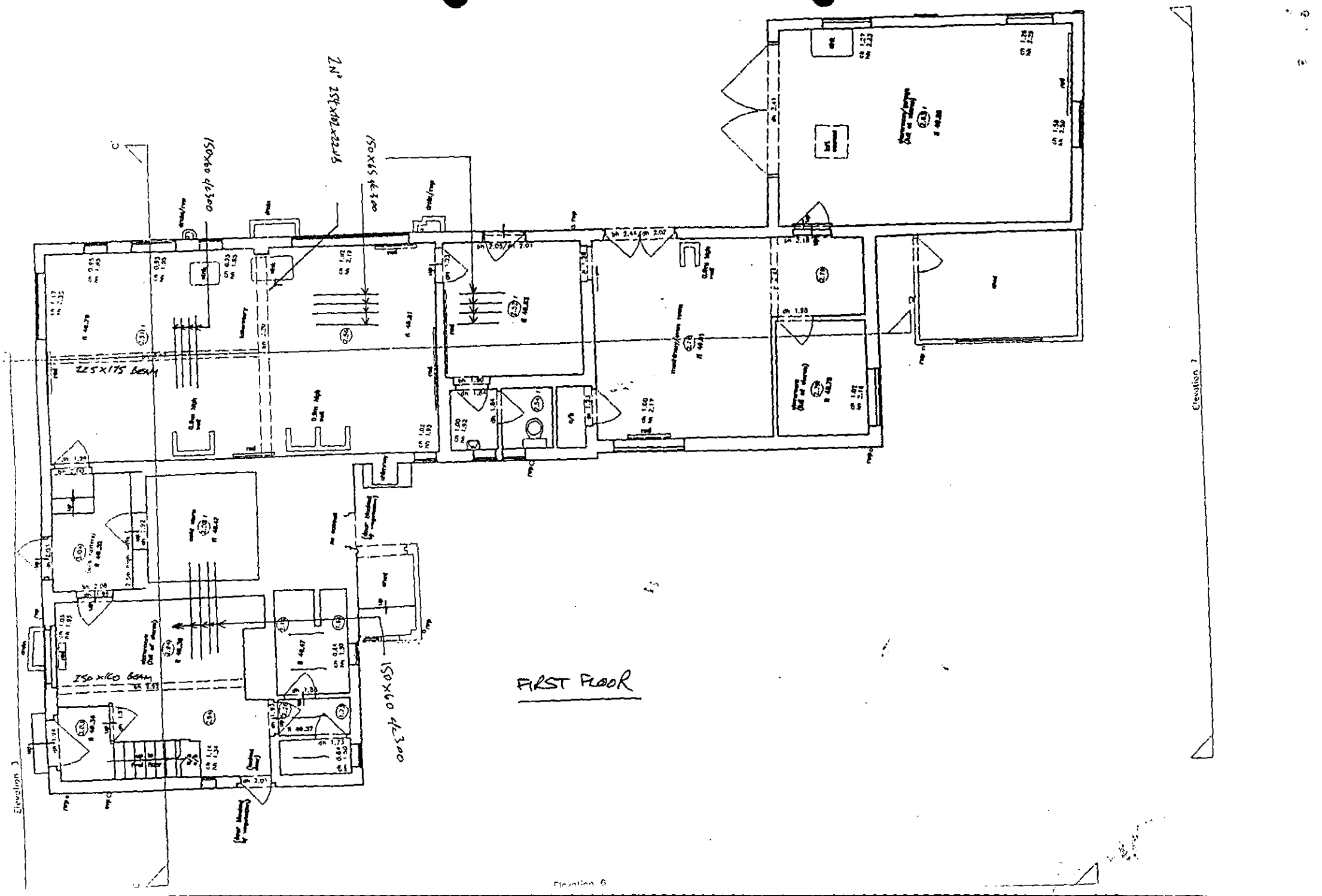
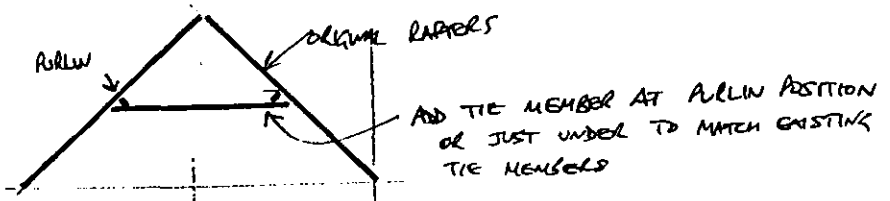
INTERMEDIATE PROPS
PURLIN
RAFTER
ROOF LAYOUT

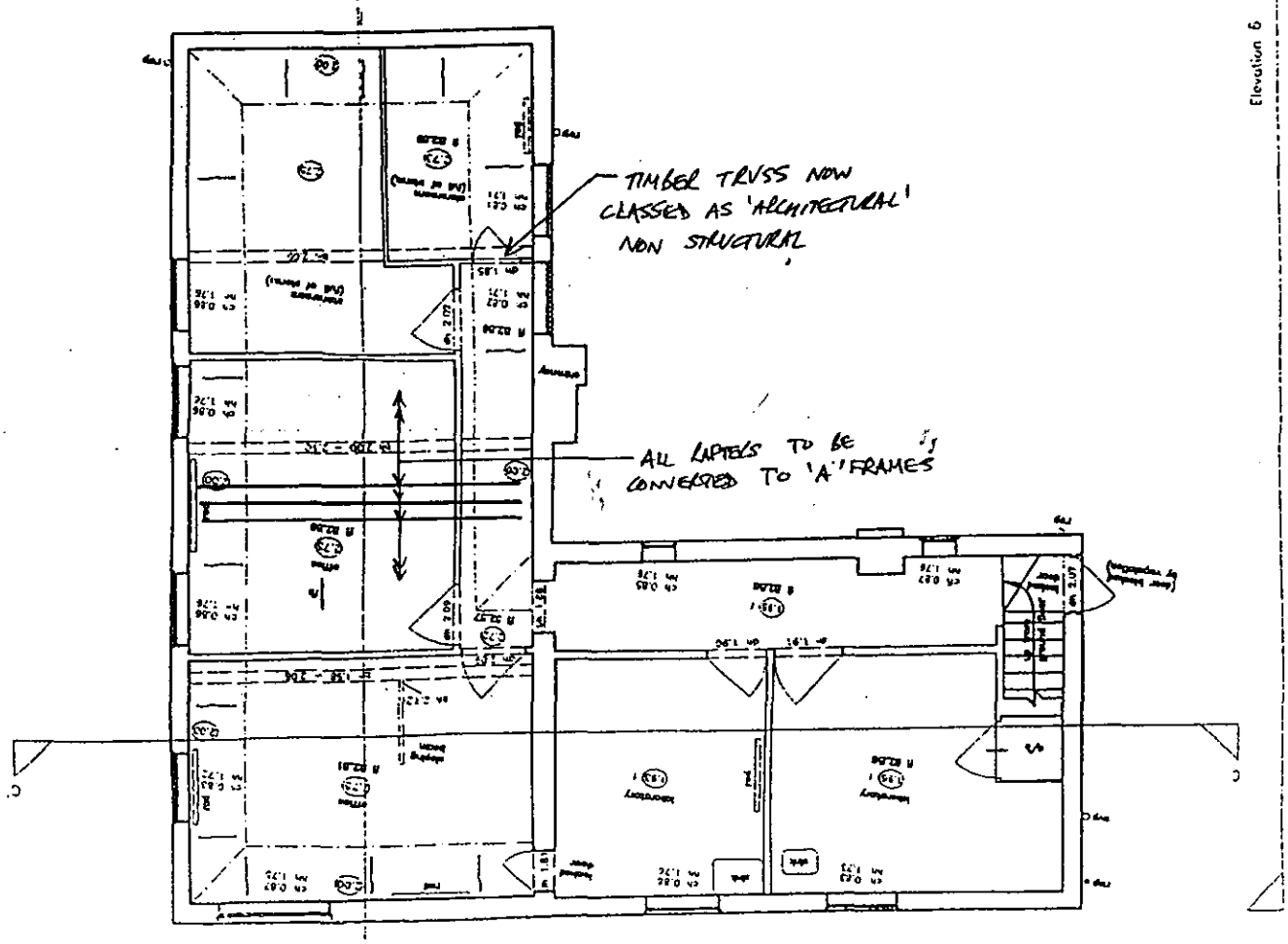
ROOF LAYOUT



2N° 254x102x22UB
150x60 4c300
150x65 4c300
225x175 BEAM
250x160 BEAM
150x60 4c300
FIRST FLOOR
Elevation 3
Elevation 6
Elevation 7

CREATE 'A' FRAME AT EACH RAFTER POSITION

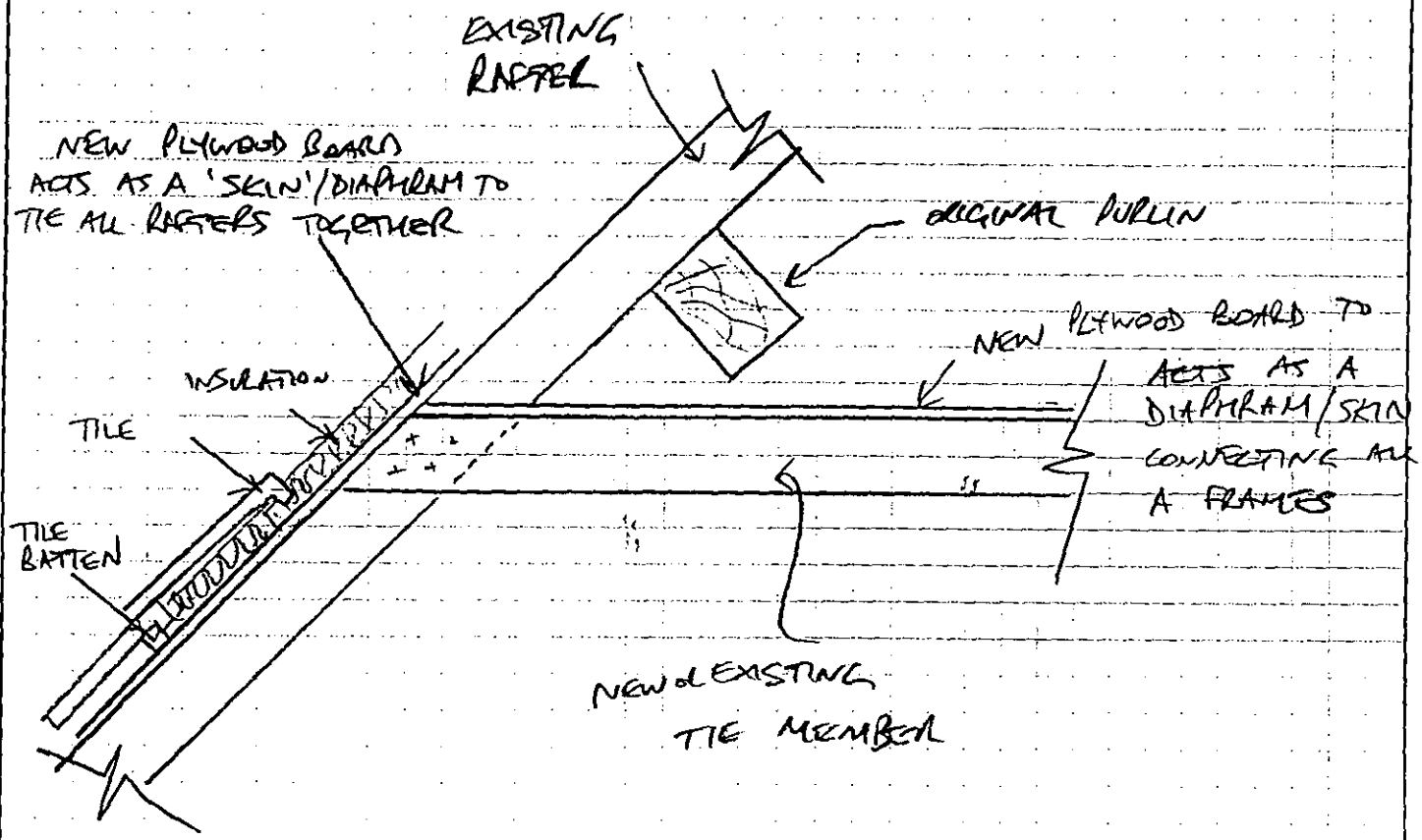




ROOF LAYOUT

peter brett associates CONSULTING ENGINEERS	JOB TITLE: 'LITTLE COULT' BONNING	JOB No: 12758		SHEET:
		DATE: MAY	BY: RAC	CHECKED:

COTTAGE ROOF DETAIL



Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date July 26, 2002
My ref. HS/PP/LB/2002/6249

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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

LITTLE COURT, CHARVIL LANE, SONNING

We had a brief chat about the letter from Hicks Developments Ltd, copy enclosed for your reference.

My comments are as follows:

Main House

(A) Bedroom 1: Steel in bay agreed.
(B) Bedroom 2: Angle steel reinforcement accepted.
(C) Bay Window: To be further explored. Structural gymnastics to hang up the first floor brickwork to the Bay - must be questioned.

Cottage

(D) *Roof construction: Strengthening* - agreed.
(E) Bedroom 1: Room edge support - agreed.
(F) Bedroom 4: Steel beam addition - agreed.

The letter has been acknowledged but I have not written back to Mr Trower with the above information. I guess you will keep him and the site informed.

Yours faithfully

HAROLD SANDERS
Conservation Architect

Encl: Copy of letter from Hicks Developments Ltd.

cc: Heidi Lynch - Development Control.

58301
no reply req.

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1388
www.hicks-homes.co.uk

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS |
05 JUL 2002
COPIES TO | ACK:
FILE: 4 July 2002

Our Ref: DAT/HEP

Mr H Sanders - Conservation Architect
Wokingham District Council
Environmental Service Dept
Planning Services
P O Box 157, Shute End
Wokingham, Berkshire
RG40 1WR

Dear Mr Sanders

Re: Little Court, Charvil Lane, Sonning

With reference to the above and your letter of the 28th Jue 2002 addressed to our Architect - Mr. John Irish, please find enclosed structural strengthening recommendations by our Engineers Peter Brett Associates, for your information.

Main House

(A) Bedroom 1 - Floor joists - end supported by steel work in Bay
(B) Bedroom 2 - Existing timber beam retained but strengthened either side by steel angle within the depth of the beam.
(C) Bay Window - Steel framework to support ground floor joists, first floor joists, roof and brickwork.

All steelwork encased and not visible.

Cottage

(D) Roof Construction - Strengthened by 'A' from construction with additional collars.
(E) Bedroom 1 - Room edge support where existing stairs removed.
(F) Bedroom 4 - Steel beam to support new timber plate and roof to allow bowed brickwork to be taken down and rebuilt and tied back to structure.

Yours sincerely
for HICKS DEVELOPMENTS LTD

David A Trower
Encs.

Copied to: John Irish

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date July 26, 2002
My ref. HS/PP/LB/2002/6249

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Environmental Services Department
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P.O. Box 157
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Berkshire RG40 1WR
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Dear Sirs

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Cottage

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(E) Bedroom 1: Room edge support - agreed.
(F) Bedroom 4: Steel beam addition - agreed.

The letter has been acknowledged but I have not written back to Mr Trower with the above information. I guess you will keep him and the site informed.

Yours faithfully

HAROLD SANDERS
Conservation Architect

Encl: Copy of letter from Hicks Developments Ltd.

cc: Heidi Lynch - Development Control.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date February 27, 2002 06/2001/5751
My ref. HS/PP

Mr Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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 Irish

LITTLE COURT AND COTTAGE

Many thanks for the notes prepared following our meeting on site on 19th February 2002.

They are a fair record but I would like for clarity to make the following points:

2.1. No work should be carried out on the removal of any windows until planning and listed building consents have been granted and conditions discharged.

2.3. Extent of demolition to be agreed.

2.9. As 2.1.

2.12. Details required: principle accepted.

2.16. A sample panel should be provided for all to agree mix.

3.11. No work on boiler house or flue to be carried out prior to permissions being granted.

3.15. Details required: principle accepted.

If you have any queries on my comments please give me a call.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Mr S Hicks – Hicks Developments Ltd.
Case Officer – Heidi Lynch.

Date: 14 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2002/5751

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership.

Case Officer: Heidi Lynch

The new plans show the following: Window alterations. Drawing no: 05C.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

Date: 14 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5750

Location: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Proposed conversion of Crop Research Unit and Office and Residential Flat into two dwellings.

Applicant: Hicks Developments Ltd C/O The Edwards Irish Partnership Ltd.

Case Officer: Heidi Lynch

The new plans show the following: Window alterations. Drawing no: 05C.

Comments are required by 24/05/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

(RING ONE)

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

App No. F/2002/580 (Planaps) / (Ludhouse) LB/2002/5751 Date Rec. 02-05-02

Location: Little Court, Charvil Lane, Sonning Parish Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership.

Description of attached plans: Window Alterations.

Drawing No's: 05C

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: N/A.

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~/ N

New Description N.

CASE OFFICER Kerrin Lithgow

Consultations Sent by Admin. on 14.05.PS

Yellow - Part One Copy
Green - Officer's Copy

File please

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date April 25, 2002
My ref. HS/PP/LB/2002/5751

HS

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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

LITTLE COURT FARM - C R U RENOVATIONS: WINDOWS

Thank you for your letter dated 22 April 2002 enclosing suggested details for the replacement windows.

The general profiles of the frames and sill are acceptable to me. I think, however, that we both accept that glazing bars increased to 38-40mm thick would not be an acceptable solution to any of the replacement windows in Little Court. I consider that like-for-like replacements are the only answer if repairs are impractical, and that includes single glazing.

However, the C R U building has been radically changed over many years and I do not consider the introduction of 20th century metal windows to be worthy of retention for their intrinsic historic reference. I therefore believe it possible to consider the new use in relation to the original openings and glazing arrangement.

Although the host building, Little Court, had the then sophistication of sliding sashes, the stable outbuilding, in all probability was more modest in accommodation and detail. It is unlikely that windows would have had the complexity of glazing bars as suggested in your latest proposals. A simpler arrangement, without mullions, therefore could accommodate double glazing units.

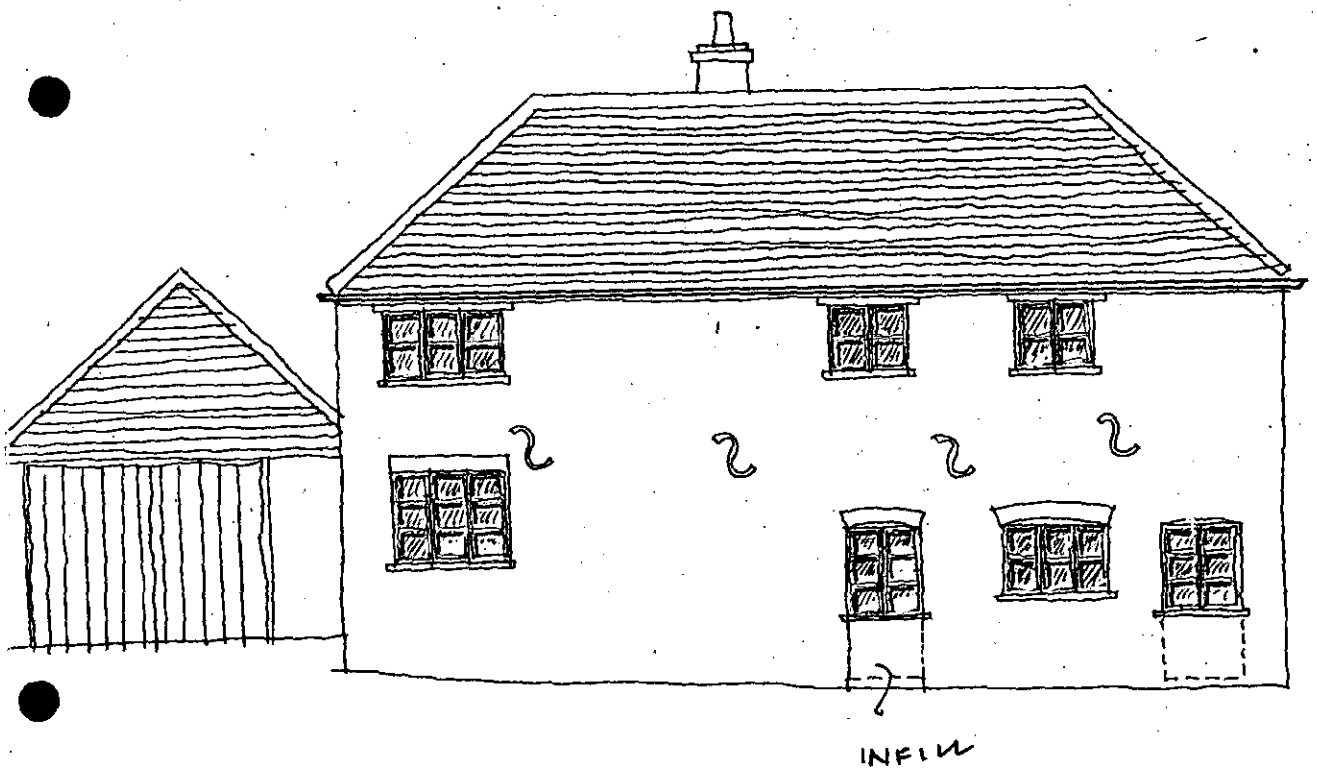
I enclose one of the elevations of the C R U building as a simple illustration to this lengthy response!

If you would like to reconsider the window and door designs, then I suggest that you provide a revised sketch for our consideration prior to the formal submission. I would consider it a minor amendment and therefore not requiring further consultation with English Heritage, etc.

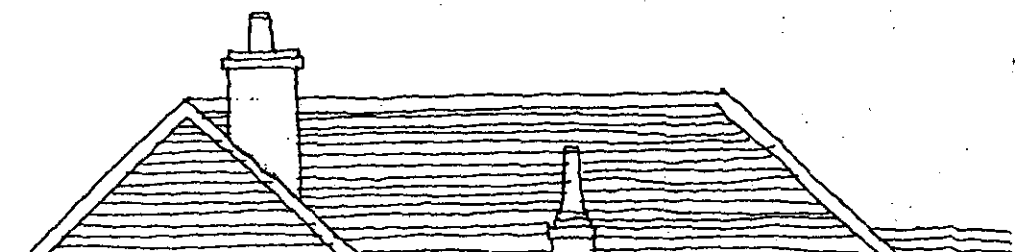
Yours faithfully

HAROLD SANDERS
Conservation Architect

Enclosure: One of the elevations of the C R U building.



SIDE ELEVATION



Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Anne.E.Ballard@wokingham.gov.uk
Date. 24th April 2002
My ref. AB/HS/55644
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

John Irish
The Edwards Irish Partnership
36, Langborough Road
Wokingham
Berkshire
RG40 2BT

Dear Mr Irish,

LITTLE COURT, SONNING FARM - REPLACEMENT WINDOWS

Thank you for your letter dated, 22nd April 2002, which was received today. Your letter has been passed to Harold Sanders, who can be contacted on 974 6465.

If you have any queries please contact me on the above number.

Yours Sincerely,

ANNE BALLARD
Senior Technical Officer

556644

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	

23 APR 2002

COPIES TO 24/4

FORWARD TO: KERRIN.

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

22 April 2002

For the attention of Harold Sanders

Little Court, Sonning Farm – CRU Replacement Window Details

Dear Sirs

Please find enclosed a suggested window detail for the casement windows for the cottage (CRU).

The windows would be in soft wood with hardwood cills all painted white. The glazing pattern will be as shown on the building elevations. Glazing will be single glazed with ovolo moulded glazing bars and fixed with linseed oil putty.

From a sales point of view Hicks development would prefer to use a double glazed unit. This would increase the glazing bars from an overall of 24mm to 38mm/40mm. Would this be acceptable?

I look forward to your early response in order that the windows can be manufactured.

Yours sincerely

John Irish

CC Hicks Developments Ltd (Encs) – D Trower

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

14. APPLICATIONS NOD: 2002/ 5750 & 2002/5751, PROPOSED CONVERSION OF CROP RESEARCH UNIT INTO ONE RESIDENTIAL UNIT AND CONVERSION OF AN OFFICE INTO ONE RESIDENTIAL UNIT, LITTLE COURT CHARVIL LANE SONNING READING, FOR: HICKS DEVELOPMENT C/O THE EDWARD IRISH PARTNERSHIP

The Committee considered a report about this application set out on Agenda pages 249 to 269.

Members were informed that drawing 5b, (Agenda page 265) had been superseded by drawing 5c showing modified windows, following consultations with the Conservation Architect.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure the provision of a financial contribution of £7,500 towards footway provision and/or cycleway improvements;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2002/5750 be approved subject to the conditions set out on Agenda pages 254 to 256;

3) That Application No: 2002/5751 for Listed Building Consent be approved subject to the conditions set out on Agenda pages 256 to 257.

Development Control Ref No:	Received	Parish
F/2002/5750 LB/2002/5751	8/02/02	Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership
Location: Little Court, Charvil Lane, Sonning, Reading
Proposal: Proposed Conversion of Crop Research Unit into one Residential Unit and Conversion of an Office and Flat into one Residential Unit

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Heidi Lynch

SUMMARY:

1. **Planning History** –
The site is located within the Sonning Conservation area as well as the countryside and green gaps/wedges policy area. Little Court is a Grade II listed building. Furthermore, English Heritage has informed the council that the building to the rear (the office and flat to be converted into one residential unit) is a curtilage building to the listed Little Court.

2. **Proposal** –
The proposed development is for the change of use and conversion of a Crop Research Unit into a single dwelling, and the conversion of Little Court (currently an office and flat), into a single dwelling. Originally a detached double garage was also applied for although this has since been removed from the plans. A further application has recently been submitted to change the use of the adjacent barn into two residential units (application numbers F/2002/6248 and LB/2002/6249).

RECOMMENDATION (F/2002/5750) : GRANT PLANNING PERMISSION – subject to conditions
RECOMMENDATION (LB/2002/5751): GRANT PLANNING PERMISSION – subject to conditions

This application is before the Committee as it involves financial contributions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Council's Highways Officer*** – No objections subject to conditions and subject to financial contributions as agreed
   - ***Conservation Officer*** – no objections subject to conditions
   - ***Sonning Parish Council*** – See attached comments
   - ***Landscape*** – No objections subject to conditions
   - ***Environmental Health*** – no objections
   - ***Neighbours Letters*** – None received
   - ***Countryside Officer*** – A newt mitigation scheme needs to be provided
   - ***Policy*** – likely to be acceptable

4. **Appraisal** – The main considerations are:

   A. Principle of Development
   Loddon Area Local Plan Policies: LTV2, LC1
   Wokingham District Local Plan Policies: WCC1, WCC2
   Berkshire Structure Plan Policy C2, C6

   B. Impact upon neighbouring properties
   Loddon Area Local Plan Policies: LC20, LBE2
   Wokingham District Local Plan Policies: WOS3
   Berkshire Structure Plan: Policies: LD3

   C. Impact upon the street scene and listed building
   Loddon Area Local Plan Policies: LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18
   Wokingham District Local Plan Policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WHE2, WHE5, WHE11, WHE12, WHE13
   Berkshire Structure Plan: Policy LD3, C2, C6, EN4, EN5

   D. Impact upon Highway safety
   Loddon Area Local Plan Policies: LC20, LT5, LT6
   Wokingham District Local Plan Policies: WOS3, WT6, WT7
   Berkshire Structure Plan: Policy T7

   E. Flooding Issues
   Berkshire Structure Plan: EN3
   Loddon Area Local Plan: LPS2 & LPS3
   Wokingham District Local Plan: WIC16
   PPG25

   F. Concerns of the Parish Council

   A. Principle of Development
   Development is only permitted in the countryside under exceptional circumstances under Policy WCC1 and under certain categories. The proposed development involves the re-use and adaptation of buildings which were originally constructed for residential use. This reversion is permitted in principle. The site is located within the Green gaps and Wedges policy area. Development is not permitted in green gaps if it detracts from the open countryside appearance

and character. As the proposed development makes use of existing buildings on site, it is considered to comply with policy WCC2.

B. Impact upon neighbouring properties

The changes to Little Court will mainly be internal to convert it to a dwelling. The internal changes consist of:

- The main internal staircase being restored. It is suggested that details are to be provided prior to works being undertaken;
- The door to the secondary staircase being fixed shut (or else details to be agreed);
- Recent partitions added to the kitchen and breakfast area being removed
- At first floor level, the upper section of the staircase is to have alterations carried out; the fire escape door opening is to be removed; some doors and other openings are to be infilled; new partitions to bedroom 2 are to be installed and a staircase to bedroom 5 is to be installed. It is suggested that as a condition of consent all details of these works are submitted prior to work taking place.

All of the above internal works have been assessed by Council's Conservation Officer, who is satisfied that the works will not be detrimental to the character of this listed building.

The main external changes to the cottage will be:

- Currently there are two doorways on the front elevation, side by side. One of these will be removed and bricked up. The existing porch will be reduced so it is only above the remaining doorway.
- Currently on the rear elevation there is a fire escape with a doorway on the first floor. It is proposed to remove the fire escape and brick up the doorway on the first floor. There is an existing boiler room and flue on the rear elevation which are to be removed. There is also a small W.C on the rear elevation at ground floor level which is to be rebuilt to the same dimensions. One of the ground floor windows is to be replaced with two smaller arched windows.
- The eastern side elevation will not be changing with the exception of changing the existing windows to casement windows.
- The western side elevation main change is the removal of the existing fire escape (as mentioned above) and the rebuilding of the existing W.C (also mentioned above).

The outbuilding located behind Little Court is currently used as offices, storerooms and a laboratory. The conversion to residential use will mostly be comprised of internal alterations. They consist of:

- The removal of a staircase at ground floor level;
- The construction of a new window to the dining room;
- The construction of a link area between the drawing room and dining area;
- The construction of a staircase within the new hall area;
- The construction of a new roof over the breakfast/kitchen area;

Should approval be granted, it is recommended that conditions be placed on the consent to ensure that details are provided prior to work being undertaken.

The main external changes will be:

- On the front elevation the change in flat roof to a hipped, pitched roof on part of the cottage linking the main section with the garage. This is a single storey link and the proposed roof will be a maximum of 5.9m in height at the ridge line. This is slightly higher than the existing garage roof and 1.6m lower than the existing roof on the main section of the cottage. The only other change on this elevation is the replacement of existing windows with those more in character with the cottage.
- On the rear elevation there is an existing shed along the wall of the existing garage that is to be removed. The other main change is the replacement of doors on the ground and first floor to windows.
- The southern side elevation will see the removal of an existing shed from the main section of the cottage. The pitch of the roof on the existing single storey lean-to extension will be made steeper and so will rise in height from 2.5m to 3.2m. It is also proposed to use this as a conservatory and place two double doors along the conservatory. Finally it is proposed to place a chimney on the roof of the cottage (on the southern roof face). This projects above the existing roofline by 0.5m with a smaller pipe protruding 0.5m above this.
- The north side elevation will have no changes with the exception of replacing two doors at ground floor level with two windows.

The fence along the road front will be replaced with a dwarf wall and railings and a new laurel hedge is to be planted behind this. A large outbuilding to the west of the cottage will be demolished to help make way for a new paved courtyard area for the cottage.

The impact of the two existing buildings on the surrounding properties has well been established. The external alterations proposed are of a small scale and it is therefore considered that the buildings themselves will have no effect in terms of day-lighting, overbearing and overlooking, on the surrounding residential properties. This is also enhanced by the distance between the two buildings and the closest residential properties (at least 30m).

The change of use is not considered to have any great impact on the surrounding properties and returns a building to its original use. The previous use already established noise from vehicles moving on and off the site and it is considered that the new residential use will not significantly increase this.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this change of use development.

With regards to the listed building aspects of the alterations, these are discussed below.

C. Impact upon the street scene and conservation area

The impact on the street scene is considered to be very minor, and in fact the proposals are considered to enhance the street scene. Both buildings are reasonably run-down and the proposed development enhances their character – especially by returning Little Court to its original intended use. New planting and landscaping plans are proposed which will enhance the street further as well as contributing to the amenity of the surrounding rural area.

Generally there is a presumption against development in the countryside, however this development makes use of existing buildings, originally constructed for residential purposes, which is considered to be acceptable in principle. It is considered that the development will not impact on the open nature or character of the surrounding green gaps policy area and countryside, especially as there is only a small increase in volume proposed.

The retention of the two character buildings in the conservation area is more likely to occur if the reversion to residential occurs. As the buildings are of special value to the immediate area, it is important to ensure they are protected in their original state as much as possible. Residential conversions can often have a detrimental effect on the fabric and character of existing buildings in the countryside. Policy WCC5 does not generally allow conversion of buildings for residential purposes. However the original use of Little Court was residential and so this use has already been established in the past. Policies WHE12 and LBE17 also states that listed buildings should primarily be used for their original purpose. This development is therefore considered to be appropriate. The 'cottage' is not a listed building in its own right however it is a curtilage building to Little Court.

With respect to the listed building aspects of the application, several elements of the application have been changed at the request of Council's Conservation Officer. It is now considered that both the internal and external changes of both buildings (as outlined in point B above) will be in keeping with the character of the buildings and the conservation area generally. As such it is considered that the development is in compliance with WHE11.

D. Impact upon Highway Safety

Council's Highways Officer has raised several matters with regards to this application. Overall it is considered that the effect of the two dwellings and any possible additional traffic movements can be mitigated by conditions and improvement works.

The Highways Officer has requested that the wall on the front boundary is not to exceed 0.6m in height. This will allow for visibility when cars are accessing and egressing the site.

Furthermore, it has been requested by highways that £7,500 be paid towards either the provision of a footway or improved cycleways in the area. This is to be subject to a s106 legal agreement.

E. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Parish Council

Whilst the parish council were pleased to see the building reverting to residential use, the parish council did have concerns relating to the proposed detached garage, the increased vehicle movements to and from the site, and the blocking of an existing public right of way.

Due to various concerns the garage has been removed from the proposal. With regards to the issue of vehicle and pedestrian movements, a contribution is to be provided which will go towards cycle path or footway improvements in the area.

5. **Conclusion** –
The proposed development is considered to further enhance the existing buildings and have no adverse impact upon the character of the area and neighbouring properties.

6. **Recommendation** –

(F/2002/5750) – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £7,500 contribution towards footway provision and/or cycleway improvements and the following conditions:

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

2. All new external works shall be carried out in materials that match in size, colour, and texture, those of the existing building.

3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March – June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

5. 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.

6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be

submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure adequate protection of a protected species.
4. In the interests of visual amenity.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. In the interests of highway safety and convenience.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of highway safety and convenience.
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
12. In the interests of highway safety and convenience.

INFORMATIVES

1. This permission relates to the application as amended with revised plan drawings (Numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A,) and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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, C2, C6, EN4, EN5, T7
   Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
   Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7,

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Recommendation:

(LB/2002/5751) – Grant Listed Building consent subject to the following conditions:

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

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

3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

4. Detailed drawings and/or samples of materials, including moulding, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:
   - railings
   - gates.

5. All new external doors and windows shall be painted to an agreed finish and colour.

6. All rainwater goods and external pipework shall be of cast iron sections and be of a colour to be agreed.

7. 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.

8. 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.

Reasons for Conditions on LB/2002/5751

1. In pursuance of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

7. To preserve the architectural integrity of the listed building.

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

Informatives on LB/2002/5751

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION No. F/2002/5750 & LB/2002/5751

PLANNING SERVICES	HPT
ROL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ACK:

Officer HEIDI LYNCH

Parish SONNING.

Proposal CONVERSION OF CROP RESEARCH UNIT & OFFICE & RESIDENTIAL FLAT INTO TWO DWELLINGS PLUS NEW DETACHED DOUBLE GARAGE.

Address LITTLE COURT CHARVIL LANE

Applicant HICKS DEVELOPMENT Ltd c/o THE EDWARDS IRISH PARTNERS

The Parish Council has considered this application and has the following comments:

1. The Council is pleased to see such a proposal for an important village house, which will return it to its former use.

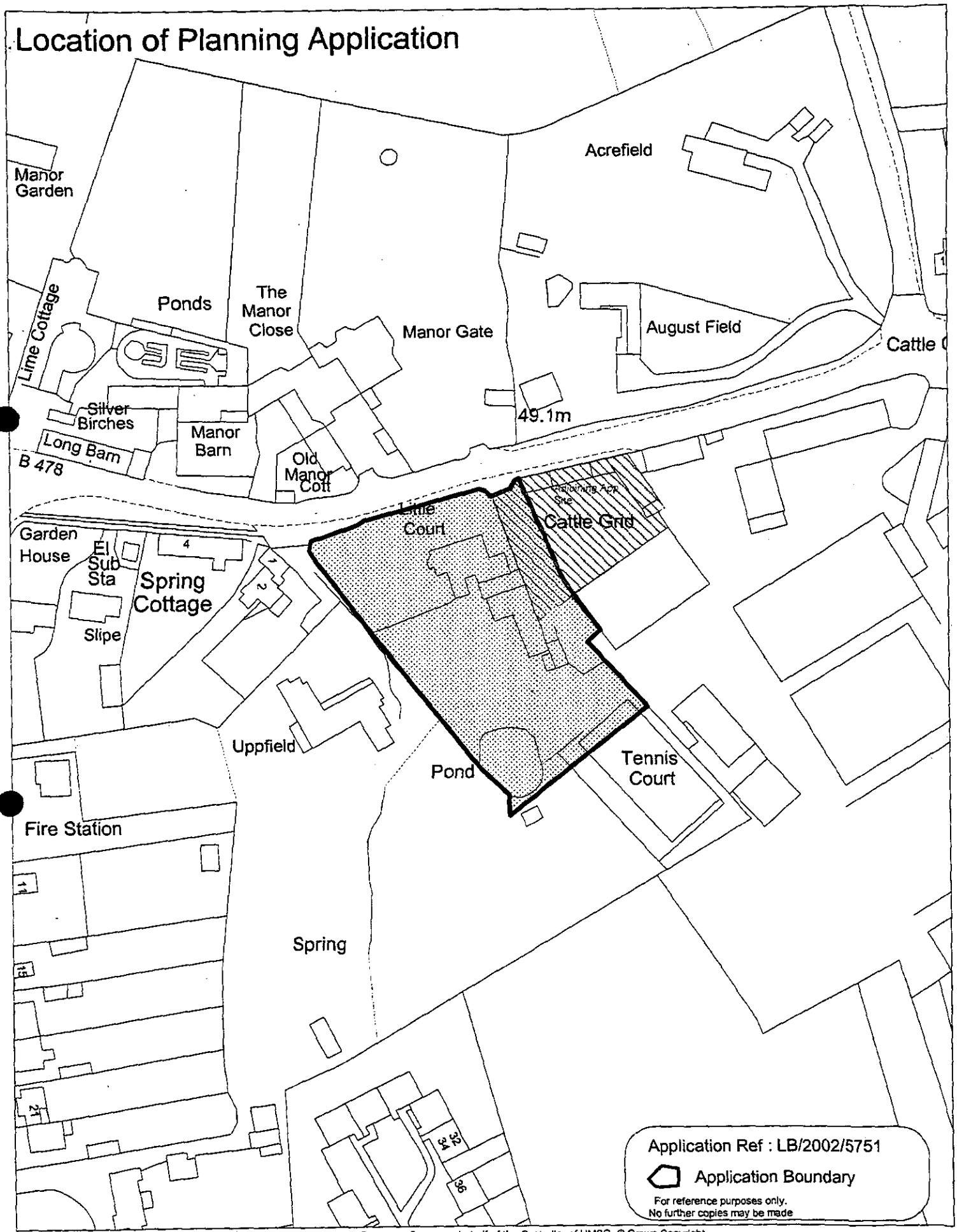
2. Although not totally happy with the siting of the proposed detached garage the Council accept that this may be the only practical position.

3. There are concerns regarding the increased vehicular activity to and from the site. Traffic movements will be increased from five day a week office use to seven-day residential use. There are also concerns that the applicant has effectively blocked an existing public right of way through the farmyard. The granting of this application will confirm the removal of this facility and Councillors would like to see this impact minimised.

4. In view of this the Council asks that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path, which has been identified by a petition and is under consideration by the Highways Authority. Improvements to the footway in the area of the application are essential for a complete joined up route along Charvil Lane and will act as the first, and essential link in the overall plan.

L. A. Bates (Clerk to the Council). 13 March 2002

Location of Planning Application



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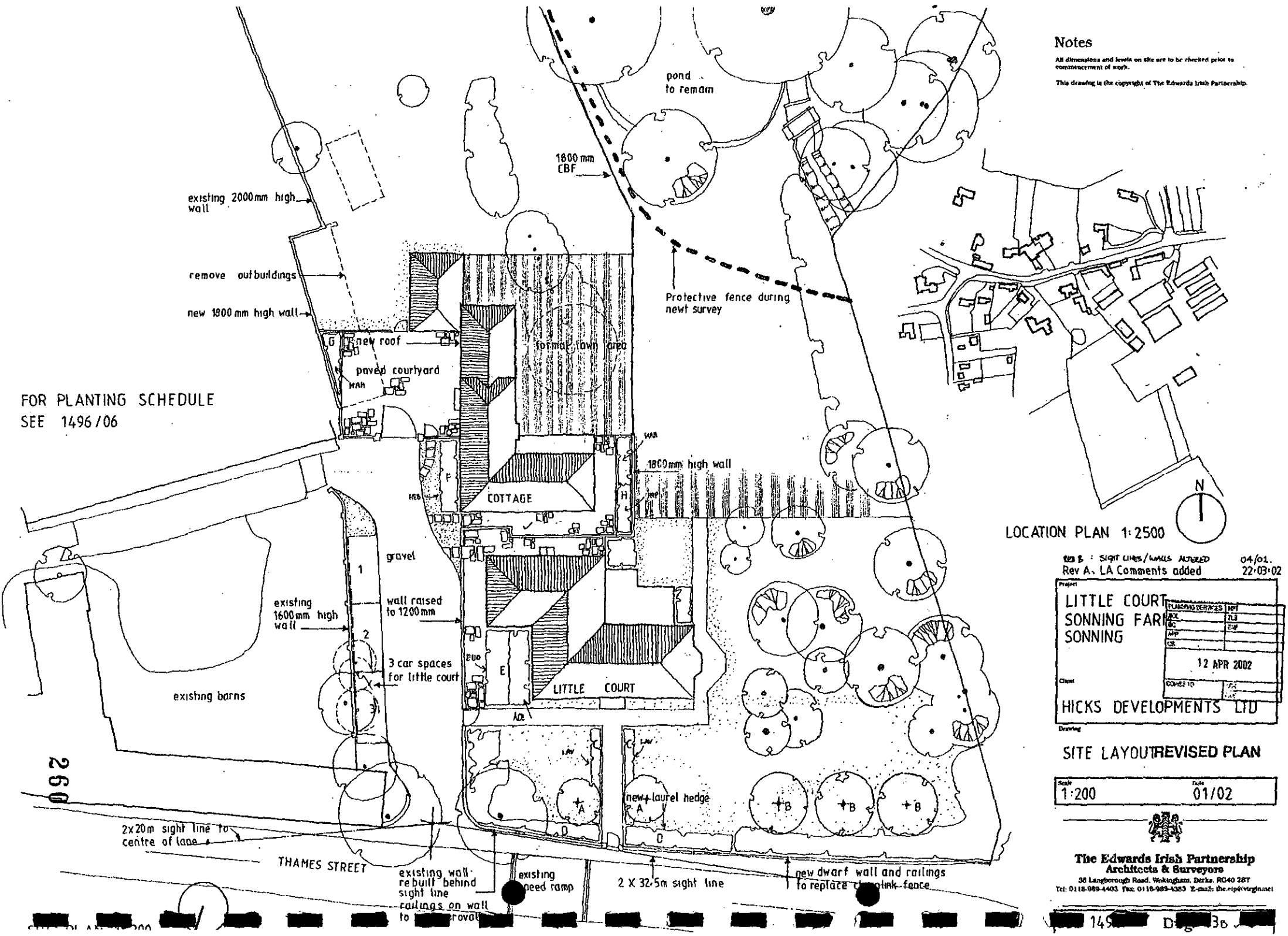
Development Control Section, Environmental Services, Wokingham District Council.

26 April 2002

Scale: 1 : 1250



Notes
All dimensions and levels on site are to be checked prior to commencement of work.
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pond to remain
1800 mm CBF
existing 2000mm high wall
remove outbuildings
new 1800 mm high wall
new roof
paved courtyard
formal lawn area
Protective fence during newt survey
FOR PLANTING SCHEDULE SEE 1496/06
1800mm high wall
COTTAGE
gravel
existing 1600mm high wall
wall raised to 1200mm
3 car spaces for little court
existing barns
LITTLE COURT
new laurel hedge
2x20m sight line to centre of lane
THAMES STREET
existing wall rebuilt behind sight line
railings on wall to
existing need ramp
2 X 32.5m sight line
new dwarf wall and railings to replace
LOCATION PLAN 1:2500
N
Rev B : SIGHT LINES/WALLS ALTERED 04/01.
Rev A. LA Comments added 22.03.02
Project
LITTLE COURT SONNING FARM SONNING
12 APR 2002
Client
HICKS DEVELOPMENTS LTD
Drawing
SITE LAYOUT REVISED PLAN
Scale 1:200
Date 01/02
The Edwards Irish Partnership
Architects & Surveyors
38 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

260

Notes

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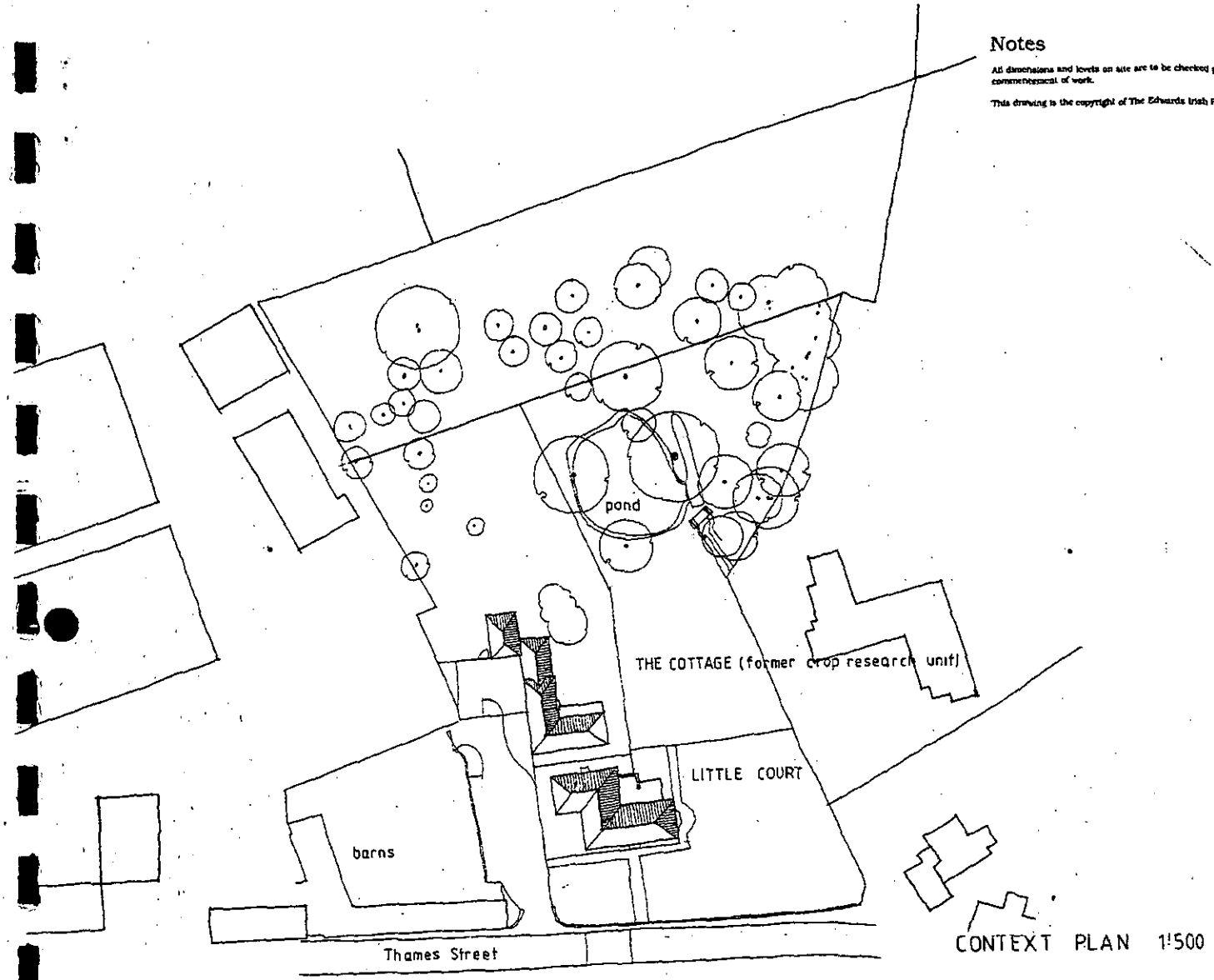

REVISED PLAN

5150

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
HYP	Hypericum Hidcote	30/40cm	2 Litre	Bushy	4 per sq.m.
ACE	Acer Palmatum Dissectum	30/40cm	3 Litre	5 branches	3 per sq.m.
EUO	Euonymus Emerald n gold	20/30cm	2 Litre	Bushy	5 per sq.m.
MAH	Mahonia Japonica	30/45cm	3 Litre	3 Branches	3 per sq.m.

HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

Quercus Robur	8/10cm	Balled	Standard	3000mm

PLANT	
POL	
DC	
APP	
CS	
25 MAR 2002	
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REV A: GARAGE DELETED PLANTING SCHEDULE ADDED 03/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.rip@virgin.net

Job 1496 Dwg. 06A

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

Windows

Existing windows to be replaced in sw to match existing where repaired otherwise windows to be renovated. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq. trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support.

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

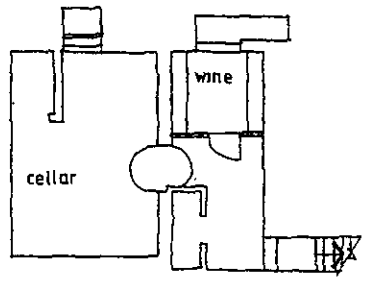
Where original to be renovated. All new mouldings in sw to match existing.

Roof

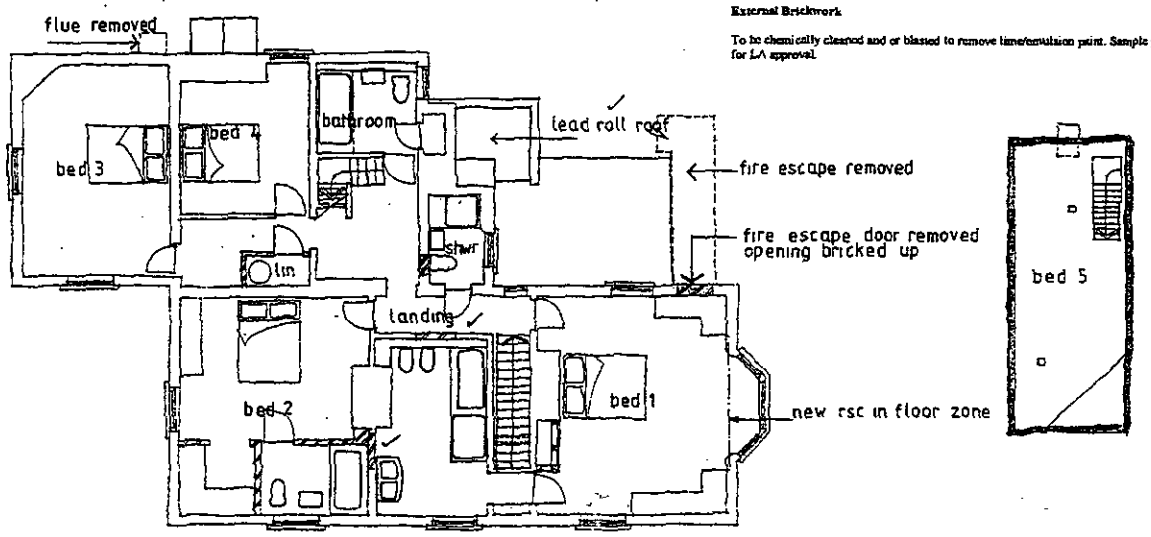
To be renovated in accordance with Condition Survey.

External Brickwork

To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.



PROPOSED BASEMENT PLAN 1:100



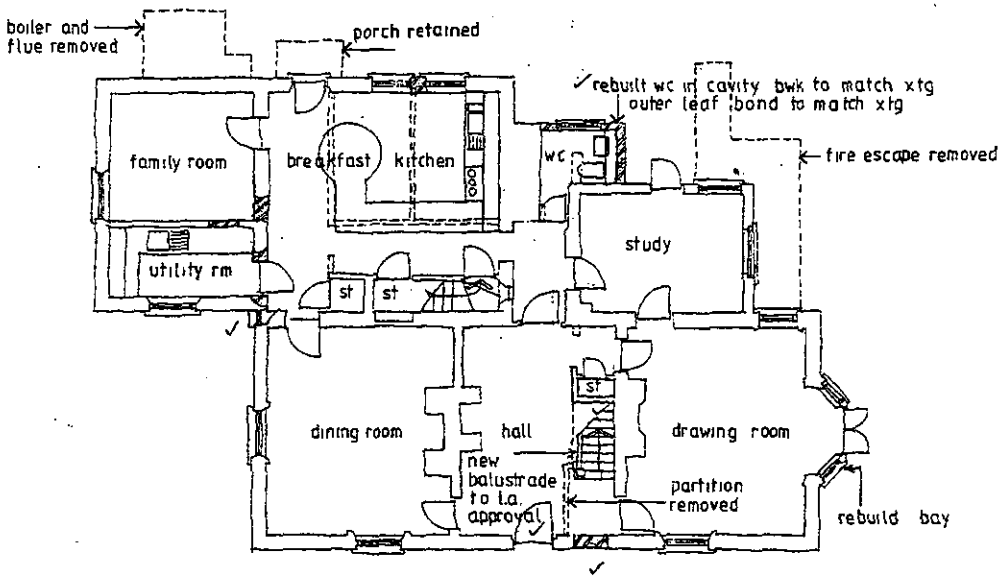
PROPOSED FIRST FLOOR PLAN 1:100

PROPOSED
ATTIC PLAN
1:100

✓ New brickwork to match xtg type bond and mortar

✓ New 75X50mm stud w 12mm p board and skim

✓ Existing lath and plaster renewed to match xtg



PROPOSED GROUND FLOOR PLAN 1:100

RB/S: LISTED BUILDING OFFICERS NOTES ADDED 9/04/02.
RB/A: NOTES ADDED 25/06/02.

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale 1:100 Date 01/02

REVISED PLAN

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2JT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 01 B

12 APR 2002

Notes

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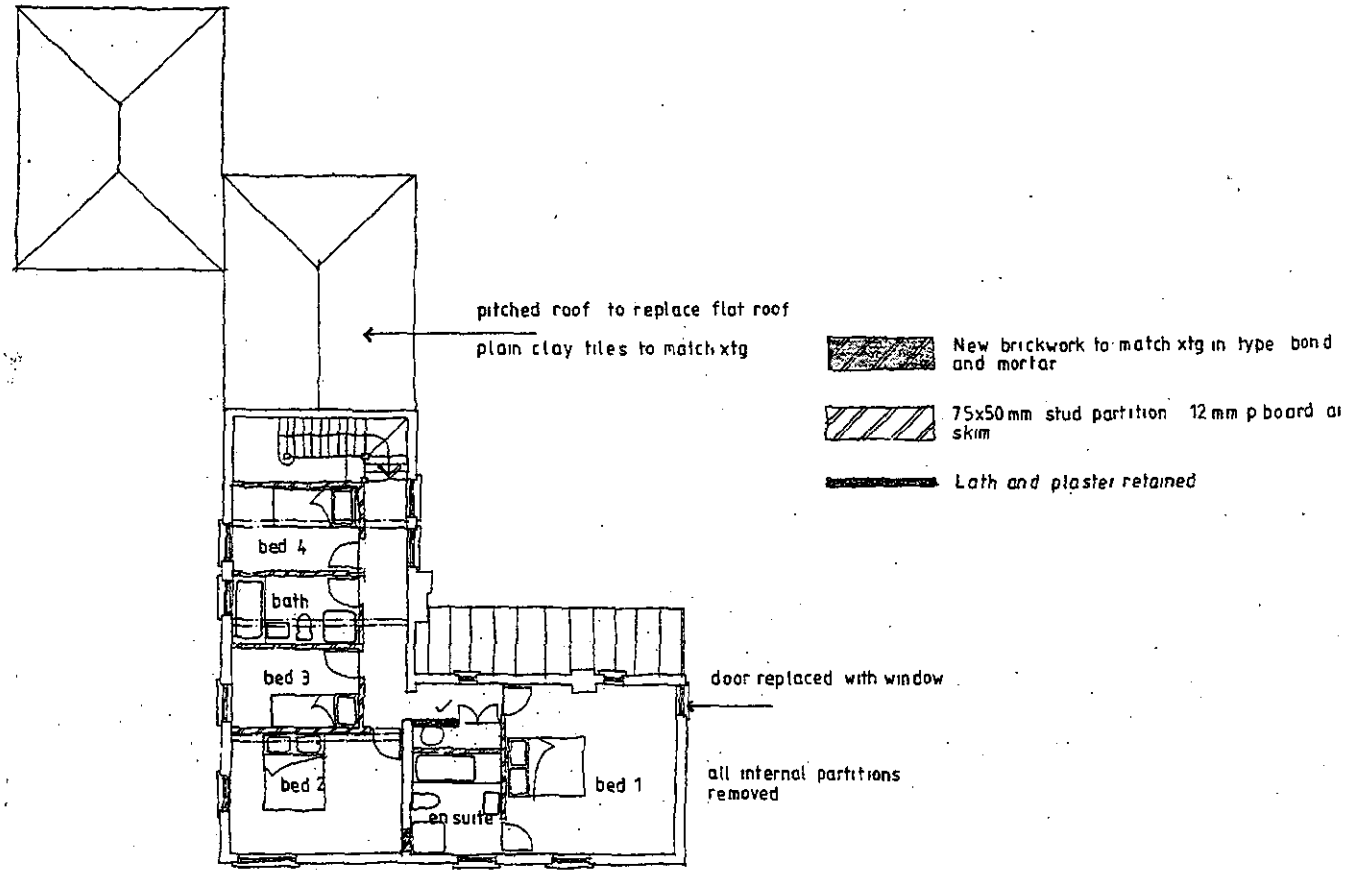
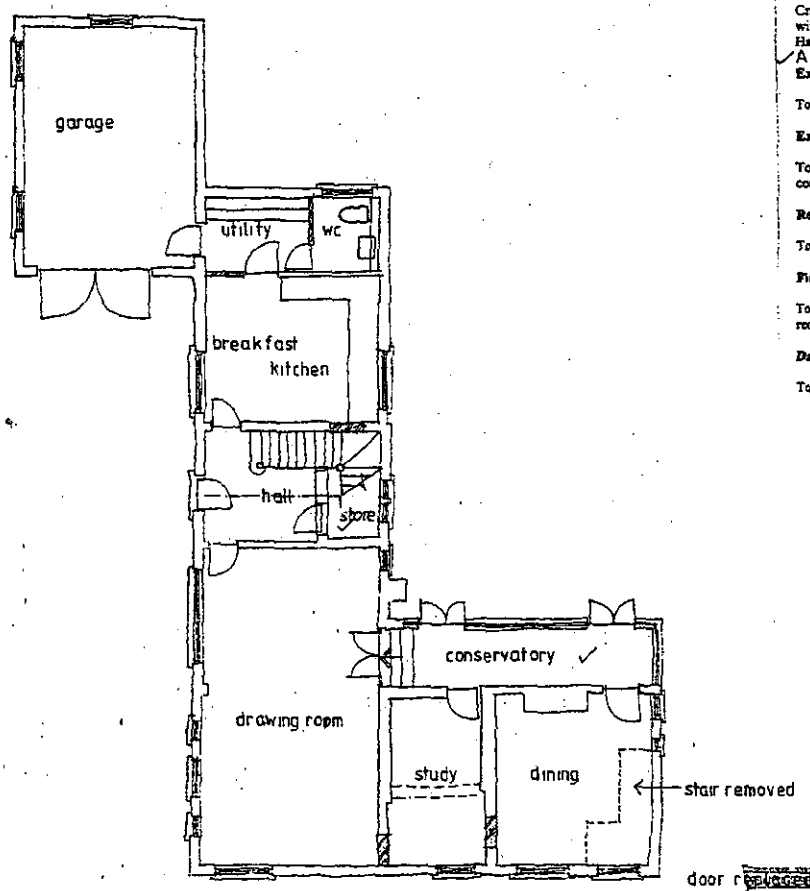


PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

Windows

Crittal metal framed casement windows to be replaced with soft wood side hung casement windows single glazed with period glazing bars and 8000mm sq. trickle vents to heads. Hardwood cills and painted MDF cill boards. Brass ironmongery.
All window details to be agreed prior to manufacture.

Existing Timber Floor

To be set aside where usable and refitted after treatment to nominated room(s).

Existing Timber Panelling

To be set aside and reused after treatment as dado panelling in nominated rooms and/or corridor.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA where required

First Floor Structure

To be assessed by structural engineer and reinforced by agreement with the LA where required.

Damp Proofing and Timber Treatment

To be installed in accordance with Southern Remedial Services report

REV B: ROOF NOTES + KEY ADDED 04/02.
REV A: NOTES ADDED 25/03/02.

Project
LITTLE COURT
SONNING FARM
SONNING
REVISED PLAN

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
COTTAGE

Scale	Date
1:100	01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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CD	ERF
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S	
12 APR 2002	
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Job 1496 Dwg. 02B

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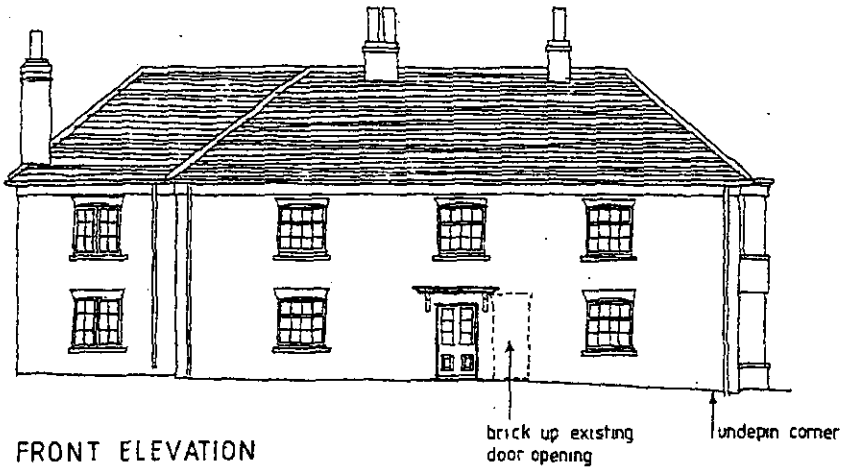
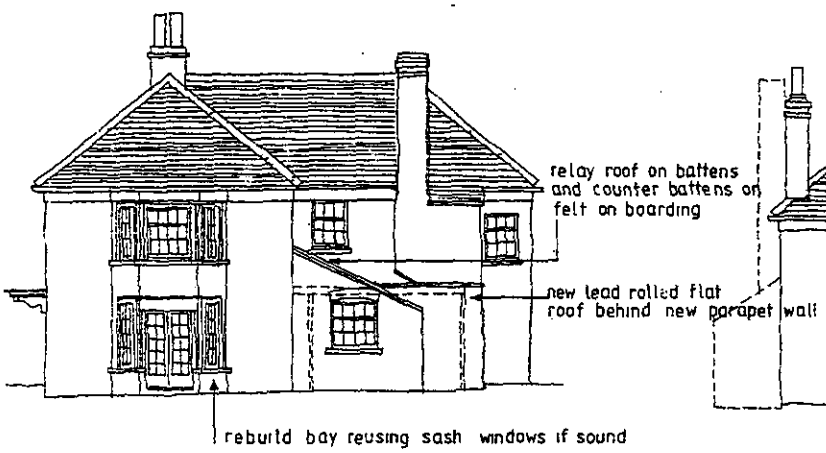
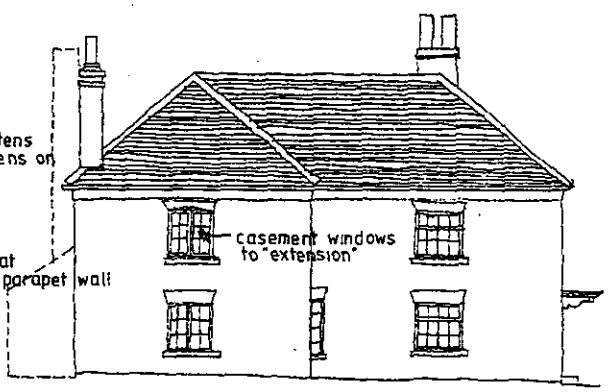


FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

REV C	CHIMNEY UNDELETED	04/02
REV B	NOTES ADDED	25/03/02
REV A	DINING ROOK WINDOW BED [illegible]	

Project

LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

11 APR 2002

Client

HICKS DEVELOPMENTS LTD

Drawing

PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 04B

Notes

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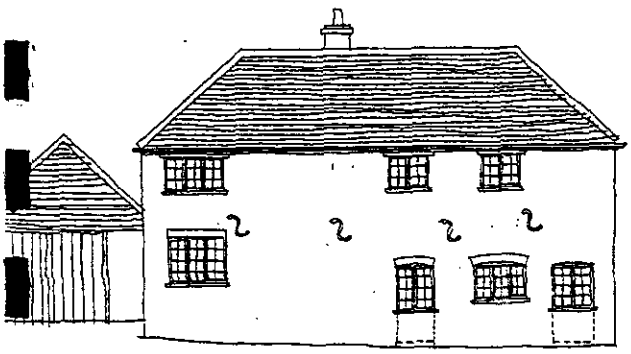
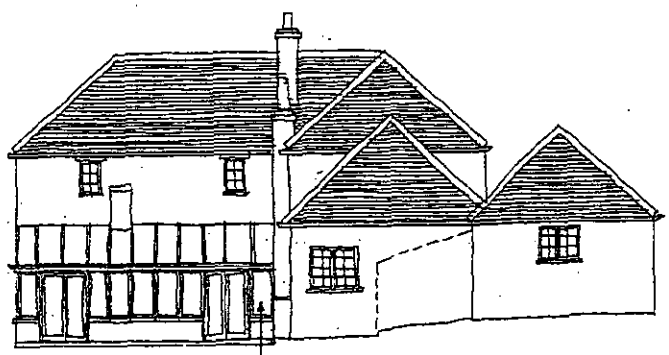
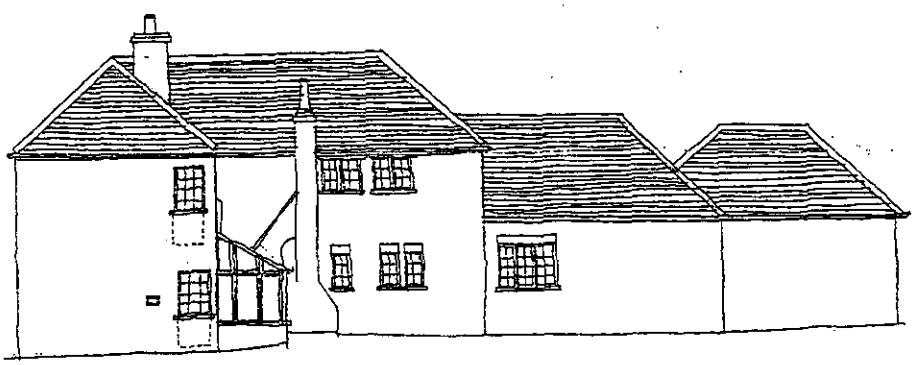


SIDE ELEVATION



new conservatory to replace existing lean to

SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

REVISED PLAN

5750

25 MAR 2002

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Rev B Conservatory added 25/3/02
Rev A Dormer & window + chimney 07/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 | Date 01/02A

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 05B

Notes.

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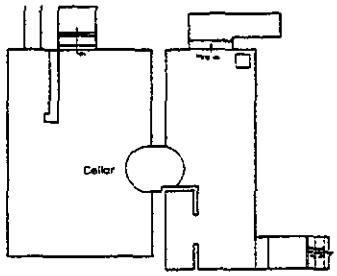
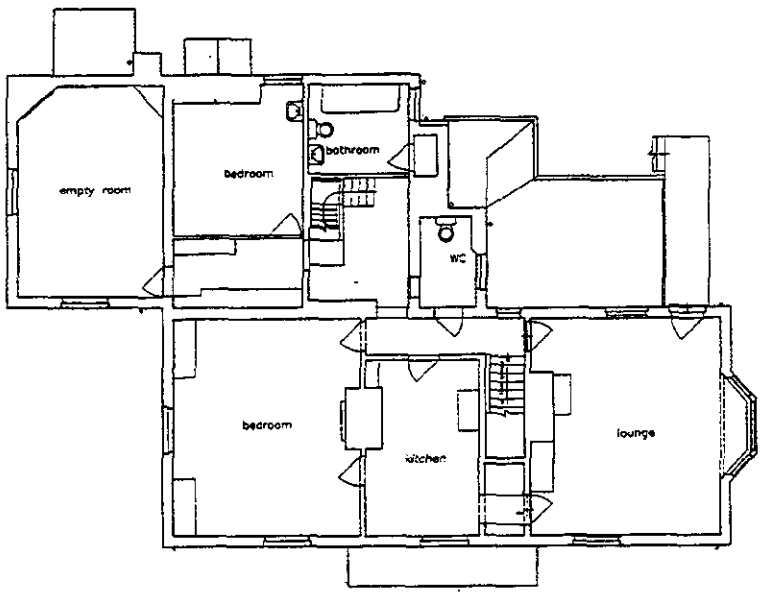
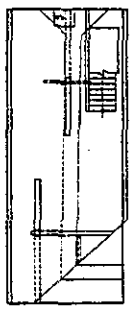


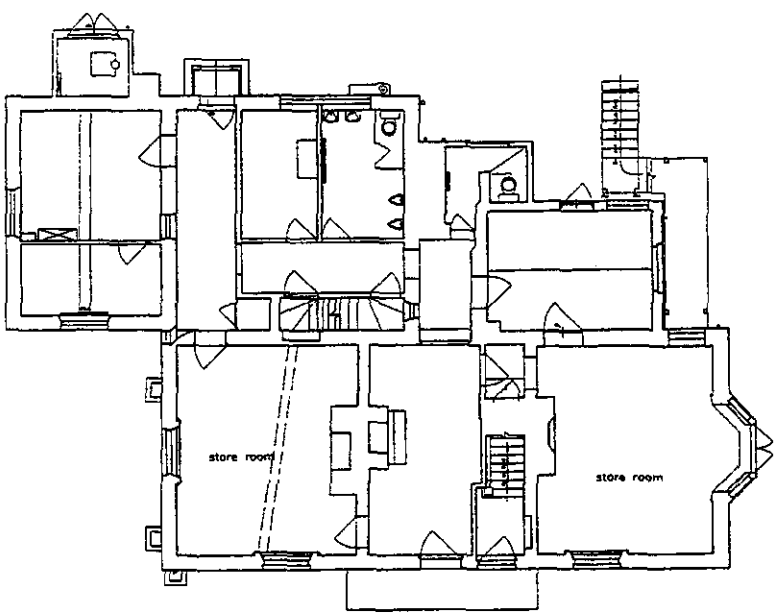
Cellar



First Floor Plan



Loft



Ground Floor Plan

06.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
34 Loughborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4343
E-mail the.eip@virgin.net

Job 1492 Dwg. 10

Notes.

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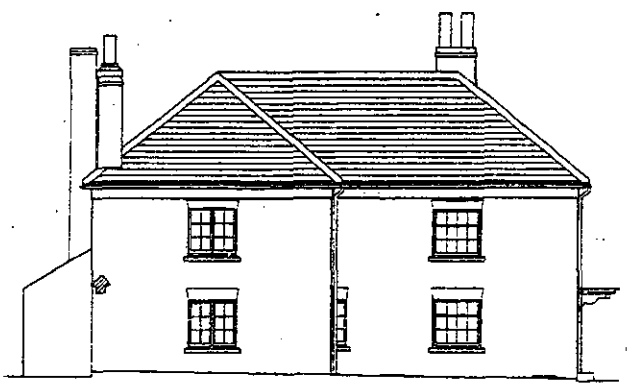
Front Elevation



Side Elevation



Side Elevation



Rear Elevation

06.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1:100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4600 Fax: 0118-989-4383
E-mail: the.eip@virgin.net

Job 1492 Dwg. 11

Notes.

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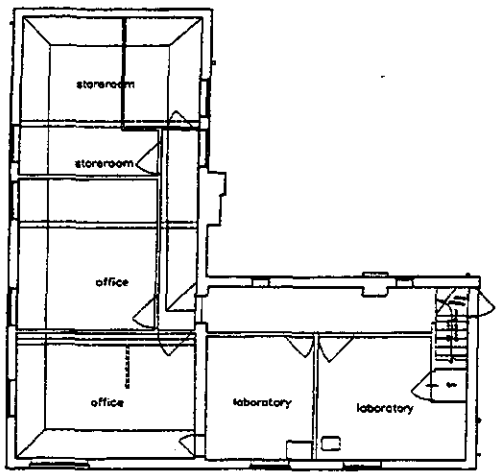
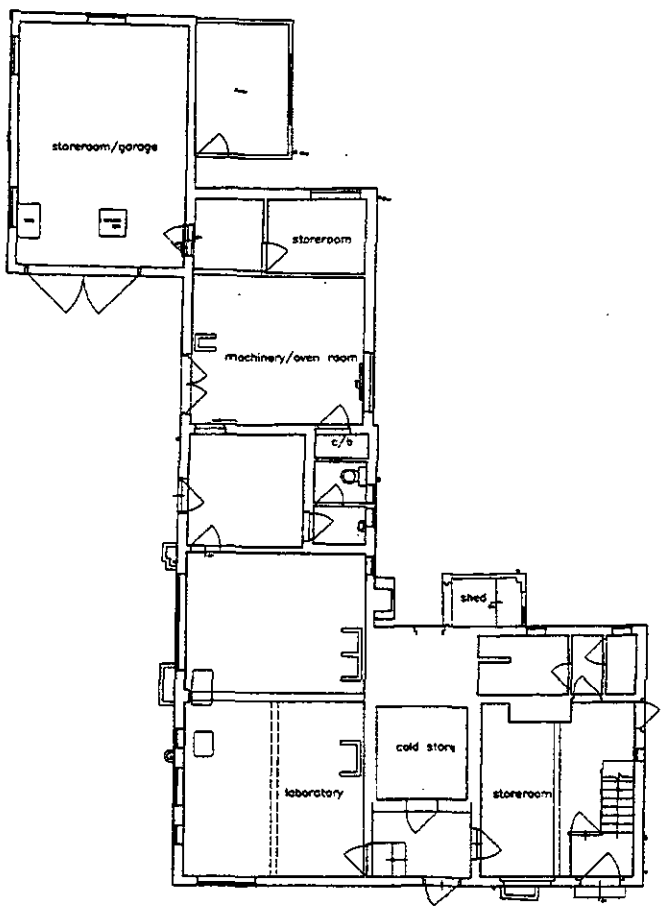


First Floor Plan



Ground Floor Plan

08.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
16 Langborough Road, Wokingham, Berks. RG40 2ST
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail: tha.eip@virgin.net

Job 1492 Dwg. 12

Development Control Ref No:	Received	Parish
F/2002/5750 LB/2002/5751	8/02/02	Sonning

Applicant: Hicks Development C/O The Edwards Irish Partnership
Location: Little Court, Charvil Lane, Sonning, Reading
Proposal: Proposed Conversion of Crop Research Unit into one Residential Unit and Conversion of an Office and Flat into one Residential Unit

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Heidi Lynch

SUMMARY:

1. Planning History –
The site is located within the Sonning Conservation area as well as the countryside and green gaps/wedges policy area. Little Court is a Grade II listed building. Furthermore, English Heritage has informed the council that the building to the rear (the office and flat to be converted into one residential unit) is a curtilage building to the listed Little Court.

2. Proposal –
The proposed development is for the change of use and conversion of a Crop Research Unit into a single dwelling, and the conversion of Little Court (currently an office and flat), into a single dwelling. Originally a detached double garage was also applied for although this has since been removed from the plans. A further application has recently been submitted to change the use of the adjacent barn into two residential units (application numbers F/2002/6248 and LB/2002/6249).

RECOMMENDATION (F/2002/5750) : GRANT PLANNING PERMISSION – subject to conditions
RECOMMENDATION (LB/2002/5751): GRANT PLANNING PERMISSION – subject to conditions

This application is before the Committee as it involves financial contributions.

Background Papers

Held by: Planning Reception
***Division*: Development Control**
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations** -
   - ***Council's Highways Officer*** – No objections subject to conditions and subject to financial contributions as agreed
   - ***Conservation Officer*** – no objections subject to conditions
   - ***Sonning Parish Council*** – See attached comments
   - ***Landscape*** – No objections subject to conditions
   - ***Environmental Health*** – no objections
   - ***Neighbours Letters*** – None received
   - ***Countryside Officer*** – A newt mitigation scheme needs to be provided
   - ***Policy*** – likely to be acceptable

4. **Appraisal** – The main considerations are:

   A. Principle of Development
   Loddon Area Local Plan Policies: LTV2, LC1
   Wokingham District Local Plan Policies: WCC1, WCC2
   Berkshire Structure Plan Policy C2, C6

   B. Impact upon neighbouring properties
   Loddon Area Local Plan Policies: LC20, LBE2
   Wokingham District Local Plan Policies: WOS3
   Berkshire Structure Plan: Policies: LD3

   C. Impact upon the street scene and listed building
   Loddon Area Local Plan Policies: LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18
   Wokingham District Local Plan Policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WHE2, WHE5, WHE11, WHE12, WHE13
   Berkshire Structure Plan: Policy LD3, C2, C6, EN4, EN5

   D. Impact upon Highway safety
   Loddon Area Local Plan Policies: LC20, LT5, LT6
   Wokingham District Local Plan Policies: WOS3, WT6, WT7
   Berkshire Structure Plan: Policy T7

   E. Flooding Issues
   Berkshire Structure Plan: EN3
   Loddon Area Local Plan: LPS2 & LPS3
   Wokingham District Local Plan: WIC16
   PPG25

   F. Concerns of the Parish Council

   A. Principle of Development
   Development is only permitted in the countryside under exceptional circumstances under Policy WCC1 and under certain categories. The proposed development involves the re-use and adaptation of buildings which were originally constructed for residential use. This reversion is permitted in principle. The site is located within the Green gaps and Wedges policy area. Development is not permitted in green gaps if it detracts from the open countryside appearance

and character. As the proposed development makes use of existing buildings on site, it is considered to comply with policy WCC2.

B. Impact upon neighbouring properties

The changes to Little Court will mainly be internal to convert it to a dwelling. The internal changes consist of:

- The main internal staircase being restored. It is suggested that details are to be provided prior to works being undertaken;
- The door to the secondary staircase being fixed shut (or else details to be agreed);
- Recent partitions added to the kitchen and breakfast area being removed
- At first floor level, the upper section of the staircase is to have alterations carried out; the fire escape door opening is to be removed; some doors and other openings are to be infilled; new partitions to bedroom 2 are to be installed and a staircase to bedroom 5 is to be installed. It is suggested that as a condition of consent all details of these works are submitted prior to work taking place.

All of the above internal works have been assessed by Council's Conservation Officer, who is satisfied that the works will not be detrimental to the character of this listed building.

The main external changes to the cottage will be:

- Currently there are two doorways on the front elevation, side by side. One of these will be removed and bricked up. The existing porch will be reduced so it is only above the remaining doorway.
- Currently on the rear elevation there is a fire escape with a doorway on the first floor. It is proposed to remove the fire escape and brick up the doorway on the first floor. There is an existing boiler room and flue on the rear elevation which are to be removed. There is also a small W.C on the rear elevation at ground floor level which is to be rebuilt to the same dimensions. One of the ground floor windows is to be replaced with two smaller arched windows.
- The eastern side elevation will not be changing with the exception of changing the existing windows to casement windows.
- The western side elevation main change is the removal of the existing fire escape (as mentioned above) and the rebuilding of the existing W.C (also mentioned above).

The outbuilding located behind Little Court is currently used as offices, storerooms and a laboratory. The conversion to residential use will mostly be comprised of internal alterations. They consist of:

- The removal of a staircase at ground floor level;
- The construction of a new window to the dining room;
- The construction of a link area between the drawing room and dining area;
- The construction of a staircase within the new hall area;
- The construction of a new roof over the breakfast/kitchen area;

Should approval be granted, it is recommended that conditions be placed on the consent to ensure that details are provided prior to work being undertaken.

The main external changes will be:

- On the front elevation the change in flat roof to a hipped, pitched roof on part of the cottage linking the main section with the garage. This is a single storey link and the proposed roof will be a maximum of 5.9m in height at the ridge line. This is slightly higher than the existing garage roof and 1.6m lower than the existing roof on the main section of the cottage. The only other change on this elevation is the replacement of existing windows with those more in character with the cottage.
- On the rear elevation there is an existing shed along the wall of the existing garage that is to be removed. The other main change is the replacement of doors on the ground and first floor to windows.
- The southern side elevation will see the removal of an existing shed from the main section of the cottage. The pitch of the roof on the existing single storey lean-to extension will be made steeper and so will rise in height from 2.5m to 3.2m. It is also proposed to use this as a conservatory and place two double doors along the conservatory. Finally it is proposed to place a chimney on the roof of the cottage (on the southern roof face). This projects above the existing roofline by 0.5m with a smaller pipe protruding 0.5m above this.
- The north side elevation will have no changes with the exception of replacing two doors at ground floor level with two windows.

The fence along the road front will be replaced with a dwarf wall and railings and a new laurel hedge is to be planted behind this. A large outbuilding to the west of the cottage will be demolished to help make way for a new paved courtyard area for the cottage.

The impact of the two existing buildings on the surrounding properties has well been established. The external alterations proposed are of a small scale and it is therefore considered that the buildings themselves will have no effect in terms of day-lighting, overbearing and overlooking, on the surrounding residential properties. This is also enhanced by the distance between the two buildings and the closest residential properties (at least 30m).

The change of use is not considered to have any great impact on the surrounding properties and returns a building to its original use. The previous use already established noise from vehicles moving on and off the site and it is considered that the new residential use will not significantly increase this.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this change of use development.

With regards to the listed building aspects of the alterations, these are discussed below.

C. Impact upon the street scene and conservation area

The impact on the street scene is considered to be very minor, and in fact the proposals are considered to enhance the street scene. Both buildings are reasonably run-down and the proposed development enhances their character – especially by returning Little Court to its original intended use. New planting and landscaping plans are proposed which will enhance the street further as well as contributing to the amenity of the surrounding rural area.

Generally there is a presumption against development in the countryside, however this development makes use of existing buildings, originally constructed for residential purposes, which is considered to be acceptable in principle. It is considered that the development will not impact on the open nature or character of the surrounding green gaps policy area and countryside, especially as there is only a small increase in volume proposed.

The retention of the two character buildings in the conservation area is more likely to occur if the reversion to residential occurs. As the buildings are of special value to the immediate area, it is important to ensure they are protected in their original state as much as possible. Residential conversions can often have a detrimental effect on the fabric and character of existing buildings in the countryside. Policy WCC5 does not generally allow conversion of buildings for residential purposes. However the original use of Little Court was residential and so this use has already been established in the past. Policies WHE12 and LBE17 also states that listed buildings should primarily be used for their original purpose. This development is therefore considered to be appropriate. The 'cottage' is not a listed building in its own right however it is a curtilage building to Little Court.

With respect to the listed building aspects of the application, several elements of the application have been changed at the request of Council's Conservation Officer. It is now considered that both the internal and external changes of both buildings (as outlined in point B above) will be in keeping with the character of the buildings and the conservation area generally. As such it is considered that the development is in compliance with WHE11.

D. Impact upon Highway Safety

Council's Highways Officer has raised several matters with regards to this application. Overall it is considered that the effect of the two dwellings and any possible additional traffic movements can be mitigated by conditions and improvement works.

The Highways Officer has requested that the wall on the front boundary is not to exceed 0.6m in height. This will allow for visibility when cars are accessing and egressing the site.

Furthermore, it has been requested by highways that £7,500 be paid towards either the provision of a footway or improved cycleways in the area. This is to be subject to a s106 legal agreement.

E. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of Parish Council

Whilst the parish council were pleased to see the building reverting to residential use, the parish council did have concerns relating to the proposed detached garage, the increased vehicle movements to and from the site, and the blocking of an existing public right of way.

Due to various concerns the garage has been removed from the proposal. With regards to the issue of vehicle and pedestrian movements, a contribution is to be provided which will go towards cycle path or footway improvements in the area.

5. **Conclusion** –
The proposed development is considered to further enhance the existing buildings and have no adverse impact upon the character of the area and neighbouring properties.

6. **Recommendation** –

(F/2002/5750) – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a £7,500 contribution towards footway provision and/or cycleway improvements and the following conditions:

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

2. All new external works shall be carried out in materials that match in size, colour, and texture, those of the existing building.

3. A newt mitigation scheme including a survey of the pond during the breeding season (mid March – June inclusive) shall be formulated and agreed in consultation with English Nature. A copy of the scheme shall be forwarded to the Local Authority before any works on site are carried out.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of either of the dwellings.

5. 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.

6. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

7. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 1496/03/8. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be

submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.

12. The dwarf wall on the front boundary shall not exceed 0.6 metres in height.

REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To ensure adequate protection of a protected species.
4. In the interests of visual amenity.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. In the interests of highway safety and convenience.
7. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of highway safety and convenience.
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.
12. In the interests of highway safety and convenience.

INFORMATIVES

1. This permission relates to the application as amended with revised plan drawings (Numbers 01B, 02B, 03B, 04B, 05C, 06A, 10, 11, 12, 13A,) and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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, C2, C6, EN4, EN5, T7
   Loddon Area Local Plan policies: LTV2, LC1, LC2, LC19, LC20, LBE1, LBE2, LBE12, LBE14, LBE17, LBE18, LT5, LT6
   Deposit Draft Wokingham District Local Plan policies: WOS3, WOS10, WCC1, WCC2, WCC5, WCC7, WBE1, WBE9, WHE2, WHE5, WHE11, WHE12, WHE13, WT6, WT7,

Please place in file afterwards

Thanks

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Recommendation:

(LB/2002/5751) – Grant Listed Building consent subject to the following conditions:

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

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

3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

4. Detailed drawings and/or samples of materials, including moulding, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:
   - railings
   - gates.

5. All new external doors and windows shall be painted to an agreed finish and colour.

6. All rainwater goods and external pipework shall be of cast iron sections and be of a colour to be agreed.

7. 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.

8. 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.

Reasons for Conditions on LB/2002/5751

1. In pursuance of Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

7. To preserve the architectural integrity of the listed building.

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

Informatives on LB/2002/5751

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION

PLANNING SERVICES	HPT
RDL	TLS
DC	ENF
APP	
CS	

14 MAR 2002

COPIES TO	ACK:

APPLICATION No. F/2002/5750 & LB/2002/5751

Officer HEIDI LYNCH

Parish SONNING.

Proposal CONVERSION OF CROP RESEARCH UNIT & OFFICE & RESIDENTIAL FLAT INTO TWO DWELLINGS PLUS NEW DETACHED DOUBLE GARAGE.

Address LITTLE COURT CHARVIL LANE

Applicant HICKS DEVELOPMENT Ltd c/o THE EDWARDS IRISH PARTNERSHIP.

The Parish Council has considered this application and has the following comments:

1. The Council is pleased to see such a proposal for an important village house, which will return it to its former use.

2. Although not totally happy with the siting of the proposed detached garage the Council accept that this may be the only practical position.

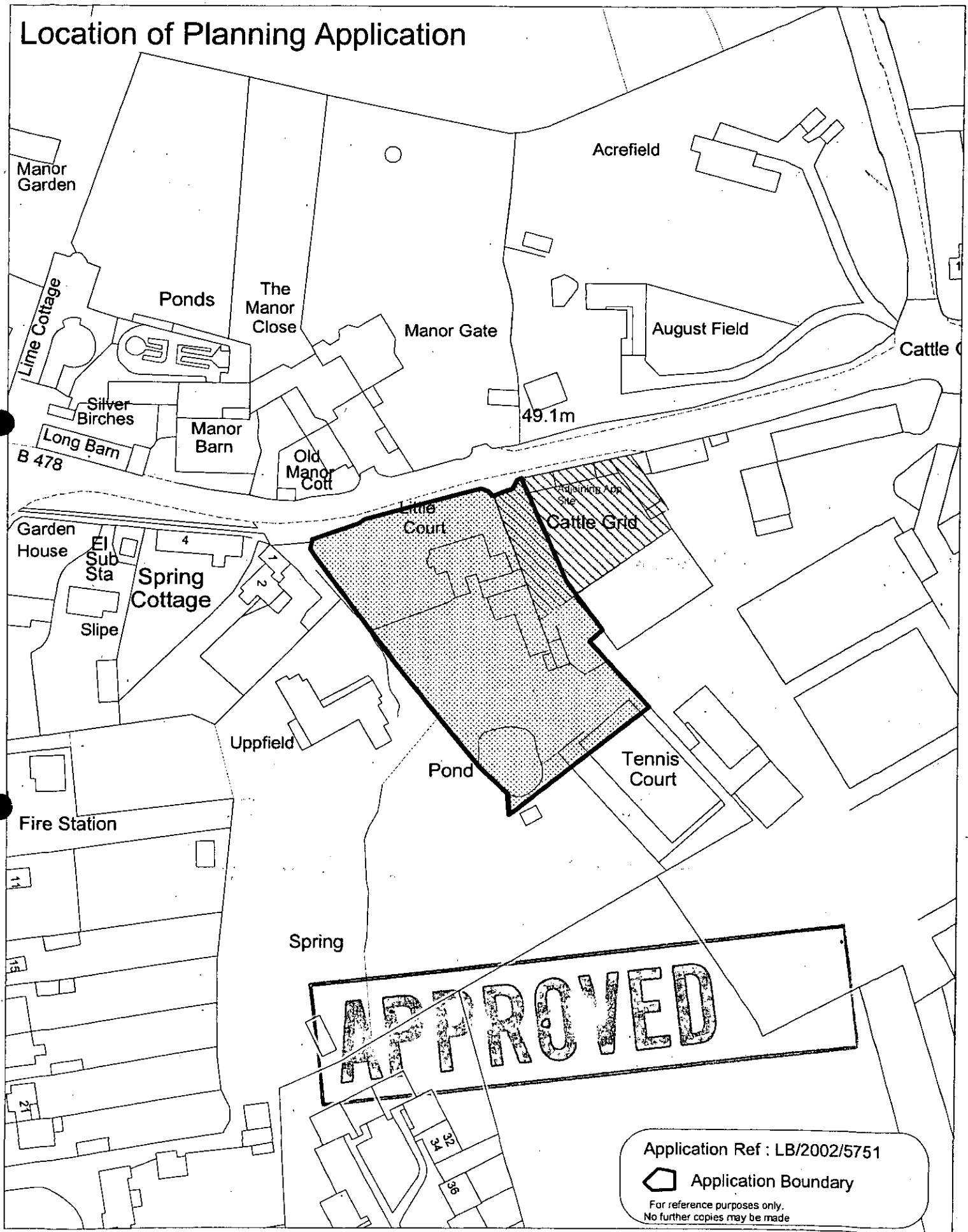
3. There are concerns regarding the increased vehicular activity to and from the site. Traffic movements will be increased from five day a week office use to seven-day residential use. There are also concerns that the applicant has effectively blocked an existing public right of way through the farmyard. The granting of this application will confirm the removal of this facility and Councillors would like to see this impact minimised.

4. In view of this the Council asks that a contribution be made towards improvements to the existing footway and the formation of a new Charvil Lane cycle path, which has been identified by a petition and is under consideration by the Highways Authority. Improvements to the footway in the area of the application are essential for a complete joined up route along Charvil Lane and will act as the first, and essential link in the overall plan.

L. A. Bates.

L. A. Bates (Clerk to the Council). 13 March 2002

Location of Planning Application



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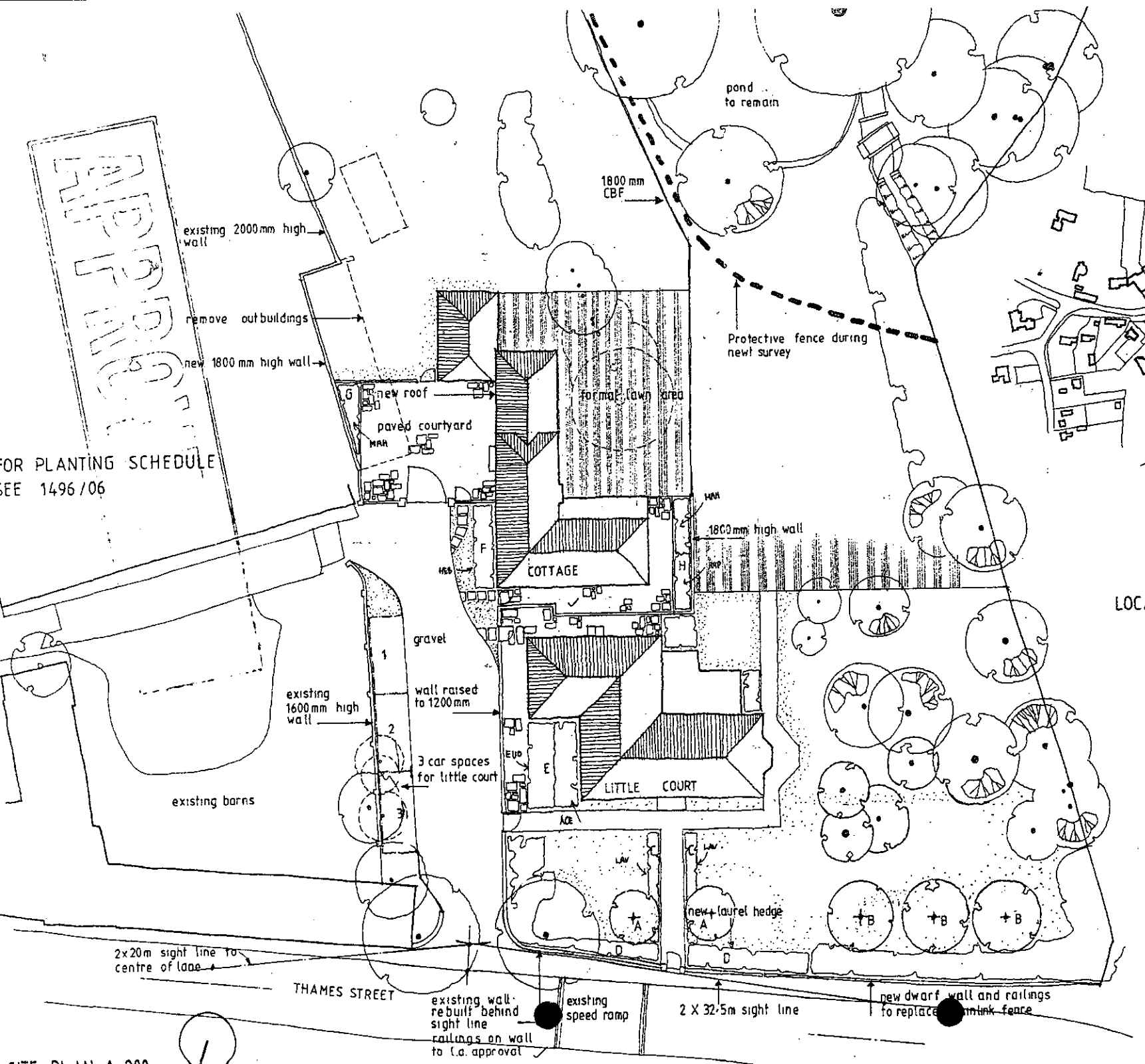
Development Control Section, Environmental Services, Wokingham District Council.

26 April 2002 Scale: 1 : 1250



Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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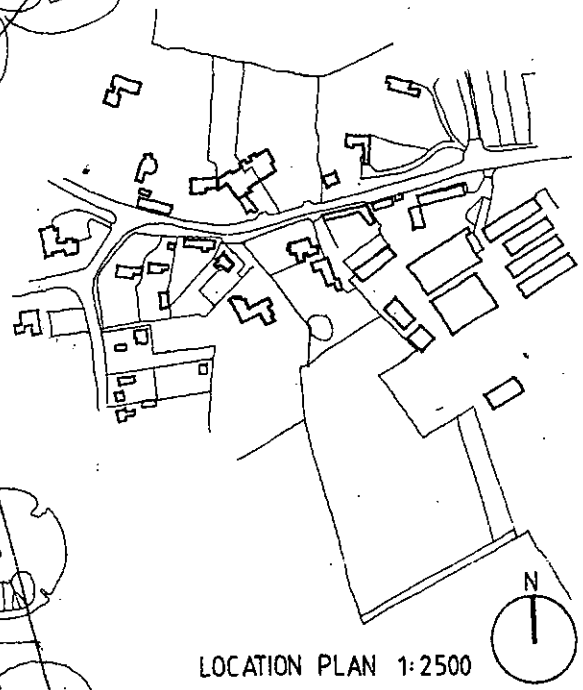

LOCATION PLAN 1:2500

Rev B : SIGHT LINES/WALLS ALTERED 04/02.
Rev A. LA Comments added 22:03:02

Project
LITTLE COURT
SONNING FARM
SONNING

PLANNING SERVICES	HPT
ROL	TLS
DC	EMF
APP	
CS	

12 APR 2002

Client
HICKS DEVELOPMENTS LTD

Drawing
SITE LAYOUT REVISED PLAN

Scale 1:200 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.nip@virgin.net

Job 1496 Dwg. 03B

Notes

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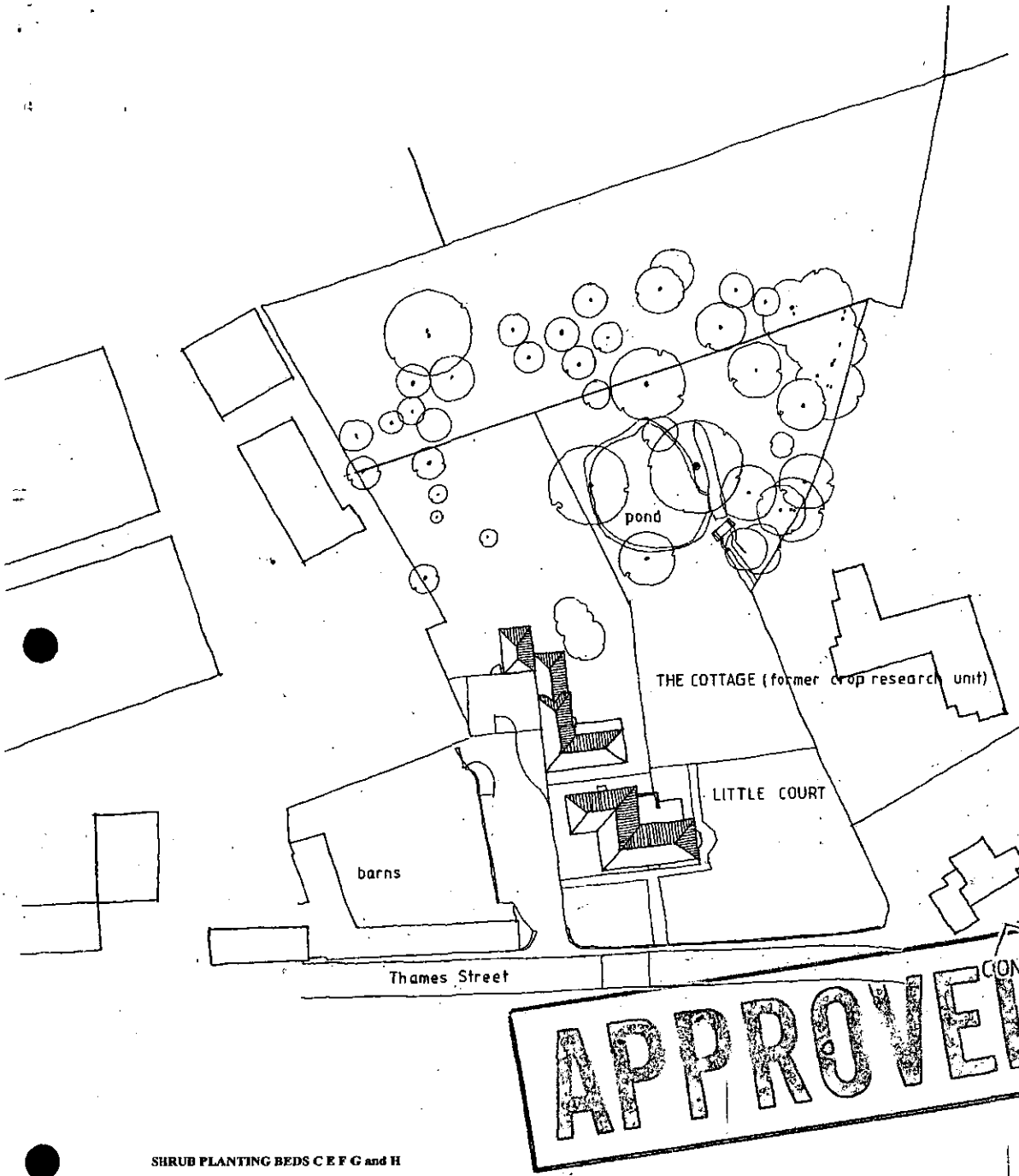


CONTEXT PLAN 1:500

APPROVED

REVISED PLAN

5750

SHRUB PLANTING BEDS C E F G and H

REF	SPECIES	SIZE	POT SIZE	HABIT	DENSITY
LAV	Lavandula Munstead	20/30cm	2 Litre	Bushy	5 per sq.m.
HEB	Hebe Mrs Winder	30/45cm	2 Litre	Bushy	4 per sq.m.
HYP	Hypericum Hidcote	30/40cm	2 Litre	Bushy	4 per sq.m.
ACE	Acer Palmatum Dissectum	30/40cm	3 Litre	5 branches	3 per sq.m.
EUO	Euonymus Emerald n gold	20/30cm	2 Litre	Bushy	5 per sq.m.
MAH	Mahonia Japonica	30/45cm	3 Litre	3 Branches	3 per sq.m.

HEDGE PLANTING BED D

LAU	Prunus Laurocerasus	40/60cm	5 Litre	5 branches	2 per lin.m. 2 rows

TREE PLANTING A

SPECIES	GIRTH	ROOTS	HABIT	HEIGHT
Taxus Baccata	6/8cm	Balled	LT Standard	2000mm

TREE PLANTING B

Quercus Robur	8/10cm	Balled	Standard	3000mm

PLAN	CE	HPT
POL		TJS
DC		GW
APP		
GS		
25 MAR 2002		
COPIES TO		ACK:
		FILE:

REVA : GARAGE DELETED, PLANTING SCHEDULE ADDED 05/0

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
CONTEXT PLAN AND NEW GARAGE DETAILS

Scale 1:100 1:500 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2BT
Tel. 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.ne

Job 1496 Dwg. 06A

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

Windows

Existing windows to be replaced in sw to match existing where required otherwise windows to be renovated. Two windows to be removed to assess condition and repair replacement agreed with LA. Single glazing to be used with glazing bars to be period. 8000mm sq trickle vents to new replacement windows only. Brass ironmongery.

Drawing Room/Bedroom 1 Bay Window

To be removed and rebuilt to period detail. Corner of building to be underpinned. New steel inserted within floor zone to support first floor joists.

Floor Structure

Existing timber floors to be retained, treated and reinforced where structural engineers report requires all to LA approval.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA. Attic bedroom to have structural report on existing post and beam roof support

Damp Proof Course

To be in accordance with Southern Remedial Services report. Finish coat over waterproof render to be agreed with LA.

Dado Rails, Picture Rails and Skirtings

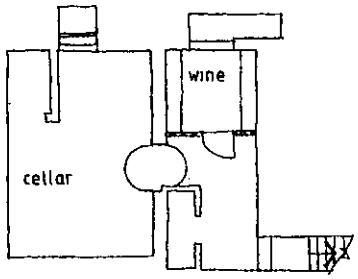
Where original to be renovated. All new mouldings in sw to match existing.

Roof

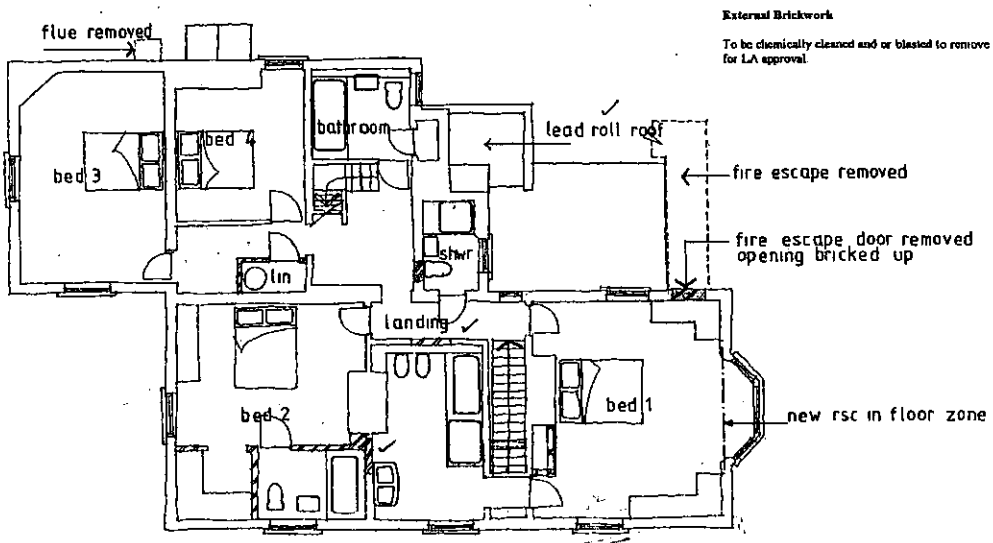
To be renovated in accordance with Condition Survey.

External Brickwork

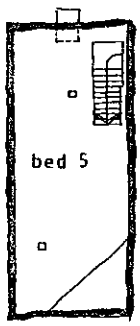
To be chemically cleaned and or blasted to remove lime/emulsion paint. Sample panels to be executed for LA approval.



PROPOSED BASEMENT PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



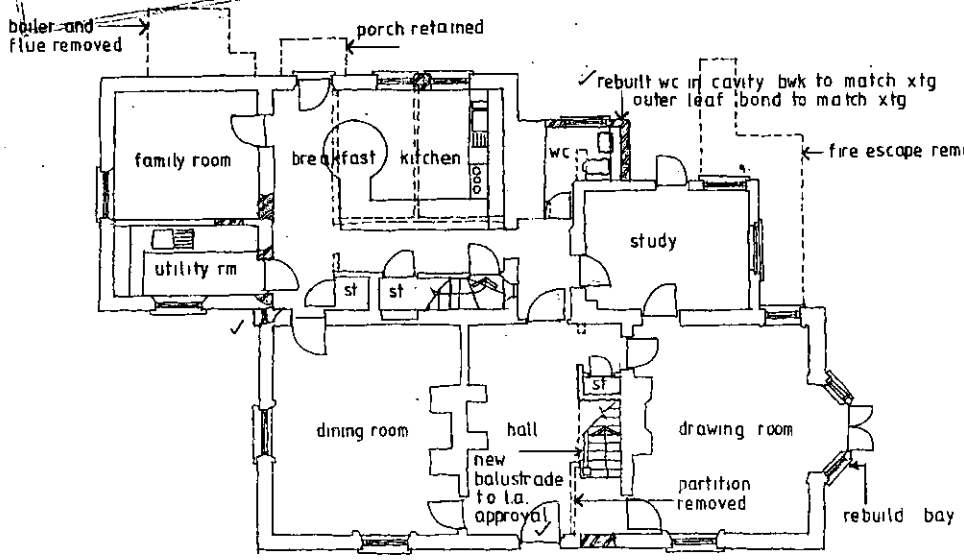
PROPOSED ATTIC PLAN 1:100

APPROVED

New brickwork to match xtg in type bond and mortar

New 75 X 50mm stud w 12mm p board and ski

Existing lath and plaster to renewed to match xtg



PROPOSED GROUND FLOOR PLAN 1:100

REV B: LISTED BUILDING OFFICERS NOTES ADDED 9/04/02
REV A: NOTES ADDED 25/03/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ALTERATIONS
MAIN HOUSE

Scale	Date
1:100	01/02

REVISED PLAN

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks RG40 2BT
Tel. 0118-989-4403 Fax 0118-989-4383 E-mail: the.eip@virgin.net

Job 1496 Dwg. 01 B

12 APR 2002

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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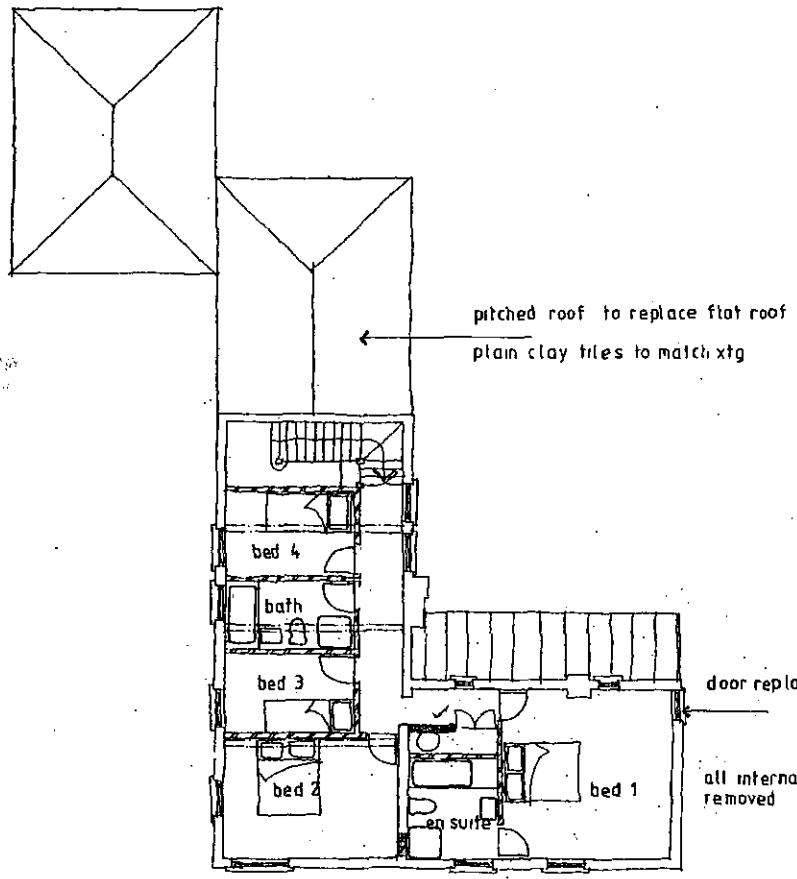


New brickwork to match xtg in type bon and mortar

75x50 mm stud partition 12 mm p board skim

Lath and plaster retained

PROPOSED FIRST FLOOR PLAN 1:100

APPROVED

Windows

Crittal metal framed casement windows to be replaced with soft wood side hung casement windows single glazed with period glazing bars and 8000mm sq. trickle vents to heads. Hardwood cills and painted MDF cill boards. Brass ironmongery.

All window details to be agreed prior to manufacture.

Existing Timber Floor

To be set aside where usable and refitted after treatment to nominated room(s).

Existing Timber Panelling

To be set aside and reused after treatment as dado panelling in nominated rooms and/or corridor.

Roof Structure

To be assessed by structural engineer and reinforced by agreement with LA where required

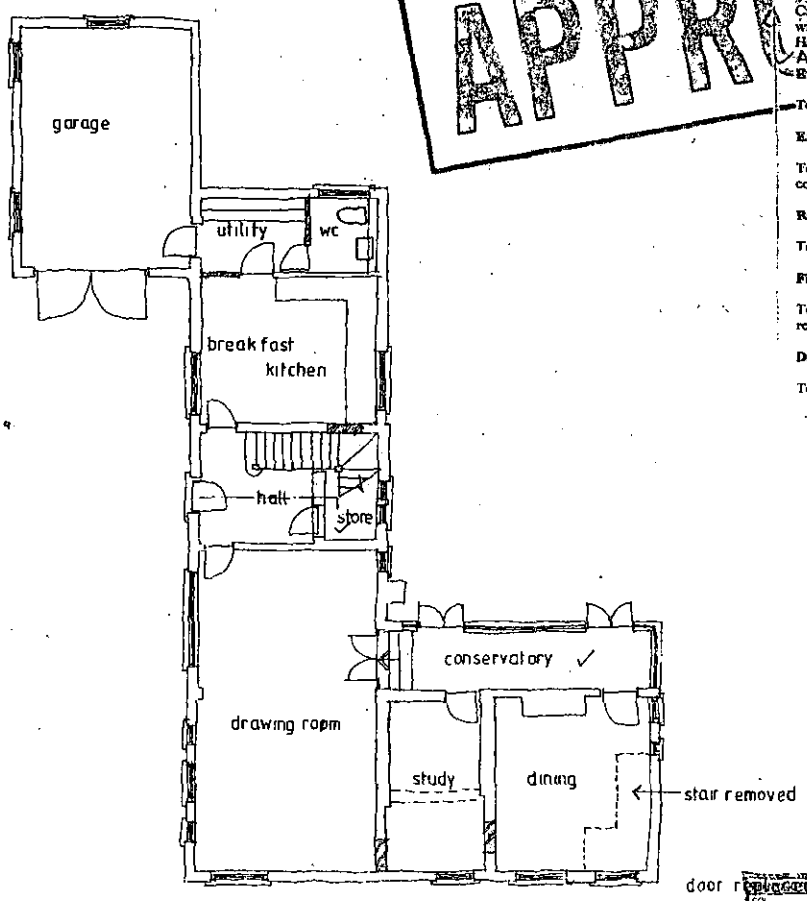
First Floor Structure

To be assessed by structural engineer and reinforced by agreement with the LA where required.

Damp Proofing and Timber Treatment

To be installed in accordance with Southern Remedial Services report

REV B: ROOF NOTES + KEY ADDED 04/02.
REV A: NOTES ADDED 25/03/02.



PROPOSED GROUND FLOOR PLAN 1:100

Project

LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

Client

HICKS DEVELOPMENTS LTD

Drawing

PROPOSED ALTERATIONS
COTTAGE

Scale 1:100 Date 01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HT
Tel: 0118-989 4403 Fax: 0118-989 4383 E-mail: the.eip@virgin.net

FOL	CS
CC	ENF
APP	

12 APR 2002

Job 1496 Dwg. 02B

Notes

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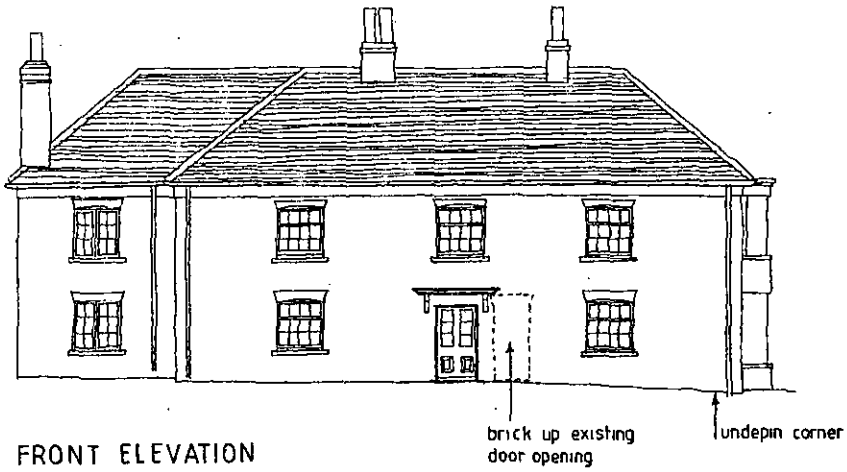
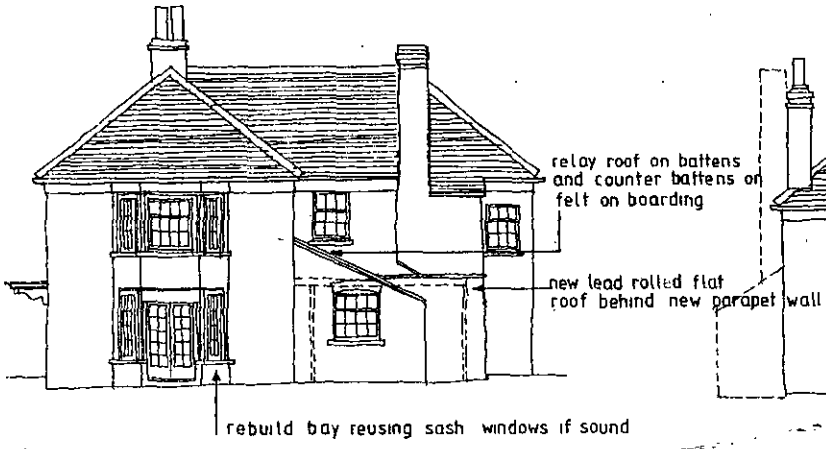
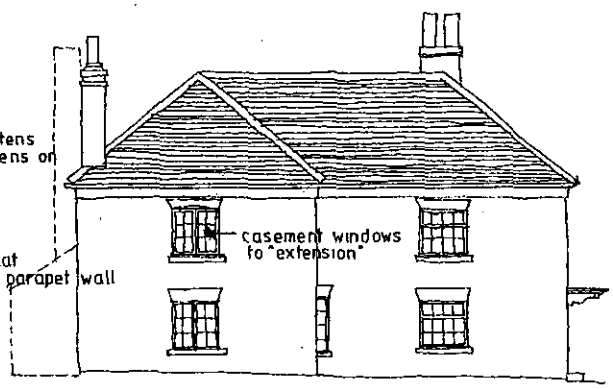


FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

APPROVED



REAR ELEVATION

REV C	CHIMNEY UNDELETED	04/02
REV B	NOTES ADDED	25/03/02
REV A	DINING ROOM WINDOW BED + COUNDRY DELETED	02

Project

LITTLE COURT
SONNING FARM
SONNING

REVISED PLAN

11 APR 2002

Client

HICKS DEVELOPMENTS LTD

Drawing

PROPOSED ELEVATIONS
LITTLE COURT

Scale	Date
1 100	01/02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2HT
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Job 1496 Dwg. 04B

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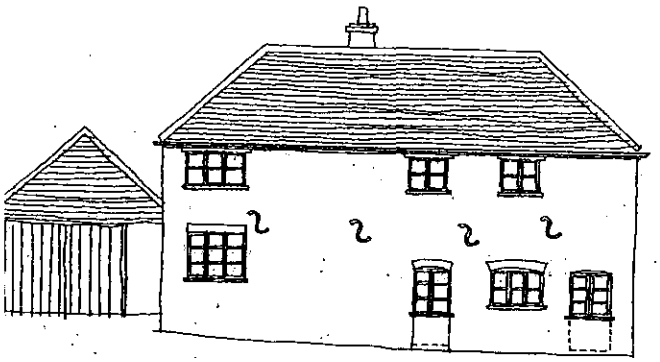
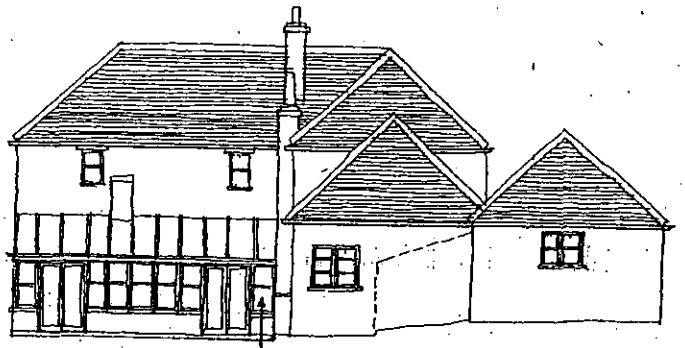
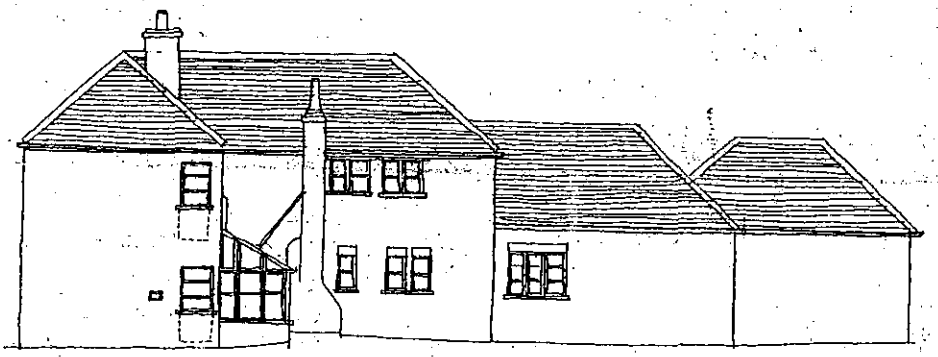


SIDE ELEVATION



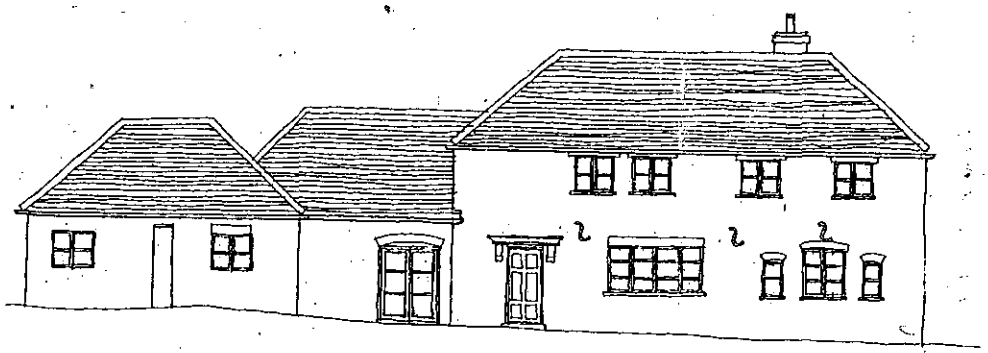
new conservatory to replace existing lean to

SIDE ELEVATION



REAR ELEVATION

APPROVED



FRONT ELEVATION

Rev C. Windows Altered 30/09/02.
Rev B Conservatory Added 25/03/02.
Rev A Dining Rm window + Garage 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 Date 01/02A

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Architects & Surveyors
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Job 1496 Dwg. 05c

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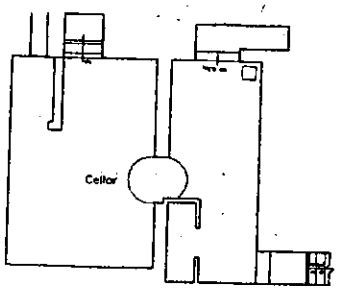
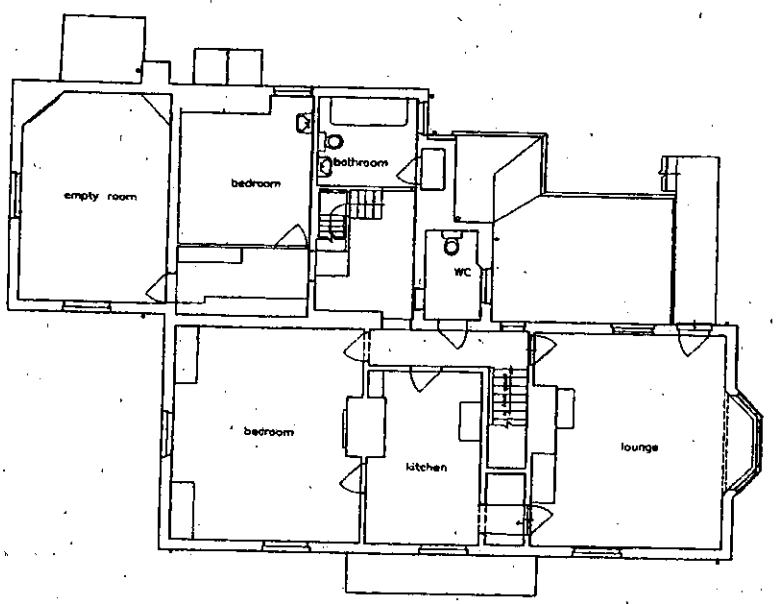
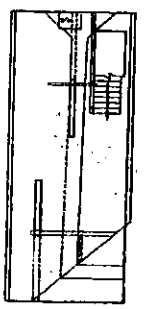


Cellar



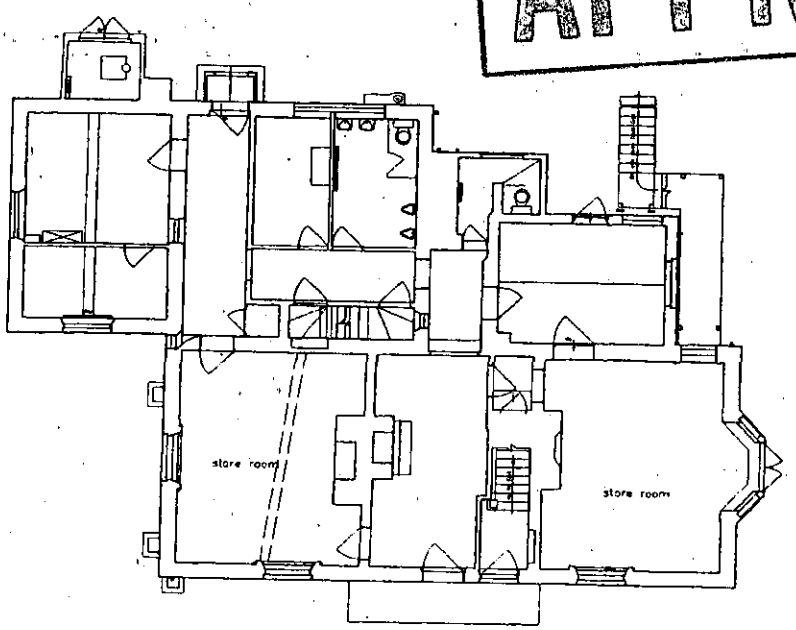
First Floor Plan



Loft

APPROVED

06.03.2002 - 5751



Ground Floor Plan

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100

Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4405 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1492 Dwg. 10

Notes.

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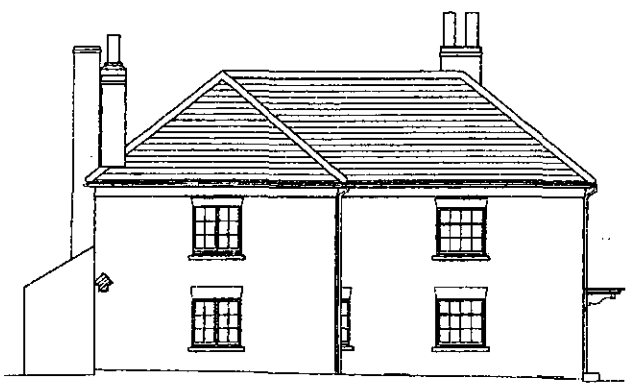
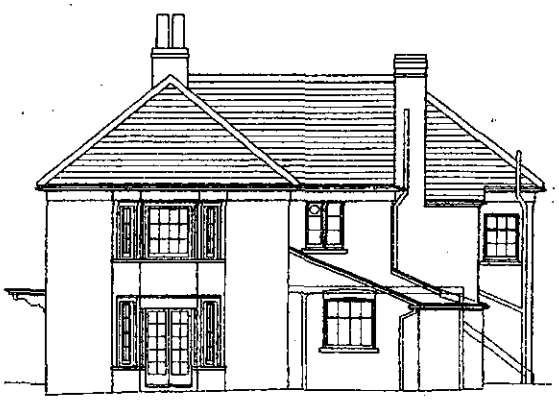
Front Elevation



Side Elevation



Side Elevation

APPROVED

06.FEB.2002 5751



Rear Elevation

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

Main House
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1492 Dwg. 11

Notes.

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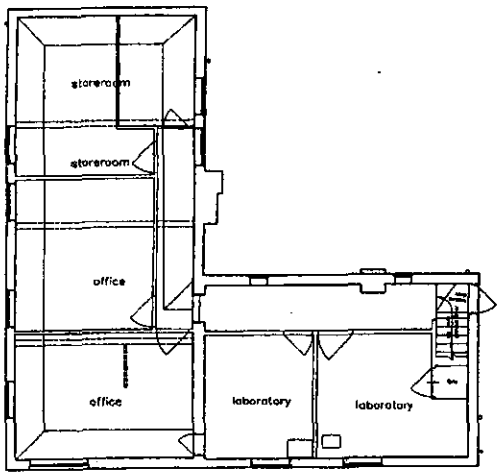
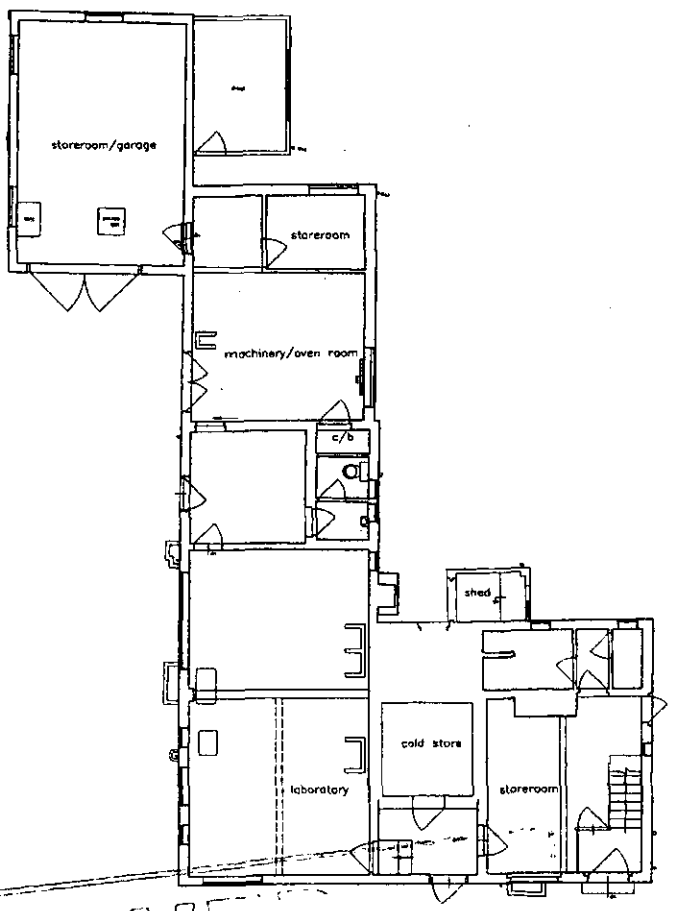


First Floor Plan



Ground Floor Plan

APPROVED

03.FEB.2002 5751

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
36 Loughborough Road, Wokingham, Berks. RG40 2ST
Tel. 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1492 Dwg. 12

Notes.

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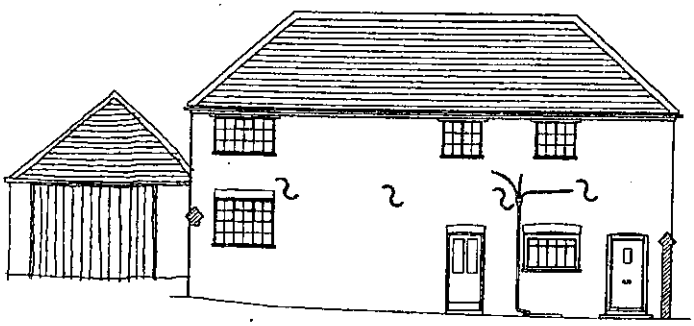
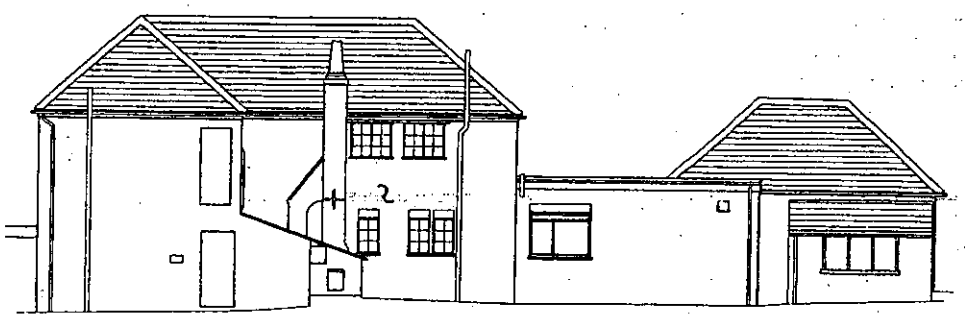


Side Elevation



Side Elevation



Rear Elevation

APPROVED

06.FEB.2002 5751



Front Elevation

Project

Little Court,
Sonning Farm
Berks.

Client

Hicks Developments Ltd

Drawing

The Cottage
Plans as existing

Scale 1.100 Date Jan 02

The Edwards Irish Partnership
Architects & Surveyors
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Job 1492 Dwg. 13 A

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 27, 2002
My ref. HS/PP/LB/2002/5751
Your ref. JI/FJ/1498

Mr J Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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

LITTLE COURT: SONNING
BUILDING REGULATIONS 2000 - APPROVED DOCUMENT L1

I refer to your letter dated 18 March 2002 and can confirm that my advice has been sought.

The Building Control section acknowledge that any works to a listed building and buildings in a Conservation Area should not prejudice the character of the historic building, as a direct result of revisions to the revised Building Regulations 2001.

In particular, windows and glazing details will not have to comply with Part L of the Building Regulations which come into effect on 1 April 2002.

I hope that this clarifies your concerns.

Yours faithfully

HAROLD SANDERS
Conservation Architect

54450

REPLY REQUIRED

PLANNING SERVICES DEPT
POL | TLS
DC | ENF
APP
CS
20 MAR 2002
COPIES TO | ACK
FILE: HEID/

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2LT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

18 March 2002

Ref: JI/FJ/1498

For the attention of: H Saunders.

Dear Sirs,

RE: LITTLE COURT – SONNING.

Please find enclosed a copy of the minutes of our meeting on 14th March 2002.

As you are aware Building Regulations change in April 2002, especially with regard to heat loss and windows. There will generally be a requirement for double-glazing, which will increase the size of mullions and transomes.

However where the building is either listed or in a conservation area, the Conservation Architect of the local authority has the final say and can direct the Building Control department to accept single glazing and have period detailing.

Would you please inform your intention on this issue for both Little Court and The Cottage (CRU).

Yours faithfully

John Irish
Partner

. Encs.
Cc. D Trower – Hicks Developments.

Tel: (0118) 974 6482

Date:

My ref: LB/2002/5751

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: LB/2002/5751
Little Court, Charvil Lane, Sonning, Reading.
Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached double garage.

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 **Heidi Lynch** on **(0118) 974 6482.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **LB/2002/5751**
Little Court, Charvil Lane, Sonning, Reading.
Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached double garage.

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

Signed: _____ Date: _____

Councillor N Rose

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

WORK SHEET FOR : Heidi Lynch

Application Number : LB/2002/5751

Applicant : Hicks Developments Ltd C/O The Edwards Irish Partnership.

Location : Little Court, Charvil Lane, Sonning, Reading.
Proposal : Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached double garage.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/02/2002

Earliest Date for Decision : 08/03/2002

Latest Consultation Date/Site Notice Expiry Date : 08/03/2002

This application will have expired on: 05/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: LB/2002/5751

Appraisal :

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

Application Number LB/2002/5751
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Little Court Charvil Lane Sonning Reading.

APPLICATION NUMBER: LB/2002/5751

OFFICER: Heidi Lynch

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

08.FEB.2002* 5750

SURVEY OF LITTLE COURT AND LABORATORY AT CHARVIL LANE SONNING

SURVEY CONDUCTED BY
CHRISTOPHER D KEEN
5TH SEPTEMBER 01

08.FEB.2002* 5750

Instructions

Verbal instructions were received from Hicks Developments to undertake an inspection of Little Court in order to assess its present condition and the work required to refurbish it.

It is understood that the property is a Grade II Listed Building and therefore there will be restrictions on the way the building renovation is undertaken which could conflict with good building practice.

It is strongly recommended that the Conservation Officer is consulted to assess the problems involved before purchasing the property, as having regard to the value any end user will expect a high standard in all respects.

MAIN HOUSE

1.0 Main Roofs

Description

Consist of a pitched hipped roof structure, the ridge of which runs parallel with Charvil Lane. The secondary roof extends from the left-hand rear corner at the same ridge height.

The ridges and hips are finished with half round clay tiles and terminate with hip irons.

There is a 2-storey bay window on the right-hand flank wall covered with a lead capping. To the rear adjacent to the external metal stairs there is clay tiled lean to roof covering a single storey annex with a contrived lead cover corner. Directly above this there is a small 2-storey lead covered section directly under the rear valley.

In the main the roof is covered with hand made clay tiles although machine made clay tiles have been used on some of the rear slopes.

There is a small gabled porch on the rear elevation covered with hand made clay tiles weathered to the rear wall via a cement flashing. Alongside this porch a boiler room has been built which is much more recent and incorporates a lean to hand made clay tiled roof which again is cement flashed to the rear wall and side of the chimney stack.

A lead flat roof porch has been constructed over both the front doors fixed by gallows brackets, the structure looks stable and the lead roof although aged is functioning satisfactorily at present. There is no gutter to this area.

Condition

Bearing in mind the age of the building the roof slopes are quite true and there is little undulation generally associated with a roof of this age.

With reference to the main roof slopes ;

The hip tiles are bedded in cement mortar and the hip irons are in good order suggesting that the roof has been subject to an overhaul in the not too distant past. The valley tiles used at the intersection of the roof slopes appear in reasonable order as do the ridge tiles. On the rear addition where the machine made tiles have been used there is evidence of the cement mortar cracking around the hip tiles and it may well be that some of these are not totally secure.

Looking around the roof slopes there are several chipped or broken tiles in the machine made section, the hand made areas look in good order with no obvious major defects. I would suspect that these hand made tiles are peg tiles and would have been secured using galvanised nails through the holes secured over the timber battens rather than being fixed to them which

is the normal way of securing these tiles. Machine made tiles more than likely have nibs and are secured over battens but I am not able to advise whether or how many of the tiles are nailed into the battens, however the roof covering is functioning adequately at present.

With regard to the single storey pitched roof element to the rear, the surface of the hand made tiles are spalling quite seriously, the slope of the roof is insufficient for these type of tiles the minimum recommended pitch being 37.5°.
I was able to take a tile up from the roof and I can confirm that it is a hand made peg tile secured with 1 galvanised nail. The roof has been felted and battened and these tiles relaid. There are numerous areas of damage to the upper areas and the right hand side. The lead flashing is defective where it abuts the wall in that it is coming away from the mortar joints and is not adequately clipped. The small leaded section on the lower slopes of the lean to roof is recent however I consider it somewhat Heath Robinson and requires more thoughtful detail than it is at present.

With regard to the 2 small lead roof sections over the bay adjacent to the lean to roof at the rear, I am not able to access these due to the height and would suggest it would be prudent to replace the leadwork during the house's refurbishment as even from the ground I can see splits and repair work and I suggest that this lead is aged.

Recommendations

The pitched roofs have the benefit of having been overhauled having been felted and battened and the tiles relaid.
Unfortunately a large section to the rear has been replaced with machine made tiles which detracts from the looks of the main roof and therefore I would recommend that these are removed and replaced with reclaimed hand made clay peg tiles. It may be difficult to save the hips as they have been bedded in cement mortar but if these are removed carefully it may be possible if not these need to be replaced with reclaimed hip tiles to match.

As described above the slopes are in good order for their age and therefore only minor replacement should be required generally during refurbishment. Great care needs to be taken when accessing the roof to inspect the chimneys as these tiles are very fragile.

With regard to the rear single storey lean to slope these tiles are generally not usable as they have broken up, probably due to the shallow pitch.

I recommend that these are removed completely and if the slope is to be left intact a waterproof membrane like unduline needs to be inserted under the tiles which would mean removing the felt and battens to disperse any water that may get under the tiles.
Good quality reclaimed hand made tiles should be relaid on battens over the unduline and the verges need amending to suit. The lead flashings should be replaced and where the verge abuts the main wall lead soakers should be installed.
Cellotex insulation should be inserted between the rafters leaving a 50mm gap and the roof void vented at eaves level and at the abutment to the wall.

With regards to the small flat roof section as discussed above this detail is somewhat contrived and I would suggest that it may be better to take away the small tiled section and replace with a proper flat lead roof incorporating rolls. This would be subject to discussion with the Conservation Officer.

With regard to the 2 small areas of lead roof over the bay and the lean to roof I am not able to gain access due to its height but on a visual inspection from the ground and the fire escape the lead looks rather aged and I therefore recommend that these areas are replaced with new lead work. At the same time the decking can be assessed and treated as necessary for longevity against woodworm and rot infestation.

Several broken tiles require replacement to the porch roof on the rear elevation.

With regard to the boiler room lean to roof several tiles are broken and these require replacement.

Advisory Note:

It is important to provide ventilation to the roof void once the roof is felted especially when the insulation has been provided. An eaves vent has been provided over the brick dentile, which can be clearly seen under the gutter. This vent extends around the complete perimeter of the main pitched roof and should be providing adequate ventilation to the roof void as long as it is not being obstructed by insulation. The pitched roof over the loft room should be ventilated at high level by the use of vent tiles.

2.0 Chimney Stacks

Description

5 Chimney stacks are evident all formed in brickwork, 2 extend out of the main ridge, 1 is sited directly above the rear single storey lean to section and a further 2 on the rear elevation adjacent to the laboratory.

The brick chimneystack which extends from ground adjacent to the boiler room is a later addition the others I would suggest are original.

All 5 chimneystacks are flashed using leadwork, the 3 rear stacks incorporate box gutters as they are at the bottom of the roof slopes.

Condition

The 2 chimneystacks at ridge level look in reasonable order with regards to pointing and stability. I am not able to make a close inspection due to height but would suggest that the pots and the flaunching be closely checked . the TV aerial is fixed to the right hand chimneystack looking from the front.

With regards to the rear chimneystacks, particularly the 1 over the lean to roof, the pointing at eaves level is defective in that there are open joints.

Having regard to the age there is bound to be no dpc in the chimney and therefore this would be subject to moisture penetrating through the structure down through the wall. This is a common problem with a stack of this age.

The only remedy is to rebuild it incorporating 2 lead dpc's, 1 at low level and 1 at high level picking up the back gutter and lower flashing level.

With regards to the newer chimneystack I would suggest that this is removed completely and the roof made good as it is totally out of keeping with the house.

With regard to the rear chimneystack on the left-hand corner the brickwork is starting to spall due to the weathering effect although it is in reasonable order for its age. The same problem will apply to the penetrating damp and again the only way to stop this is to rebuild the chimney incorporating proper dpc's as detailed above.

Recommendations

Undertake closer inspection of the front stacks and the ridge to ensure that the flaunching and the pots are stable. Ensure that the flues have not been terminated at the top of the stack and that ventilation has been provided

08.FEB.2002* 5750

With regards to the 2 original stacks to the rear these should be rebuilt incorporating a code 5-lead dpc at high level on the lead flashing and built back up to match the existing. New clay pots should be bedded and flaunched in cement mortar.
The lead flashings should be checked and maintained as necessary.

The newer chimneystack to the rear should be completely demolished and the outhouse made good.

Advisory Note:

It may be possible to remove the 2 rear chimneystacks that need to be rebuilt subject to approval by the Conservation Officer I doubt whether these will be used in the future.

3.0 Rainwater Goods

Consists mainly of cast iron half round guttering fixed via gutter brackets to the wall directly under the dentile course from the eaves. There is a small section of half round plastic guttering adjacent to the lean to the rear.

Condition

I would strongly recommend it is all removed overhauled and replaced as necessary and realigned to fall into downpipe positions. The downpipes are corroding some worse than others again these require removal, cleaning out and ascertaining if they can be reused or replaced. The UPVC Goods need to be replaced with cast iron equivalents.
I strongly suspect that the underground drains taking the surface water away are blocked with leaves and debris over the years and therefore these would need to be replaced and soakaways redug 5000mm from the building.

Recommendations

Carefully dismantle the guttering and downpipes, check for cracks and splits, set aside serviceable sections and redecorate, reassemble using new sections where required and align to drain into the downpipe positions. With regards to downpipes, disassemble clean out and access their condition, if serviceable redecorate and reassemble. Excavate for new soakaways and run new underground drains to the downpipe positions and reconnect.

4.0 External Walls

Description

From a visual assessment consists of 330mm solid walls on the ground floor and 225mm on 1st floor, which has been over painted on numerous occasions with a stone paint and bitumen type paint at low level forming a plinth. A rendered plinth is evident on the left-hand corner of the house.

08.FEB.2002* 5750

Condition

Front wall

There are no obvious signs of bulging although the right hand section has dropped slightly causing distortion to the window openings on the front corner rooms. There is evidence of repair to the rubbed arch on the 1st floor particularly.
The sill on the groundfloor window has split on the right hand jamb and has been repaired.

I consider this movement is historical and I think is possibly due to the fact that the underground drains connected to the downpipe in the front corner are defective. The rectification of this would no doubt help the future of this area.
The trees beyond the flank wall should be kept under control with regard to their size and spread.
3 low-level airbricks were noted to the right hand section, which presumably provides ventilation to the sub floor.

Right flank wall incorporating bay window

There is evidence that there has been some movement on the bay where it abuts the flank wall particularly on the front return due to the settlement in the front right hand corner of the building. The rear return appears reasonably straight. Hairline cracking was noted in the brickwork above the 1st floor bay and the brickwork between the French doors and bay window above. This is fairly minor in nature.

Spalling of the brickwork was noted at lower level on this flank wall. There was a lot of greenery on the front corner, which could be attributed to a gutter defect.

Rear elevations

Again, these have been heavily painted over the brickwork. Around the fire escape area minor hairline cracking was noted to the brick joints, the lintels over the first floor window frames are formed in timber.

There is a small section of brickwork on the return below the chimneystack which is face brickwork which incorporates blue header's which are quite attractive, the pointing is quite soft. The texture is gritty and been pointed flush.
The rest of the rear elevation is painted over the brickwork save the new chimneystack.
The rear corner adjacent to the SVP has been effected by penetrating damp possibly due to the gutter overflowing as the paintwork has blown.

The brick arch over the window frame adjacent to the porch has moved together with 2 courses above it.

The brickwork has moved outwards forming a ledge together with mortar cracking which extends above this level and peters out just above the waste pipe. Further hairline cracking is apparent above the head to the right hand side, which extends up to the sill of the window above.
Minor cracking has occurred below the windowsill of the ground floor window frame, there is a straight joint almost directly above where the waste pipe extrudes through the external wall. This area is adjacent to foul drainage, which needs to be inspected to ensure it is not defective.

Rainwater runs from the porch roof on to the rear elevation, it is tending to make the rear wall wet causing deterioration on the surface.

Left-hand flank wall

The painted surface is deteriorating on the lower levels, I consider this to due to penetrating damp, which is evident when looking on the inside face.

Minor hairline cracking was noted between the 2 window frames on the flank wall particularly to the right hand side.. a similar problem is occurring on the front elevation which is set back from the main wall and some of the lower sections are being effected by moisture.

Main left-hand flank wall

Again the lower areas are being effected by dampness causing some deterioration of the paintwork and of several brick faces.
2 airbricks were noted giving ventilation to the sub floor.

There is a slight bow in this flank wall, which can be seen when looking along the eaves line caused in the main by lateral movement of the roof.

Recommendations

Having regard to its age the general structural stability is satisfactory apart from the repair works required as follows:

1. Excavate front right hand corner to check condition of foundation and sub soil. As long as the subsoil is compacted with no voids there are no further actions necessary if there are any voids a minor amount of underpinning may be necessary. With regards to the bay window the lower section would be better rebuilt on a proper foundation. The 1st floor sill is not considered defective enough to rebuild this would purely be down to aesthetics.
2. The flank wall of the rear lean to, rebuild the arch over the window frame and provide new cement fillets. The projecting bowed brickwork verge has been cut back about 1m from the eaves this should be rebuilt to match existing. Also the airbricks should be built in.
3. The hole adjacent to the metal fire escape should be filled in. there are various small areas of damage to the brickwork, which will need to be replaced mainly at low level.
4. The face brickwork not painted under the chimneystack to the rear requires repointing.
5. The arch over the rear window frame, which has moved, requires removal and rebuilding. There are several spawled bricks, which require replacement on the rear elevation. The external paintwork is tending to hold in the moisture A small section of the paintwork should be removed by sand blasting to see whether the face brickwork can be restored. This would provide a much better visual effect and allow the brickwork to breathe more easily. If this paintwork can be successfully removed the brick joints will require breaking out and repointing in 1;1;6mix which should ideally be a mixture of sharp/ soft sand finished flush with the brickwork to provide a similar effect as was originally built.
6. In any event I consider it essential that the exterior paintwork is removed and the joints repainted, even if the walls have to be repainted with modern microporus paint.

5.0 External joinery

Consists in the main of softwood single glazed sash windows and softwood doors. There are 2 flush casements over the lean to roof to the rear, 1 under the lean to roof and 2 adjacent to the rear entrance door. There are a further 2 flush casements on the left hand flank wall overlooking the drive.

Condition

The joinery is generally in poor condition particularly the bay window, which has been effected by movement and rainwater from the roof. The casement window above the lean to roof is rotten. Extensive rotting has effected the sash window to the ground floor room on the left-hand flank wall.

The front doors and frames are serviceable.

I am not proposing to detail the condition of the joinery as I am of the opinion that all these frames will be removed stripped of paint and overhauled, parts replaced as necessary in your joinery shop. It would be advantageous to replace these with double glazed units of the same external appearance although this would be subject to the Conservation Officers approval.

6.0. External areas immediately surrounding house.

The ground levels are rather high when comparing this with the floor levels inside and it would be advantageous to reduce these levels in order that the airbricks do not become full of debris and the rainwater does not splash above the damp proof course.

7.0 Inside Areas

Roof void and structure

Loft room over left-hand wing.

Consists of 1 room accessed via a fairly narrow steep staircase. The under side of the roof structure is plastered and appears to be original lathe & plaster together with the walls. It is rough plastered not particularly attractive but original. Struts and ties are present within this room..
Apart from a slight bow in the wall there are no major obvious faults. A velux roof light has been inserted on the rear slope to give light to the room, which appears to be functioning correctly. The floor structure appears reasonably sound there is some defective boards around the 1st floor post to the rear. A water tank is situated adjacent to the rear wall, which is insulated. Access is available into the main roof slopes from this room. The roof void is insulated in an ad hoc way using what looks like 100mm insulation. There is a header tank directly adjacent to the roof opening for the central heating, which is insulated. I was able to gain access to the main roof void, which is felted and insulated. The roof structure generally is formed in a single purlin system incorporating struts and ties. The roof structure appears quite sound and true from my limited inspection.

The roof void in the loft room *is not insulated.*

Recommendations

Provide proper loft access in convenient position through the 1st floor ceiling.
Add additional insulation into roof void to 200mm thick, ensure that the insulation does not block the ventilation area of the eaves.
With regard to the loft room the lathe and plaster is in particularly poor condition showing many cracks and loss of adhesion. It would be an advantage to remove this plaster for 2 reasons, 1 due to its condition and looks and 2nd so the roof can be insulated. Owing to the fact that the building is listed you may be required to replaster in lime rather than plaster board and skim. If this roof is insulated it should be done using 50mm Celotex to maintain the gap between the top of the rafters and the insulation.

1st Floor Areas

Ceilings

Consist of lathe & plaster, the area under the main roof is coved, the left-hand secondary roof omits this coving. There is a mixture of paper and painted plaster surfaces. As you would expect from a house of this age the lathe & plaster ceilings show numerous cracks and undulations. Generally the ceilings are serviceable and a lot would depend on your negotiations with Conservation Officer as to how much work can be undertaken to replacing these if you so wish. I would consider that one of the worst rooms is the living room left hand front corner where the ceiling is bulged slightly and also shows numerous cracking.

Walls

Consist of lime plaster against the brickwork, the rooms to the left-hand flank of the building have been overlined with polystyrene and papered. This would suggest that these walls are being effected by condensation, possibly some penetrating damp. Plasterwork under the polystyrene where viewed (very small areas) appeared to be in reasonable condition. It would be sensible to replaster the outer walls with sand and cement and water proofer to limit any penetrating damp and then dry line the walls with an insulated plaster board.

I would suggest that the walls are stripped of paper and polystyrene and their condition assessed on a room to room basis and negotiations undertaken with the Conservation Officer as to the amount of replastering that can be undertaken. Please note that without insulation there is a large likelihood of condensation build up in the internal corners and external walls etc. there may be an advantage in fitting underfloor heating in this property to provide an overall temperature to the rooms rather than with radiators having cold spots.

The following defects were noted.

1. In the green room left hand front corner, the skirting board is effected by what appears to be wet rot due to penetrating damp through the wall. The plasterwork is deteriorating in this area under the polystyrene. I would recommend that the floor joists in this area are exposed as where they are abutting the wall they will be affected by the same damp penetration, there is also the possibility that the wall plate bedded in the wall at this point under the floor joists which will be effected also.
2. The bathroom cupboard is in particularly poor condition the lathe & plaster ceiling and wall plaster has blown due to in the main to penetrating damp.

Living room (front left hand corner)

The external walls and wall separating the living room from the kitchen is covered with polystyrene and wallpaper. This is done to try and help condensation build up on the walls. The suspended timber floor shows quite a deflection at mid span. The floor structure is easily vibrated and thought therefore needs to be given to additional strengthening during its refurbishment.

Kitchen

The consumer unit is situated in the kitchen cupboard.

Right hand living room

The effect of the settlement in the front right hand corner can be seen by looking at the bay window, which is distorted. There is also some cracking where the bay adjoins the main wall. (remedial works to these areas have been dealt with above) The floor in this room feels reasonably firm.
The front sash window frame is distorted, it has rotated anticlockwise looking from the inside due to the corner settlement.

WC to rear under Lead Flat Roof

This room is in particularly poor condition. This room has been severely effected by condensation on the ceiling and walls due to the fact that there is no heating in this area. I consider that the junction with the flat roof and pitched roof is defective as moisture is penetrating the ceiling wall junction.
The timber upstand to the right hand side of the window frame is rotten due to dampness in this corner.

This room requires replastering as detailed above together with the replacement of the rotten joinery with treated members.
The flat roof will require insulating and venting together a new lead covering.

Generally it was noted that there has been some distortion to the internal door frames and openings i.e. on the rear hallway leading into the 2 rear bedrooms, to the doorway from the kitchen to the rear right hand room to a lesser extent to the rear door leading from the right hand room into the hallway giving access to the staircase.
Having regard to its age this type of movement is not uncommon and I consider it is historical.

Woodworm was noted in the floorboards, (please refer to specialist treatments).

Ground Floor Areas

Front left hand room

In the ceiling a boxed out section runs not quite diagonally across the room. This requires further investigate as to whether it is a structural member or whether it houses any pipes or ducts etc. it is very strange looking in the room and requires further investigation as the floor above is quite bouncy.
The walls are affected by rising and in some instances penetrating damp, the plasterwork at low level is deteriorating. The floor has been replaced from a timber suspended to a concrete solid floor. There is what appears to be a ply duct running parallel to the flank wall. A carpet has been stuck to this floor and therefore I can only see parts of the concrete surface.

In the rear hallway left hand corner the floor is of solid construction overlaid with lino. The skirting in this area is rotten due to rising damp. The door panelling into the rear left hand corner room where all the electrical intake is positioned is rotten at low level due to the same problem.

Electrical Intake Room

The floor has been replaced with a concrete solid structure. The external walls are effected by penetrating damp. There is a timber ground embedded into the rear corner, which is rotten. The timber partitioning in this room is rotten where it abuts the flank wall. The left-hand jamb, which is constructed of timber, is rotten to the front window frame and I would suggest that the window board is also suspect. The gas meter is located in the cupboard in the rear hall area.

Front Main Hall

Access to the staircase has been blocked off. The floor is timber suspended with wood block flooring overlaid with carpet. The floor feels quite firm underfoot although I would strongly recommend that the structure below is checked to ensure there is no dry or wet rot or major woodworm infestation bearing in mind the level of the outside ground and lack of cross ventilation.
As you continue into the rear hall area the floor changes from timber suspended to solid construction. The floor is not particularly level. The concrete floor continues into the ladies WC under the small lean to pitched and lead roof to the rear. This area of the building has been effected by moisture ingress (102mm thick) through the walls and the roof (which is lead covered).The skirting and timber coving has been affected by what I consider is dry rot.
The wall surfaces and ceiling in the ladies WC is extremely poor and the front corner directly over the WC water is ingressing. The ladies WC has been skimmed with gypsum plaster, which has blown from the original plaster surface. This whole area is defective and will require extensive renovation. In the gents WC and kitchen area particularly the gents the outer wall is currently being effected by penetrating damp. Other wall surfaces have been replastered with a sand and cement base coat with a Gypsum plaster finish. The floor in this area is of solid construction.

Right hand front room incorporating bay window.

The floor is of timber suspended construction and been overlaid with plywood which would suggest that there has been a problem in the past and this floor may have been replaced or repaired. Further investigation is required to the sub floor structure to ensure that it is suitable and in good order although underfoot it is firm.
It is extremely important that cross ventilation is provided to this area by the addition of extra airbricks to the front and rear elevations to provide adequate cross ventilation. The wall surfaces appear in much better order than the other side of the house the reason for this is the internal surfaces have been drylined with plasterboard insulated on the wall surface and coated with what looks like a bitumen paint, it would therefore appear that the same problem was occurring with the wall surfaces and this was the remedy to stop the internal surfaces being damaged.

Rear Room over Lean to Roof

This consists of a solid floor overlaid with carpet.
This area could be a later addition to the main house. There is extensive black spot growth in the left-hand corner of the ceiling, which I consider is due to a roof leak. The ceiling boards are formed in plasterboard.

Basement Area Extending to the Left Hand Rear Section of Building

The structure is formed in brick vaults between structural walls. There is limited headroom to the basement area. Numerous plumbing pipes, which are formed in galvanised pipework, extend round the basement which are insulated with rubber insulation. The pipes have been painted with red oxide to limit corrosion. The basement is quite damp and water is penetrating in from the outside. Timber struts are supporting what appears to be a concrete floor and are present sitting in standing water and are affected by rot fungi. Fungi was noted on the vaulted brick ceilings in-between the main vaulted areas. The brick vault to the smaller section of the brickwork is spawling due to dampness and salt attack. There is a sump and submersible pump in the rear corner and I would consider that this basement could flood in times of heavy rainfall.
I would recommend that the basement is properly tanked to limit the amount of dampness and water penetration that is being allowed to enter this area. It may be advantageous to raise the floor level by approximately 300-400mm to reduce the likelihood of flooding.
With regard to the plumbing I presume that this will all be removed when a new heating system is installed during the house's refurbishment. There is a distribution board in the basement, which if it is live could be reinstalled in a dryer area for obvious reasons.

There is a secondary staircase giving access to the first floor, which has been floored over at first floor level when two flats were created.

Having regard to all the above comments and defects noted the main issues are as follows:

There is extensive penetrating damp on the outside walls together with rising damp. It was noted that a damp proof injection has been installed but I would not rely on this.

A new Chemical damp proof injection course should be installed at the base of the ground floor walls and the walls replastered where attacked by rising damp.

All structural timber members should be treated against woodworm infestation and rot.

Timber joinery has been affected by the above which has caused areas to rot in contact with these walls. I do not consider that the timber suspended floors on the ground floor are adequately ventilated these require further investigation and additional ventilation.

There are several roof leaks particularly on the rear lean to roofs. The plasterwork needs to be removed to assess the amount of damage to the structure.

I do not consider that the rot infestation is extensive it is limited to the areas detailed above and as part of the refurbishment package this can be dealt with. A specialist damp proof installer and timber treatment company should be instructed to undertake a proper survey and install a damp proof course and treat all the structural timbers against woodworm infestation and rot. All rotten timbers should be removed and treated timbers installed in their place.

Due to the penetrating damp through the external walls the joist ends should be checked and any wall plates embedded into the walls to ensure that they are not rotting from the outside in. timber lintels on the outside should be checked although there did not appear to be any obvious distress to these lintels when viewed.

The roof structure appeared in satisfactory condition and there were no obvious major defects. I am not able to advise on the effectiveness of the membranes in the concrete floors and therefore these would need to be investigated to ensure that no damp will occur through the structure.

The plasterwork generally is aged and it would be advisable to renew although you might find this difficult as it is a Listed Building and the Conservation Officer may resist this. With regard to the drylining in the right hand living room I recommend this area is removed and the walls inspected as they appear to have been overpainted with bitumen paint.
This is not particularly useful as it is not sandwiched and will tend to blow if the walls are damp. The most effective way of stopping the penetrating damp is to render the inside walls with sand and cement incorporating a water proofer and then to dryline the walls with an insulated plasterboard this will give both protection from the dampness and much warmer surface where condensation is unlikely to be attracted, again this would need discussion with the Conservation Officer.
With regard to ceilings which are mostly lathe & plaster, various cracking, undulations were noted due to the nature of the buildings but I doubt whether you will be able to remove these and replace with plasterboard and recove. I further consider it is not necessary to undertake extensive replacement particularly the right hand room has decorative qualities and the ceiling appears in reasonable order.

The basement is particularly wet and damp and requires extensive tanking and possibly the raising of the floor level.

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8.0. Services

Water, electricity (3Phase), gas is available.

Main drainage should be available although I have not contacted the Statutory Authority to confirm.

Numerous manholes were evident on site around the building.
No detailed inspection has been made of the underground system, I would therefore recommend if they are to be used a CCTV survey is carried out.

No tests have been carried out of the water, gas or electricity services.
I presume that these will all be renewed during the refurbishment of the house.

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REPORT ON
CROPS RESEARCH UNIT
LITTLE COURT
CHARVIL LANE
SONNING

PREPARED BY
CHRISTOPHER D KEEN MRICS MB Eng

1.0 Description

Consists of an annex building, L shaped, 2 storey high under a clay tiled hipped roof, there is a single storey flat roof link to the double garage which is also hipped and covered in plain clay tiles.
Within the inner L to the rear a single storey lean to structure has been constructed under a corrugated roof.

2.0. Main pitched roof

The main pitched roof consists of hand made clay tiles with half round ridge and hip tiles.
The roof is L shaped and the abutments weathered with valley tiles.
The roof structure parallel to the drive incorporates a collar tie structure i.e. the ceiling joists are above the wall plate level and therefore afford little lateral restraint.
The roof structure parallel to the rear wall of the house is formed in a more traditional manner whereby the ceiling joists connect to the rafter feet.

Condition.

The roof has been overhauled as there is a felt underlay over the rafters. The roof has an undulating appearance as there has been some lateral movement of the structure due to inadequate restraint (see later notes) . there are several tiles that are dislodged.

Hip tiles are missing on the rear corner at eaves level together with a ridge tile.
The hip irons are rusting.
The felt does not extend into the guttering.

There is a fair amount of vegetation extending up the flank wall onto the roof this requires cutting back as it is blocking the guttering and will eventually extend into the roof void.

There are no obvious signs of roof void ventilation unlike the main house.

Recommendations

As the roof has been overhauled and is generally watertight the odd tile needs to be replaced or realigned. The rusting hip irons require replacement.
Remove foliage from the flank wall and make good the tile surfaces as necessary.

With regard to ventilation if the tile roof is to be left intact, tile vents need to be installed on the back and front slopes which need to extend through the felt to provide ventilation once the roofs are insulated.

The underslating felt should extend into the gutter as at present ant water that gets under the tiles will drain to the back of the wall rather than over it.

3.0. Rainwater goods

The rainwater goods consist of cast iron half round guttering on gutter brackets to the brickwork and round downpipes. The rainwater goods are generally rusting and defective.

Recommendations

Replace cast iron goods for new equivalent sections and ensure that they are realigned to fall into the downpipes.

Advisory Note:

There is insufficient downpipes in my opinion to effectively drain this roof and additional downpipes are required.

I would also recommend that new soakaways are formed as the old ones are bound to be blocked due to age and foliage.

4.0. Chimneystack

Description

There is 1 chimneystack on the rear internal corner, which extends above the eaves.

Condition

Ivy is growing around the chimney and wall and requires removal.
I was unable to make a close inspection and am therefore unable to advise on its exact condition, however to stack is unlikely to incorporate a damp proof course to stop moisture penetrating down through the structure

Recommendations

Remove ivy and rebuild chimneystack incorporating damp proof course with new lead flashings.

5.0. Rear lean to structure

Description

In the undergrowth, which is extremely difficult, to see there is a rear lean to section covered with a corrugated asbestos roof with plastic and iron guttering. It is flashed to the main wall using code 4 lead flashing.

Condition

I am not really able to comment on its externally as I cannot see due to the undergrowth but it is generally in a dilapidated state.

Recommendation

The building element requires complete refurbishment including the removal of the hazardous corrugated asbestos roof sheeting.
As the roof slope is quite shallow it may be advisable to use a natural slate as an alterative covering rather than a clay tile.

There is a timber shed adjacent to the main building, which requires demolition.

6.0. External Walls

Description

Formed in 225mm-face brickwork in Flemish Type Bond with oversailing brick eaves.
The front elevation has been painted similar to that of the main house.

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Condition

The brickwork has been affected by defective guttering and has been restrained about 1st floor level using tie bars with S plates on the external faces. Owing to the nature of part of the roof structure i.e. a collar tie roof, the upper section of the walls particularly on the side elevation overlooking the drive has moved laterally at the top and can be clearly seen.

To the internal returns (over the lean to) there are several spalled bricks and a corbelled pier directly over the single storey lean to area which appears rather unstable at low level. Some movement has occurred to the brickwork directly above the timber shed on the garden side as there are some open joints directly below the 1st floor windows. As discussed above it is extremely difficult to see this area owing to the foliage.

The front face of the laboratory has been overpainted similar to that of the house and lower levels are defective due to rising damp and moisture penetrating between the paintwork and the brickface.

Various hairline cracking noted on this front face.
The walls surface is not true and tends to bulge slightly at low level is restrained at 1st floor and has been pushed out slightly at eaves level due to lateral movement of the roof.

With regard to the side elevation overlooking the drive the lateral movement is quite extensive at mid point where there is a straight joint. There was probably a door at this point on the 1st floor level, which has been bricked up, and a window incorporated. Several bricks have spawled adjacent to the side entrance.

Defective guttering has caused dampness at low level on this face.

The pointing is generally soft to all elevations.

Recommendations

Endeavour to remove paint from front elevation, repair defective brickwork and repoint all elevations in 1:1.6 mortar mix incorporating sharp sand, flush joints to match existing.

Additional restraint may be required to the roof structure to eliminate any further lateral movement.
(See roof void section.)

It may be prudent from a visual point of view to rebuild to area above first floor where the lateral movement is worst (over the driveway).
This may require Listed Building Consent.

7.0. External Joinery

Description

This consists of a mixture of metal crittal window frames and timber sashes.

Condition

They are generally aged although serviceable and I assume that you will replace the joinery with double glazed equivalent subject to discussion with the Conservation Officer.
If the frames are removed galvanised steel lintels may be required to the outer 102mm.

Timber lintels have been provided over the head of the 1st floor windows these need to be assessed to make sure there is no rot or woodworm infestation. You need to look closely at the window frame in the centre of the flank wall overlooking the driveway as this timber lintel at eaves level has been effected by a defective gutter above.

Flat Roof Annex

8.0. Flat Roof

Description

Consists of built up felt flat roof with a mineral perimeter and chipping laid over the main area.

Condition

The flat roof is quite aged covered in moss growth and a split in the perimeter overlooking the drive. The flat roof is flashed to the main wall using lead flashing.

Recommendations

The foliage needs to be cut back off the flat roof and the flat roof replaced.

9.0. External walls

Description

Formed in 225mm brickwork apart from the rear area overlooking the garden where I consider this to be cavity construction.

Condition

There has been a fair bit of alteration and spalling of the faces to the courtyard elevation. The brickwork to the rear and garden side is formed in stretcher bond and I would suggest that this is a cavity wall, which has been built much more recently.

Recommendations

Make good defective brickwork

10.0. Joinery

Description

Consists crittal window frames on the rear and side elevations with softwood sub frames.

Condition

The softwood sub frames are rotting.

Recommendation

Replace joinery with softwood equivalent

This portion of the building does nothing to enhance the main structure and therefore it may be more appropriate to demolish and rebuild a more sympathetic structure.

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Garage

11.0. Roof

Description

Consists of a hipped plain clay tiled roof using machine made tiles on a traditional pitched roof structure.

Condition
There are numerous hip tiles missing from the front slope and several broken tiles. Foliage is starting to take over the lower part of the roof on the rear elevation, which requires removal.

Recommendations

Replace missing hip and ridge tiles
Remove and rebed all existing hip tiles.
Replace broken tiles.
Remove overgrown foliage.

12.0. Rainwater Goods

Description

Consist of cast iron gutters and downpipes.

Condition

These are generally rusting and effected and require replacement with the equivalent new section.

Recommendations

Replace rainwater goods with new equivalent cast iron goods.

13.0. Walls

Description

Consists 225mm solid brickwork

Condition.

The lower levels are effected by rising and penetrating damp. It is considered that the ground levels are rather too high around the side and back. Several bricks have spawled at low level.

Recommendations

Replace spalled bricks and reduce ground levels around building.

14.0. Floor

Consists of a concrete floor with a gully. There is slight damage under the double doors apart from that the floor is suitable for its use. The consumer unit is situated in the garage together with a hot water heater and extract fan on the sidewall.

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Inside

15.0 Roof Void

The roof is designed and constructed in 2 ways, the area running parallel with the back wall of the house excluding the last room in the corner is formed in a single purlin type roof structure with ties and struts, the ceiling joists are at plate level. Whereas the return building running at 90° to the house parallel to the drive is formed in a collar tie type construction and has raised ceiling joists, there are 3 ties running from side to side giving restraint to the head of the wall.

The roof void is insulated.

I am not able to assess the structure over the raised tie area as there is no access into the roof void.

The walls have moved laterally particularly in the raised tie area due to the roof structure being overstressed between the ties. Even in the area where the ceiling is tied there is still some lateral movement which can clearly be seen if you stand in the front corner of the building overlooking the drive you can see that there has been some lateral movement of the wall facing the main house.

To assess the situation properly the ceiling needs to be removed together with all the wall linings on 1st floor and the structure assessed in more detail.

Having regard to the amount of movement on the flank wall you may be better advised to demolish the section above 1st floor and rebuild more vertically as this may be more suitable solution when reselling.

The ceiling is particularly low directly behind the house the ceiling height being just over 1800mm. The ceiling condition is quite poor and it would be preferable to raise the ceiling area, which would mean the installation of additional structural members to restrain the roof and the head of the walls as necessary.

The timber suspended 1st floors deflect and undulate in line with the movement of the building. I strongly recommend that the floor structure is assessed when the ceiling boards are removed to ensure that everything is properly supported and jointed. The floor does feel quite firm underfoot even having regard to its undulations. A steel beam supports the floor in the main workshop.

With regards to the external walls as discussed above, the boarding and panelling should be removed and I recommend that these walls are rendered with a sand and cement water proofer and the walls drylined with insulated plaster board.

Ground Floor

The ceiling consists of a mixture of insulation board and lathe & plaster a small area under the cold store has no ceiling at all, the joists are therefore exposed.

The floors are formed in solid concrete construction the building steps down approximately 400mm from the cold store continuing through to the staircase.

The external walls are not plastered but merely painted apart from the entrance area, WC and area around the staircase.

I am not able to confirm the effectiveness of the membrane in the floor and therefore this needs to be assessed by excavation.

Timber grounds were noted on the front elevation external corner, There is a timber plate under the 1st floor joists. With all timber bedded in 225mm walls it is important to ensure that they are in good condition by drilling as they tend to rot from the outside in.

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It is assumed that this building will be extensively altered and renovated by removal of partitions and walls etc although that would be subject to details provided by a Structural Engineer. Internal surfaces of the walls will need to be scabbled or the paint removed by sandblasting to provide a suitable key for rendering. The cold store would need to be removed and it may be prudent to raise the level of the lower section.

With regards to the room incorporating the stairs I would recommend that the plaster is removed and the same treatment applied to this as the rest of the building. There is a small lean to area to the rear of this room, which is in particularly poor condition. The underside of the rafters has been plaster boarded and the joists taped however the plasterboard has become damp and is deteriorating. The plasterboards are effected by rising and penetrating damp and suspect that the concrete floor which is partly quarry tiled lacks a membrane. The lean to is covered with asbestos sheeting, which requires removal due to its health hazard.

I would suggest that the roof structure is recovered using a natural slate material as it is too shallow to take plain tiles.

16.0. Services

Appears to be 3phase supply into this building directly adjacent to the cold store, there is a gas meter in the external corner overlooking the driveway. The building is provided with heating and hot water although the boiler appears to have been removed.

No tests have been carried out on any of the services.

17.0. Specialist Treatments

I would recommend that a Specialist Company provide the building with a new Chemically injected DPC and all structural timbers are treated against woodworm and rot infestation. A Specialist Company should be instructed to check wall plates bedded into the walls to ensure they are satisfactory and treated as necessary.

As with the main house the electrical installation is far from satisfactory and will require a complete rewire which I assume you would do as part of the refurbishment in any case.

I would recommend that the cast iron drainage is rationalised and a new drainage system installed inside the building.

External Areas

Garden walls are finished with tiles and ridge tiles abut the main wall of the house and the annex. Formed generally in 225mm brickwork and painted as the main house. Where they abut the house this is an area where the walls will get damp it is therefore important to have flashings in these areas. Where the walls are built against the main structure there should be a vertical damp proof course provided to stop damp penetrating.

Christopher D. Keen MRICS MB Eng.

10th September 2001.

Harolds conditions for Little Court
LB Consent

FENCING OF MONUMENT REQUIRED

C184 No development shall take place until fencing has been erected to be maintained for the period of construction, in a manner agreed in writing by the Local Planning Authority, about **(INSERT)** and no works shall take place within the area inside that fencing.

R184 To safeguard historic remains.

ACCESS FOR ARCHAEOLOGIST

C185 The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him/her to observe the excavations and record items of interest and finds.

R185 To ensure that any archaeological evidence discovered during ground works is adequately recorded

LISTED BUILDINGS

LB INTERNAL AND EXTERNAL FINISHES

C190 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.

R190 In order to safeguard the special architectural or historic interest of the building.

LB JOINERY DETAILS TO BE AGREED

C191 Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including ~~full-sized~~ moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

R191 In order to safeguard the special architectural or historic interest of the building.

C192

LB RAILINGS AND GATES TO BE AGREED

Detailed drawings and/or samples of materials, including ~~full-sized~~ moulding, as appropriate, in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples:

(a) railings ✓
(b) gates. ✓

R192 In order to safeguard the special architectural or historic interest of the building.

C193

LB PAINTED JOINERY *(Case Officer – specify colour if necessary)*

All new external doors and windows shall be ~~painted timber~~. To an agreed finish and colour.

R193 In order to safeguard the special architectural or historic interest of the building.

C194

LB EXTERNAL PIPEWORK

All rainwater goods and external pipework shall be of (**INSERT**: ~~material~~, size ~~and~~ section) and ~~be of a~~ (**INSERT**: colour) ~~finish~~. Cast iron To be agreed.

R194 In order to safeguard the special architectural or historic interest of the building.

C195

LB - NO OTHER ALTERATIONS

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.

R195 To preserve the architectural integrity of the listed building.

C196

LB - NOTIFY CONSERVATION OFFICER

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.

R196 To help ensure the satisfactory control of the work to the listed building.

N08 **LB APPROVAL WORKS ONLY**
The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

N09 **LISTED BUILDINGS**
Attention is drawn to Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that any demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the works has been given to the Royal Commission on the Historical Monuments of England, 23 Savile Row, London, W1X 1AB and they have been given reasonable access to the building for at least one month following the grant of consent, for the purpose of making a record or within that period, they have stated that they have completed their record of the building or that they do not wish to record it.

N10 **ILLUSTRATIVE DRAWINGS ONLY**
The submitted drawings have been accepted as illustrative only and in no way form part of this permission.

N11 **ENFORCEMENT – CESSATION OF USE**
In view of the above decision, you are advised that the use should cease immediately. Your attention is drawn to the Council's power of enforcement under Section 172 of the Town and Country Planning Act 1990 to secure the cessation of unauthorised uses.

N12 **ENFORCEMENT – REMOVAL OF BUILDINGS**
In view of the above decision, you are advised that the work/building(s) should be removed immediately. Your attention is drawn to the Council's power of enforcement under Section 172 of the Town and Country Planning Act 1990 to secure the removal of unauthorised work/building(s).

N13 **ENFORCEMENT – REMOVAL OF BUILDINGS**
In view of the above decision, you are advised that the use should cease and the work/building(s) should be removed immediately. Your attention is drawn to the Council's power of enforcement under Section 172 of the Town and Country Planning Act 1990 to secure the cessation of unauthorised uses and the removal of unauthorised work/building(s).

N14 **RAILTRACK**
You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 12 February 2002

Application Number: LB/2002/5751

Proposal: Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached double garage.

Parish: SONNING PARISH

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
Hicks Developments Ltd C/O The Edwards Irish Partnership.

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).

As per 5750

Signed: _____ **Print name:** AE 25/02/02

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 12 February 2002

Application Number: LB/2002/5751

Proposal: Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached double garage..

Site Address:
Little Court, Charvil Lane, Sonning, Reading.

Applicant:
Hicks Developments Ltd C/O The Edwards Irish Partnership.

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

I CONSIDER THE PROPOSAL TO BUILD A DOUBLE GARAGE IN THE FRONT OF THE PROPERTY, WITH A DRIVEWAY ACROSS THE GARDEN AND PATH TO THE FRONT DOOR WOULD HAVE A MAJOR ADVERSE VISUAL IMPACT ON THE SETTING OF THE LISTED BUILDING AND CONSERVATION AREA. ITS FORM AND SITING IS UNACCEPTABLE; IF RETAINED THE LISTED BUILDING APPLICATION SHOULD BE REJECTED. I UNDERSTAND, HOWEVER, THE APPLICANT HAS AGREED TO WITHDRAW THIS PROPOSAL FROM THE APPLICATION.

SEE DETAILED COMMENTS ON PLANNING APPLICATION F/2002/5750. ALL RELATE TO THE LISTED BUILDING APPLICATION. - COPY ENCLOSED FOR CLARIFICATION.

Harold Sanders.

18.03.02.

NOTE - RED UNDERLINED COMMENTS RELATE TO LISTED BUILDING APPLICATION.

Drawing No. 01 - Proposed Alterations to Main House.

Ground floor:
Fire escape: Removed - agreed.

Main staircase: Principle of restoring staircase agreed but details to be provided as a condition of an approval (Listed Building Consent).

Secondary staircase: Door to remain and fixed shut or detail to be agreed. (Listed Building Consent). 'Slot' window is part of history of building – to remain.

Rebuilding of rear wc: Wall, window and roof details to be agreed. (Planning and Listed Building consent).

Boiler & flue at rear: removed - agreed.

Removal of recent partitions added to kitchen/breakfast area: agreed.

First floor:
Upper section of staircase: To be agreed (Listed Building Consent).

Fire escape door opening: Form of construction to be agreed. (Listed Building Consent).

All infilling of door and other openings: To be agreed (Listed Building Consent).

New partitions to Bedroom 2: Construction to be agreed. (Listed Building Consent).

Staircase to Bedroom 5: Revised details to be agreed. (Listed Building Consent).

Bedroom 3: Fireplace to remain.

Note: All existing fireplaces to remain or replaced with appropriate replacements.

Drawing No. 02 - Proposed Alterations to Cottage.

Ground Floor:
Removal of staircase: Agreed. (Listed Building Consent).

Construction of all openings to be blocked up: To be agreed.

New window to Dining Room: To be agreed. (Planning and Listed Building Consent).

Link area between Drawing Room and Dining Area: To be revised following site meeting.

Wall to hall: To remain in part.

Details of new staircase: To be agreed. New works to be annotated on plan, e.g. new staircase, windows. (Planning and Listed Building applications).

Details of new roof over breakfast/kitchen area: To be agreed. (Planning and Listed Building Consent).

Drawing No. 03 - Site Layout

Garage & driveway: To be omitted.

New parking arrangement: *To be confirmed.* Details including elevations of walls to (Thames Street noted on drawing – it is Charvil Lane) Charvil Lane.

Alignment of wall between Cottage and Little Court: To be agreed. (Planning and Listed Building Consent) and height.

Drawing No. 4A

New window to replace door on front elevation: To be removed. (as agreed on site).

Side elevation: Work to bay window agreed as a 'repair' but details of construction to be provided (Listed Building Consent).

Parapet to new wc: To be annotated. Details to be provided and agreed. (Listed Building Consent).

Side elevation (East); Slot window to remain.

Rear elevation: New construction to wc, including roof and wall details to be annotated. (Planning and Listed Building Consent).

New windows to proposed breakfast area/kitchen: To be shown. Details to be agreed (Planning and Listed Building Consent).

Drawing No. 5A - The Cottage, Proposed Elevations

Details of all new windows: To be agreed + lintels. 'Hayloft' opening to be re-established on side (east) elevation.

Fireplace/chimney: To be shown on plans as well as elevations.

South elevation (side): To be revised to show conservatory-type structure to replace 'link'.

Rear elevation: Likewise.

Front elevation Porch to be reviewed, to reflect 'cottage' not main house.

Harold Sanders
22.03.02
confirmation of comments dated 18 March 02.

H Sanders
Heidi

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	RPT
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21 MAR 2002

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	FILE:

With Compliments

MINUTES

LITTLE COURT - SONNING

14 March 2002
12:00 Hrs
Little Court - Sonning

Attendees:

H Saunders	-	**Wokingham District Council**	-	**W.D.C**
H Lynch	-	**Wokingham District Council**	-	**W.D.C**
S Hicks	-	**Hicks Developments**	-	**H.D**
D Trower	-	**Hicks Developments**	-	**H.D**
R Flint	-	**Hicks Developments**	-	**H.D**
J Irish	-	**The Edwards Irish Partnership**	-	**E.I.P**

Minutes	Agenda Topics	Action
	MAIN HOUSE	
1.0	The main bay window to the drawing room and bedroom 1 above was agreed to be structurally unstable and not original and could be rebuilt as a repair not requiring planning permission. H.D – to remove bay after photographic record. E.I.P – to survey structural opening and prepare working drawings. Sash windows to be re-used if possible.	**H.D/E.I.P**

2.0	W.D.C were informed that a Structural Engineer had been appointed to look at under pinning the bay window corner, assess the structural capacity of floor joists and check roof timbers etc. A report would be issued to W.D.C.	**H.D**
3.0	W.D.C were in possession of a detailed timber/damp report. It was agreed that the drawing room could be re-dry lined and that the utility area could be re-plastered (due to being fully glazed tiled). All other areas were cement render and not original and could therefore be re-plastered in accordance with Southern Remedial Services report. The dining room however would have the lower 1.0m of plaster removed and a base coat as recommended by Southern Remedial Services applied with a topcoat applied to dub out (specification of top coat to be agreed).	**H.D**
4.0	The lath a plaster ceiling to the attic room was in a poor condition and could be removed to allow timber treatment. Lath and plaster to be replaced to the same specification as original.	**H.D**
5.0	The main staircase balustrading and handrail were not original although risers and treads probably were. It was agreed to provide new handrail and balustrade to lower flight of the staircase.	**E.I.P**
6.0	The staircase to the attic could be constructed as a dogleg or "L" shape.	**E.I.P**
7.0	**PLANNING ISSUES.** The garage proposed for the main house would not be approved in its present location, E.I.P to withdraw garage from the current application to enable a favourable decision within eight weeks. Garage would form part of future Barn application. W.D.C to advise E.I.P of highway comments, sight lines, cycle path contributions etc.	**E.I.P/W.D.C**

THE COTTAGE

1.0	The installation of a new DPC could progress. Only a few walls had plaster finish.	**H.D.**
2.0	A glass lean-to conservatory would be supported by W.D.C.	**E.I.P**
3.0	The Structural Engineer would produce a report on the floor joist size and roof timbers. Some concern was expressed by Structural Engineer with regard to roof timbers and lack of purlin struts a reinforcing proposal would follow. A warm roof or cold roof could be provided, W.D.C did not object to either.	**H.D**
4.0	As much of the sound existing floorboards would be saved for use in one or two rooms. Likewise the timber wall paneling would be saved for use as dado height paneling in one or two rooms.	**H.D**

DISTRIBUTION:

W.D.C	- 1 COPY
H.D	- 1 COPY
E.I.P FILE	- 1 COPY

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 21, 2002
My ref. HS/PP/LB/2002/5750
Your ref. JI/FJ/1498

Mr John Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks.
RG40 2BT

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

LITTLE COURT, SONNING: RISING DAMP, WOODWORM AND DRY ROT

I refer to your letter dated 05 March 2002 and follow-up meeting on site on 14 March. I can confirm that:

1. As the majority of ground floor rooms have been either re-plastered or lined, there is less concern about the proposed cement/sand waterproof render to be applied as part of the damp proof treatment.

2. As the tanking is to be 10mm thick and the existing plaster is much thicker, you agreed to provide a specification plus details to resolve the junction of the new and existing finish (1.00m above floor level).

3. The location and section of any replacement skirtings to be agreed.

4. Main roof timbers and 1st floor to receive infestation treatment. Original boards to be re-fixed with the exception of the first floor to the cottage. Here the existing boards are all to be removed and any sound boards stacked to be re-used in an agreed location.

5. Boarding to walls in cottage also to be removed and sorted for re-fixing in an agreed location.

The above points are not intended to be a comprehensive record of decisions made during our site visit. We await your minutes for that!

However it was agreed that the above works are considered to be 'repairs' and therefore can be commenced to suit your programme.

Yours faithfully

HAROLD SANDERS
Conservation Architect

cc: Heidi Lynch

53933

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2[illegible]
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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S
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06 MAR 2002
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HEIDI.

Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

05 March 2002

Ref: JI/FJ/1498

For the attention of: H Saunders.

Dear Sirs,

RE: LITTLE COURT – SONNING.

Please find enclosed a copy of the brickwork/timber report produced by Southern Remedial Services Ltd.

Would you please confirm if there are any aspects of the proposed remedial work that can be started in advance of a planning decision?

Yours faithfully

John Irish
Partner

. Encs.

Cc. D Trower – Hicks Developments Ltd.

SOUTHERN REMEDIAL SERVICES LTD.

SPECIALISTS IN THE TREATMENT OF RISING DAMP, WOODWORM & DRY ROT

649 OXFORD ROAD, READING, RG30 1HP
Tel: Reading 0118 959 5353 or 0118 950 8883
Fax: 0118 957 1486
e-mail: southernremedial@ic24.net

F.A.O Mr D Trower
HICKS BUILDERS (WOODLEY) LTD
15 Headley Road
Woodley, Reading,
BERKS RG5 4JB

RECEIVED
- 4 MAR 2002
HICKS WOODLEY

RISING DAMP SURVEY REPORT & ESTIMATE

REF: DG 12184 DATE: 1st March 2002

PROPERTY: Little Court, Charvil Lane, Sonning, Reading, BERKS

Dear Sirs,

Further to our inspections of the above property on 25.2.02 by our surveyor we have pleasure in reporting as follows, in the attached report & estimate.

Referring to:-

1 Rising dampness to structural walls.
2 Other forms or sources of dampness.
3 Conditions of subfloor timber in direct contact with damp masonry (see timber report where applicable).
4 Probable causes and recommendations.

PLEASE NOTE

Damp readings are obtained using a moisture meter. Any affected areas of walling are shown in RED on the attached plan. Our estimate to install a chemical damp proof course are as follows:-

Damp Proof Course MAIN HOUSE £ 985.00 + VAT
Damp Proof Course COTTAGE £ 1,265.00 + VAT

Trade order or
50% + VAT deposit required
All quotes are held for 3 months.
Any additional site visits requested/required will be charged at £40+ VAT per visit.

ALL RECOMMENDED REMEDIAL ACTION By this company, will be in strict accordance with the agreement certificate No. 86/1698 and our detailed specifications and conditions overleaf unless requested.

REMEDIAL SPECIAL RENDERING specification.

It is most essential that the special rendering is carried out as per our instruction, therefore we strongly advise we complete the works, in order that a comprehensive guarantee be issued.

AREAS FOR RENDERING Are shown in single BLUE lines. PLEASE INDICATE
Areas for "TANKING" are shown as double BLUE lines, see attached separate quotations, specifications and conditions.

The above treatment is guaranteed for a period of 20 years from completion date. The guarantee certificate, a specimen of which is enclosed, is issued on receipt of payment in full amount due. An insurance backed guarantee by Guarantee Protection Trust is available at an additional fee.

We would expect reasonable free access to fresh water and electrical power within the contract. Normal credit terms 14 days. Thereafter 5% interest per 28 days will be charged.

Please read this in conjunction with the attached detailed typed report & drawing.

We thank you for the opportunity to quote for the works detailed. Please do not hesitate to contact us if there is any information required.

Yours faithfully,
J. Andrews.
pp SOUTHERN REMEDIAL SERVICES LTD.
ENCS: Specimen Guarantee, Preparation Sheet, Drawing, Conditions of Contract, SRS Conditions of Trading. Importance of Replastering, Tanking sheet.

SOUTHERN REMEDIAL SERVICES LTD.

SPECIALISTS IN THE TREATMENT OF RISING DAMP, WOODWORM & DRY ROT

649 OXFORD ROAD, READING, RG30 1HP
Tel: Reading 0118 959 5353 or 0118 950 8883
Fax: 0118 957 1486
e-mail: southernremedial@ic24.net

F.A.O Mr D Trower
HICKS BUILDERS (WOODLEY) LTD

REPLASTERING & TANKING REPORT & ESTIMATE

REF: DG 12184 DATE: 1st March 2002

PROPERTY: Little Court, Charvil Lane, Sonning, Reading, BERKS

Dear Sirs

We have pleasure in forwarding our quotation for Rendering/Tanking (vertical waterproofing) as follows:-

1. To remove defective plaster in the areas as indicated on the attached plan to a level of approx. 1 meter or as indicated and brush off any salts that may present.
2. Render strictly to SRS specifications including plaster additive; this salt inhibiting render coat to be approximately 10 mm thick. A gap of approximately 25mm may be left where there are floors of solid construction.

** 3. Tank strictly to SRS Specifications to heights as shown on plan. (See enclosed specification).

4. Spoils will be left on site for clients disposal, please arrange for a skip if required.
5. Client to brush of precipitating salts during the drying out period.
6. Client to apply temporary decoration strictly to our recomendations. (Please note drying out periods required).

Replastering MAIN HOUSE £ 2,385.00 + VAT
Replastering & Tanking COTTAGE £ 3,685.00 + VAT
Trade Order or
Fixed price for 3 months ***PLEASE SEE OUR PINK SHEET ATTACHED***
50% + V.A.T. Deposit required ***FOR FIXTURES & FITTINGS TO TANKING***

Note 1. The client must arrange for temporary removal and subsequent refixing of plumbing sanitary and electrical fittings & Any other obstruction prior to our arrival on site and for the removal, refixing or renewal of skirtings unless otherwise stated.

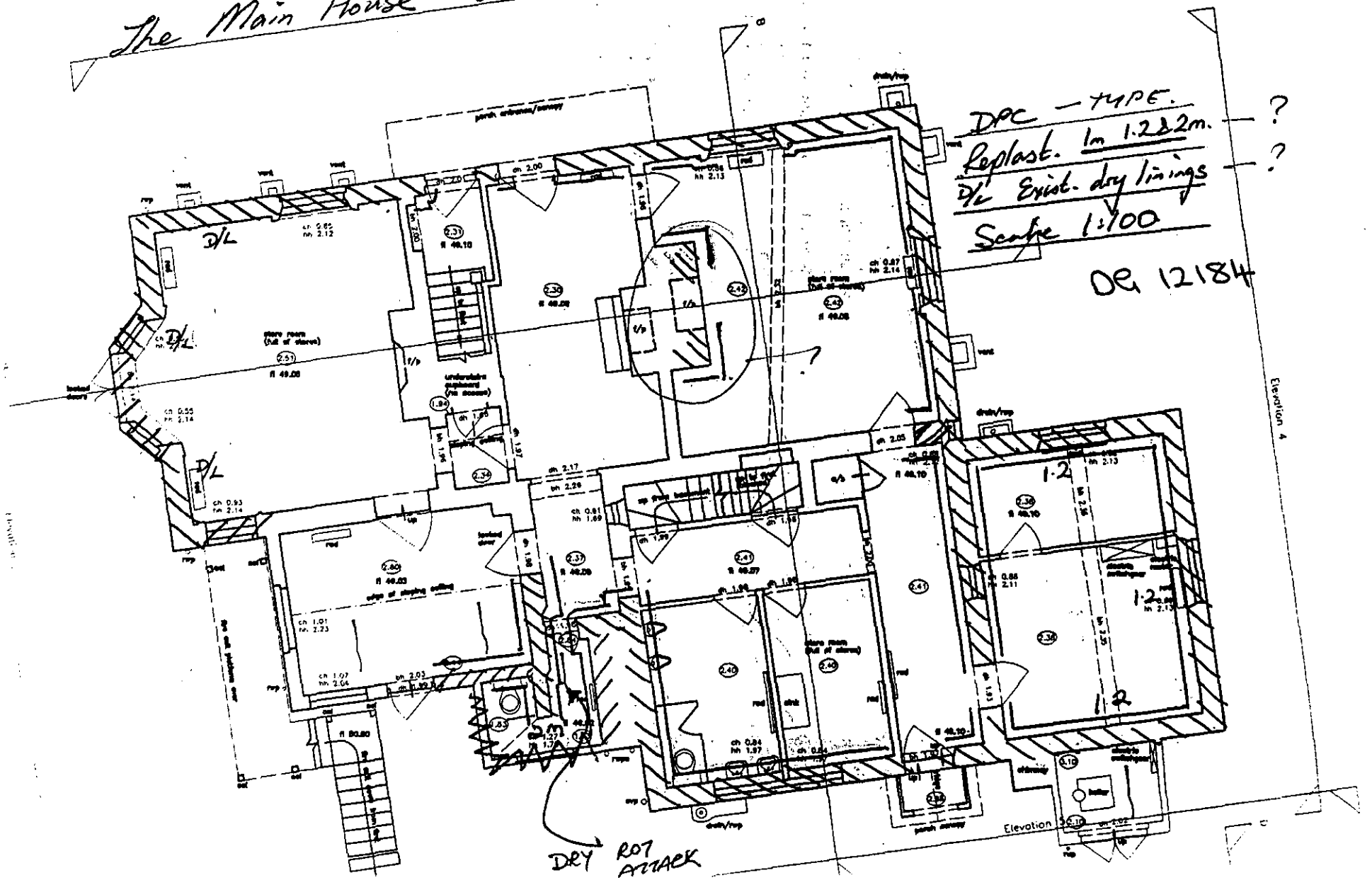
2. Our estimates are based on a nominal plaster thickness of 20 mm. Thickness in excess of this i.e. "dubbing" out, would be charged pro rata. (A copy of our standard replastering specification is printed on the reverse side of the attached sketch plan).

yours faithfully,
SOUTHERN REMEDIAL SERVICES LTD.
J. Andrass.
pp. D.Glanville
SURVEYOR CRDS CTIS CSRT

SOUTHERN REMEDIAL SERVICES LTD
Specialist treatment of rising damp
woodworm, dry rot
OXFORD ROAD, READING
TEL: 508883

Little Court

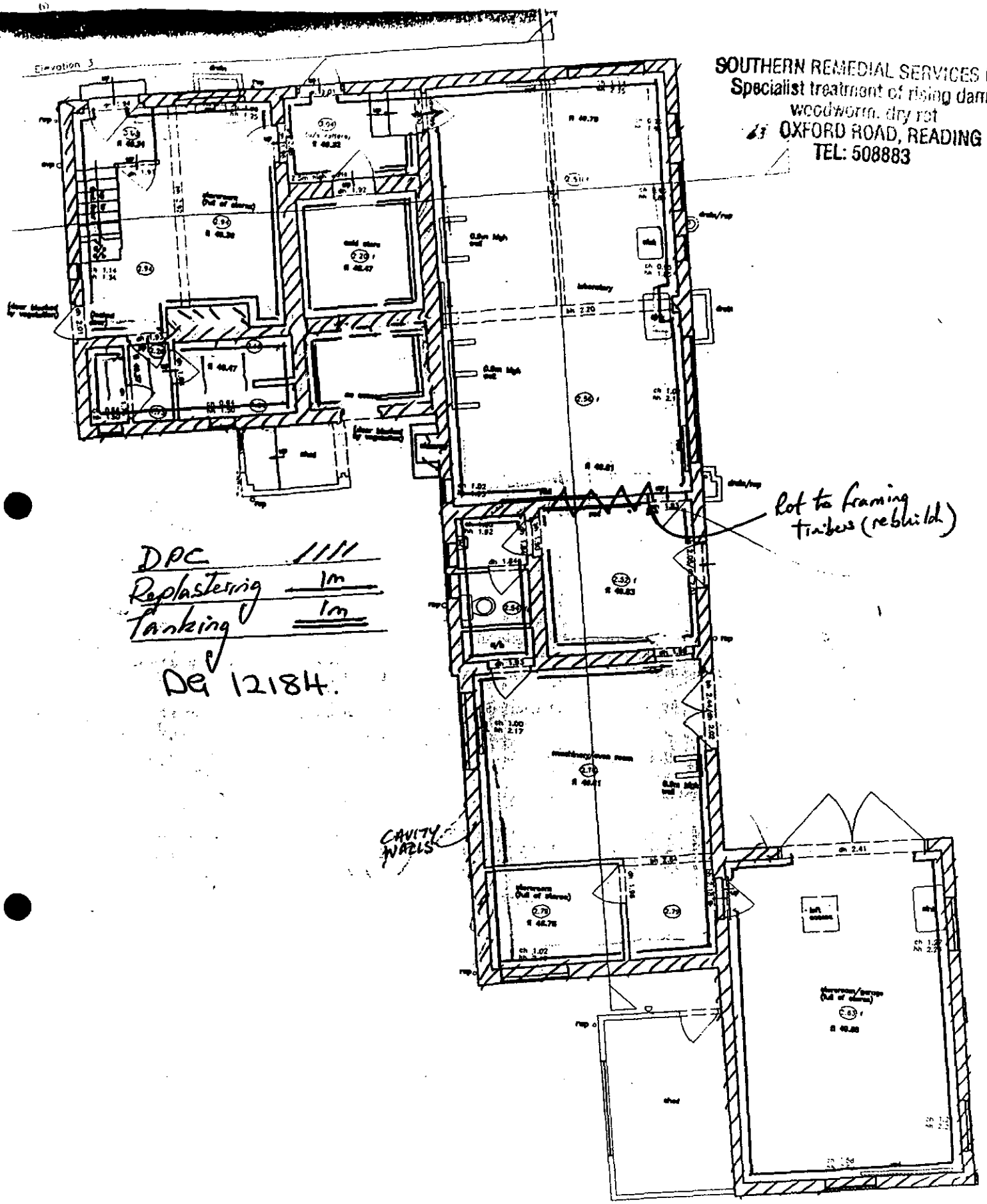
The Main House Charvil Ln. Sonning



DPC — TYPE. ?
Replast. In 1.2 & 2m.
D/L Exist. dry linings ?
Scale 1:100

OS 12184

SOUTHERN REMEDIAL SERVICES LTD
Specialist treatment of rising damp
woodworm, dry rot
63 OXFORD ROAD, READING
TEL: 508883



DPC 1111
Replastering 1m
Tanking 1m

Dg 12184.

Little Court,
The Cottage Charvil Ln Sonning
1:100.

Levels relate to corner of house

TO BE READ IN CONJUNCTION WITH DAMP REPORT

PROPERTY: Little Court, Charvil Lane, Sonning, Reading, BERKS
REF. NO: DG 12184

LOCATION AND OBSERVATIONS	TREATMENT RECOMMENDED
THE MAIN HOUSE & COTTAGE CHARVIL LANE, SONNING.	
These two DETACHED buildings are constructed mainly with 13 ½" & 9" solid brick walls with some cavity extensions. The site is subject to extensive redevelopment.	
External ground levels are generally high bridging any existing damp courses.	Where Main contractor to reduce levels accordingly.
Instrumental measurements indicate rising damp	Where **SRS** to install a chemical damp proof course to those walls marked in **RED** on the attached Drawing strictly in accordance with our Specification, **BRITISH STANDARD 6576 AND BRITISH BOARD OF AGREEMENT 86/1698.**
The plaster has perished and is contaminated With hygroscopic salts.	Where **SRS** to replaster the walls outlined in **BLUE** Strictly in accordance with our specification, **BBA 86/1698.** Should this company not Carry out replastering, the 20 year guarantee Will be limited to damp coursing only.
In the cottage there is lateral penetrating damp due to a difference in floor levels.	SRS to tank the walls detailed with a double blue line as per the attached plan.
Wet Rot is evident to skirting boards affected by rising damp. Where	? Skirting boards to be treated/replaced/renewed as necessary under separate contract. Skirting boards to be affixed by adhesive. NB/ No allowance has been made within our quotes for hacking off of plaster nor for the sand blasting of painted fairfaced brick walls as necessary.

If, during the course of our works a further outbreak of Wet Rot/Dry Rot is found extending the areas mentioned, this will be the subject of a further report and estimate.

TO BE READ IN CONJUNCTION WITH DAMP REPORT

TANKING

Any subsidence or movement of the property or highering of the water table by diversions of rivers, canals, etc., or other factors altering the fabric of the property since the installation of the original contract shall deem the Guarantee invalid.

WATER BASED FLUID (20 YEAR GUARANTEE)

DPC injected into **BRICK or MORTAR JOINTS** at low pressure from ONE side of the wall as necessary (subject to thickness). BS 7576.

IMPORTANT:- The Client must arrange for the temporary removal and subsequent refixing of any plumbing, sanitary, skirting boards and/or electrical fittings and any other obstruction within the areas. Whilst every care and precaution will be taken by our technicians, any deviations from these requirements and/or subsequent additional costs must remain the responsibility of our Client. Should these works not be satisfactorily prepared in advance due notice must be given to the Company in order that the works may be rescheduled. We recommend where necessary dust sheets should be employed or screens erected to prevent the spread of dust which is inevitably produced when hacking off plaster.

LISTED BUILDING - If the property is classed as a LISTED BUILDING, your attention is drawn to the special requirements of the listing in relation to remedial works that may be required. You are advised to contact your local listings department for further information.

INSURANCE BACKED GUARANTEE - Insurance backed guarantee will be supplied upon request. Please contact this office for rates and particulars.

SRS HAS BEEN SUCCESSFULLY TRADING SINCE 1978.

G.P.T (GUARANTEE PROTECTION TRUST) is a service available only to B.W.P.D.A members and is available for a registration fee of £
i.e. 1. DAMP/REPLASTERING £ 2. TIMBER TREATMENT/WET/DRY ROT £ **TO BE NEGOCIATED.**

EXCLUDING SOLID FLOORS - Our survey fee does not include solid floors (unless stated otherwise). If the floor is found to be defective this may require treatment at a later date/or replacement.

**** OUR SURVEY & QUOTATION ARE PREPARED ON THE UNDERSTANDING THAT THERE WILL BE NO CLAIM ON EXISTING REMEDIAL WORKS BY OUR OR ANY OTHER COMPANY ****

BS 5750 (KITE MARK) - From immediate effect the scheme has been suspended from damp coursing companies. The scheme may be taken up by the B.W.P.D.A in the future and the assessment undertaken by the B.W.P.D.A. Meanwhile you can be assured our standard will be maintained.

DUST – Where any replastering work is undertaken at the property by our Company, the fine powder residue produced during the hacking off may penetrate whatever covering is used.

Although care will be taken SRS will/cannot take responsibility for dust damage.

As party walls are normally shared it is the responsibility of the client to advise his/her immediate neighbour on one or both sides as applicable, that it is intended to have the party wall injected against rising damp.

EXCLUDING PARTY WALLS
An inspection should be carried out to the adjacent property/party walls for a further outbreak of DRY ROT/WET ROT. (CLIENT TO ARRANGE WITH TENENTS) as this may affect the terms of our guarantee regarding "party walls" as they may be excluded.

£ 10.00 + VAT will be charged for Administration on Bonded Guarantees required.

SOUTHERN REMEDIAL SERVICES LTD.

SPECIALISTS IN THE TREATMENT OF RISING DAMP, WOODWORM & DRY ROT

649 OXFORD ROAD, READING, RG30 1HP
Tel: Reading 0118 959 5353 or 0118 950 8883
Fax: 0118 957 1486
e-mail: southernremedial@ic24.net

F.A.O Mr D Trower
HICKS BUILDERS

TIMBER INFESTATION REPORT & ESTIMATE

REF: DG 12184

DATE: 1.3.02

PROPERTY: Little Court, Charvil Lane, Sonning, Reading, BERKS

Dear Sirs,

The areas defined in the attached report were inspected on 25.2.02
The report refers to evidence of attack by fungus and wood-boring insects.

We recommend the remedial treatment be implemented and this Report and Estimate should be read in conjunction with our standard specification of infestation treatment printed overleaf. The infestation quoted for is by Common Furniture Beetle, *Anobiun punctatum*, unless otherwise stated.

Locations referred to in the report should be taken from the front facing the building.
Our estimate for the treatment recommended on continuation sheet is as follows:-

Timber Treatment MAIN HOUSE	£ 725.00 + VAT
Dry Rot Sterilizing MAIN HOUSE	£ 150.00 + VAT
Timber Treatment COTTAGE	£ 825.00 + VAT

Trade order or
50% + VAT deposit required — FIXED PRICE FOR 3 MONTHS

Terms of Payment:
Normal Credit Terms: 14 days. Thereafter 5% interest per 28 days is chargeable.

Out treatment is guaranteed for 20 years from completion date. The Guarantee Certificate, a Specimen of which is enclosed, is issued on receipt of payment of the full amount due. (Please allow approx. 10 days for clearance of cheques). Electricity & water must be freely available. Split visits may be arranged at extra cost.
Please do not hesitate to contact us if there is any further information you require.

*** PLEASE SEE REVERSE FOR SPECIFICATION ***

Yours faithfully,
J. Andrews.
pp. D.Glanville
SURVEYOR CRDS CTIS CSRT

ADDITIONAL SITE VISITS WILL BE CHARGED AT 40 + VAT PER VISIT

ENC: SPECIMEN GUARANTEE, PREPARATION SHEET

Cont./over

TIMBER INFESTATION REPORT & ESTIMATE No.

REF NO: DG 12184 PROPERTY: THE COTTAGE, Charvil Lane, Sonning, Reading, BERKS

LOCATION AND OBSERVATIONS	TREATMENT RECOMMENDED
Main Roof Timbers (WHERE ACCESSIBLE) Moderate to heavy widespread infestation. WHERE.	**Roof Timber Infestation Treatment** All roof timbers to be brushed down and/or defrassed as applicable; all and any insulation and /or personal effects to be removed by clients prior to our arrival on site.
1st Floor Accommodation Limited access due to contra layed double skin boards. Heavy widespread infestation noted where accessible. WHERE	**Floor Timber Infestation Treatment** All fitted floor coverings to be removed in order to allow our technicians access to floorboards and sub-floor areas. These works to be conducted prior to our arrival on site. (Split visits maybe arranged upon request).
Staircase to Ground Floor No inspection due to covering and plaster soffit.	**Stair Timber Infestation Treatment** All fitted carpets/coverings to be removed and access to the understair area to be made available prior to our arrival on site.
GROUND FLOOR The ground floors are solid.	No treatment required.
Garage Roof Timbers (FALSE CEILING) No access possible at this stage.	**Roof Timber Infestation Treatment** All roof timbers to be brushed down and/or defrassed as applicable; all and any insulation and /or personal effects to be removed by clients prior to our arrival on site.

TIMBER INFESTATION REPORT & ESTIMATE No.

REF NO: DG 12184 PROPERTY: **MAIN HOUSE, Charvil Lane, Sonning, Reading, BERKS**

LOCATION AND OBSERVATIONS	TREATMENT RECOMMENDED
Main Roof Timbers Restricted inspection due to scaling ceilings etc.	Builder under separate contract to remove lathe & plaster scaling ceilings form & prepare eaves voids (both sides) **Roof Timber Infestation Treatment** All roof timbers to be brushed down and/or defrassed as applicable; all and any insulation and /or personal effects to be removed by clients prior to our arrival on site.
Attic Room Floor Slight moderate scattered mainly old infestation.	**Floor Timber Infestation Treatment** All fitted floor coverings to be removed in order to allow our technicians access to floorboards and sub-floor areas. These works to be conducted prior to our arrival on site.
Staircase to 1st Floor No visible sign of attack.	**Stair Timber Infestation Treatment** All fitted carpets/coverings to be removed and access to the understair area to be made available prior to our arrival on site.
1st Floor Accommodation Slight scattered mainly old infestation. Wet Rot & Wood Boring Weevil noted to skirting boards & floor timbers in room front left & bathroom floor due to rainwater ingress.	Floor Timber Infestation as above. *AS A PRECAUTIONARY MEASURE* Timbers to be replaced in accordance with Section 5 of the attached specification under separate contract.
Main Staircase to Ground Floor Slight scattered old infestation.	**Stair Timber Infestation Treatment** All fitted carpets/coverings to be removed and access to the understair area to be made available prior to our arrival on site.
Secondary Staircase (Concealed) to be retained.	Stair Timber Infestation as above.
Ground Floor Accommodation Room front right & room front left floors. Limited access.	Floor Timber Infestation as above.

Cont'd.....

TIMBER INFESTATION REPORT & ESTIMATE No.

REF NO: DG 12184 PROPERTY: MAIN HOUSE, Charvil Lane, Sonning, Reading, BERKS

LOCATION AND OBSERVATIONS	TREATMENT RECOMMENDED
The hall floor is covered with wood vaneer and is not accessible for inspection.	No treatment possible at this stage.
An attack of True Dry Rot is evident to the area around the entrance of the Women's W.C probably due to rainwater ingress.	SRS to carry out sterilization in accordance with Section 4 of the attached specification. Builder to expose and replace in accordance with Section 4 under separate contract.

If, during the course of our works a further outbreak of Wet Rot/Dry Rot is found extending the areas mentioned, this will be the subject of a further report and estimate.

TIMBER INFESTATION REPORT & ESTIMATE

LISTED BUILDINGS
If the property is classed as a LISTED BUILDING, your attention is drawn to the special requirements of the listing in relation to remedial works that may be required. You are advised to contact your local listings department for further information.

Great care will be taken when lifting floorboards etc., but should these same be accidentally damaged, they will need to be repaired/replaced under separate contract, the responsibility resting with the client. Heavily infested boards may require replacement.

Ecological fluid has been approved by the **NATURE CONSERVANCY COUNCIL**. The fluid has a low odour and must be used wherever bats are roosting, or where there is a likely problem of food contamination etc.., it is less hazardous to asthmatics and ideal for use on building sites.

GENERAL NOTE:- Painted, otherwise sealed and general joinery timbers are beyond the scope of our treatment and we recommend that the client inject the individual holes with a suitable insecticide prior to redecoration or renew heavily infested such timbers.

GENERAL LIMITATION:- Your attention is drawn to the limitation of any survey in respect to structural timbers within a property. Whilst we endeavour to give a factual and comprehensive report we must stress that many timbers cannot be examined due to their concealment. As a result of this, if defects are subsequently exposed during, or after, treatment that may require further specialised remedial action, then a supplementary report and quotation will be submitted for your approval.

8 HOUR FLUID - UNLESS OTHERWISE STATED TIMBER INFESTATION TREATMENT FLUID USED BY SRS IS 8 HOUR RE-ENTRY.

Chemicals Hazardous to Health 1989
Although ecology fluid is to be used for woodworm treatments, consideration should never the less be given to the health regulations. We therefore are duty bound to recommend that treated areas are not occupied for 8 hours. Split treatment visits maybe arranged for which we ask for some notice. Notice must also be given to adjacent neighbours where treated areas are shared, ie; common loft spaces etc.., DRY ROT RE-ENTRY IS 24 HOURS.
Further advise maybe obtained from this office or from the obligatory window sticker to be left after treatment in a prominent position.

INSURANCE BACKED GUARANTEE

Insurance backed guarantee will be supplied upon request. Please contact this office for rates and particulars.

SRS HAS BEEN SUCCESSFULLY TRADING SINCE 1978.

IMPORTANT ;- The Client must arrange for the temporary removal and subsequent refixing of any plumbing, sanitary, skirting boards and/or electrical fittings and any other obstruction within the areas scheduled for treatment PRIOR TO OUR ARRIVAL ON SITE, unless otherwise specifically stated. It is imperative that this stipulation be adhered to, in order that undue delay and/or additional expense is not to be incurred by our Client. Whilst every care and precaution will be taken by our technicians, any deviations from these requirements and/or subsequent additional costs must remain the responsibility of our Client. Should these works not be satisfactorily prepared in advance due notice must be given to the Company in order that the works may be rescheduled.

OUR REPORTS & QUOTATIONS ARE PREPARED ON THE UNDERSTANDING THAT THERE WILL BE NO CLAIM ON EXISTING REMEDIAL WORKS BY OUR OR ANY OTHER COMPANY.

IF APPLIES/

TONGUE & GROOVE COVER
Where tongue and groove floorboards are found this company reserves the right to modify the treatment as detailed in Section 2 (Floor timber infestation treatment). This may result in the floorboards being drilled in regular pattern (10mm hole size) and the sub floor timbers treated using a back spray as in Section 3b.

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date February 27, 2002
My ref. HS/PP

Mr Irish
The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

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 Irish

LITTLE COURT AND COTTAGE

Many thanks for the notes prepared following our meeting on site on 19th February 2002.

They are a fair record but I would like for clarity to make the following points:

2.1. No work should be carried out on the removal of any windows until planning and listed building consents have been granted and conditions discharged.

2.3. Extent of demolition to be agreed.

2.9. As 2.1.

2.12. Details required: principle accepted.

2.16. A sample panel should be provided for all to agree mix.

3.11. No work on boiler house or flue to be carried out prior to permissions being granted.

3.15. Details required: principle accepted.

If you have any queries on my comments please give me a call.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Mr S Hicks – Hicks Developments Ltd.
Case Officer – Heidi Lynch.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 FEB 2002	
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LITTLE COURT – SONNING FARM

MINUTES

Meeting held on site at 10.30am on 19th February 2002.

Present:	**H. Saunders**	-	**Wokingham District Council**
	S. Hicks	-	**Hicks Developments Ltd**
	D. Trower	-	**Hicks Developments Ltd**
	R. Flint	-	**Hicks Developments Ltd**
	J. Irish	-	**The Edwards Irish Partnership**

1.0 The purpose of the meeting was to discuss the amount of repair and investigation work that could be carried out prior to a planning decision.

2.0 CRU – The Cottage.

It was agreed that: -

✓ 1. Critall windows could be replaced with soft wood painted casement windows with wooden cills. Windows to fit exactly to the existing openings i.e tailor made.

✓ 2. Timber lintels above the first floor windows to be replaced with white, painted reinforced concrete lintels of similar size.

✓ 3. The wall to the ground floor stairwell would be 50% preserved to allow an under stair cupboard using existing door opening.

✓ 4. The cold store could be removed.

✓ 5. The boarded doors, frames and ironmongery would be salvaged and set aside.

✓ 6. All heating, services, electrics and laboratory fittings could be removed.

✓ 7. All first floor boarding above original floorboards to be removed. CDM regulations to apply.

✓ 8. Stud walls with lath and plaster to remain for further consideration. Timber boarding to first floor walls to remain for further investigation.

✓ 9. Window opening to be reinstated to original size "loft door" to be reinstated to detail to bedroom 3.

✓ 10. Ceiling to be removed to first floor.

✓ 11. Structural Engineer to report on roof stability.

✓ 12. Warm roof structure to be used to expose beams.

✓ 13. Purlin strut to be reinstated to central truss.

✓ 14. Damp and insect report to be forwarded to local authority.

✓ 15. Rear corrugated roof lean to, to be cleared of wall climber and soil levels reduced for further inspection.

✓ 16. Bricks for adjacent wall to be a mixture of Selbourne Hampshire Red, Selbourne Tudor Red and a yet to be specified "cherry red" brick.

3.0 Little Court.

It was agreed that: -

✓ 1. Four windows to recent "utility room" extension to be replaced with identical windows, but with correct cill detail.

✓ 2. Store cills to be repaired where required.

✓ 3. Two sample sash windows to main house to be removed for detailed inspection of sash boxes, cills etc.

✓ 4. Mobility threshold to be to rear door only.

✓ 5. Utility/family rooms to be revised plus new window.

✓ 6. Scaffold and investigate bay window to bedroom1/drawing room, trial pit required to assess underpinning. Remove beaded panelling in this corner of room for further investigation.

✓ 7. Remove all floor coverings and open up every floor for inspection. Establish if cellar is present under drawing room.

✓ 8. Check if window shutters are present.

✓ 9. E.I.P to detail roof over study/WC.

53631

PLANNING SERVICES	HPT
POL	LB
DC HL	BNF
APP	
CS	
27 FEB 2002	
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	FILE:

ENGLISH HERITAGE

SOUTH EAST REGION

Ms Heidi Lynch
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Direct dial: 01483 252 029

Our Ref: WO/40505

Your Ref: LB/2002/5751

Date: 26th February 2002

Dear Ms Lynch

NOTIFICATION UNDER CIRCULAR 14/97
APPLICATION FOR LISTED BUILDING CONSENT

ADDRESS: LITTLE COURT, CHARVIL LANE, SONNING.

Thank you for notifying English Heritage about this application. This is a case upon which your authority will wish to seek the advice of its historic building advisor.

Should your officers nevertheless need further guidance please do contact me again.

Where the plans and drawings change after we have been consulted, I would be grateful if you could come back to me for further comments.

Drawings: 01, 03, 02, 04A, 05A, 06, 10, 11, 12, 13A.

Yours sincerely

pp Dr Diane Kay
Historic Buildings Inspector
South East Region

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 22 February 2002

Location:	Little Court, Charvil Lane, Sonning
Proposal:	Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus new detached double garage.
Application Number:	LB/2002/5751

In response to your consultation dated 12 February 2002 for the above application, the landscape comments are as follows:

The site is within Sonning Conservation Area and outside the settlement boundary. I have no objection to the conversion of the properties into dwellings.

Some of the existing vegetation within the site has already been removed, including several of the trees by the entrance to the site and part of the laurel hedgerow has been cut back to allow a security fence to be erected.

The treatment of the frontage of the site in relation to the listed building and the Conservation Area is fairly sensitive. The proposed garage will be a visually dominant structure from Charvil Lane that will have no physical or visual relationship with the main house that respects the historic nature of the area. The proposed driveway to the garage will be over 30 metres long across the frontage of the site and will need to be considered in relation to the setting of the listed building. It is considered that the position and form of the drive and the garage will not to be in keeping with the local character of the built environment and therefore contrary to policy WHE4, New Buildings in Conservation Areas.

The applicant will also need to carefully consider the front boundary treatment. I would have no objection to a wall to define this boundary, however the existing laurels are over mature, gappy and have been severely cut back. These could be incorporated as part of an appropriate landscape scheme for the site frontage which will need to include replacement trees for those shown to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

1871A

WOKINGHAM DISTRICT COUNCIL

08.FEB.2002 Application No. 5751

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG11 1WR

1. APPLICANTS NAME: HICKS DEVELOPMENTS LTD
ADDRESS: 15 HEADLEY ROAD WOODLEY
POST CODE:
PHONE: BERKS

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENTS NAME: THE EDWARDS IRISH P'SHIP
ADDRESS: 36, LONGBOROUGH ROAD WOKINGHAM BERKS
POST CODE: RG40 2BT
PHONE: 0118-9894403

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans
BUILDING LOCATION: LITTLE COURT, SONNING, PARK THAMES ST, SONNING,

(b) What type of building, e.g. barn dwelling, does the Application relate to.
BUILDING TYPE: 2 DWELLINGS CONVERTED

(c) What is the existing use of the building, if vacant, state this together with last use of the building.
BUILDING USE: CROP RESEARCH UNIT, FLAT AND LABORATORY

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

4. List all plans, drawings and photographs submitted with the application. (See notes 2 - 4)

1496/01 – 10 INCLUSIVE

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
CONVERSION AND RENOVATION OF TWO BUILDINGS BACK TO 2 SINGLE DWELLINGS.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK ?
e.g. state material and colour of any new walls or roof 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 ? N/A
(b) What is the cubic content of the part to be removed ?
(c) What was the date (approx.) of the erection of the section to be removed ?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING ? NO
(If **YES**, state date, to whom application was made and the result of the application if known.

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

Signed ..... on behalf of HICKS DEVELOPMENTS LTD

Date 21 Jan 2002

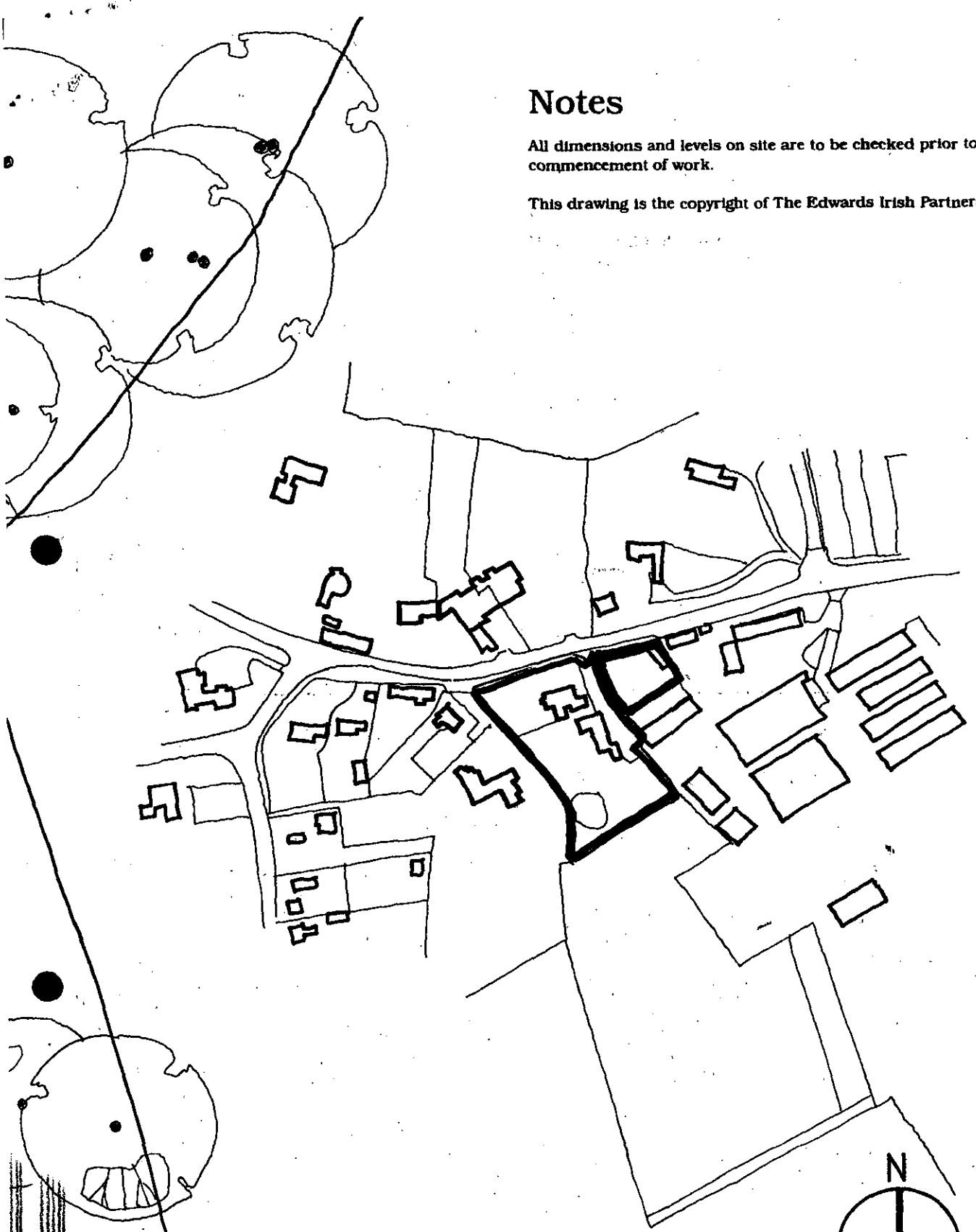
Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

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

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



LOCATION PLAN 1:2500

08 FEB 2002 * 5750

Project

LITTLE COURT
SONNING FARM
SONNING

Received by Wokingham District Council

Application No: LB/2002/5751

Proposal:
Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached double garage.

Location:
Little Court, Charvil Lane, Sonning, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/5751 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

12 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/5751
CASE OFFICER: Heidi Lynch

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

Application Number : LB/2002/5751	**Map No :** 32
Case Officer : HL	**Site Area :** 0.37
Valid Date : 08 FEB 2002	**Received Date: 25/01/2002**

Level : Delegated Application

Description : Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings. and detached double garage

Location : Little Court, Charvil Lane, Sonning, Reading.

Parish : SO **Ward : SON**

Applicant : Hicks Developments Ltd C/O The Edwards Irish Partnership.

Fee Required: £0 **Fee Received: £0**

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	As for Full application.	5/2	8/2
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No LB in Cons Area

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

1. Pastures ✓ – Newts ✓
– Demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

SIN + see map
(incl site inside red line)
+ attached list ✓

No pre-apps.

08.FEB.2002 5751

Applicationo	Name & Address
F/2000/1359	Mr M Bodley Scott Uppfield Charvil Lane Sonning RG4 6TH
F/2000/1359	Mr & Mrs Rose 2 Spring Cottages Charvil Lane Sonning RG4 6TL

App. refused
Letter sent 20/11/00

08.FEB.2002* 5751

Tel. (0118) 974 6429 or 6433

Date: 05 February 2002

Your Ref:

My Ref: LB/2002/5751

WOKINGHAM UNITARY
Aiming for Excellence

Hicks Developments Ltd
C/O The Edwards Irish Partnership
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Dear Sir/Madam

Reference Number: 2002/5751

Site Address: Little Court, Charvil Lane, Sonning, Reading.

Proposal: Listed Building application for the proposed conversion of Research Unit, Office and Residential Flat into two dwellings plus erection of new detached garage.

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

COTTAGE: Front view of garage not shown on 1st side elevation. Rear window of dining room shown differently on floor plans and elevations.

LITTLE COURT: Rear elevation of bedroom 1 – 2 windows shown on elevation, only 1 shown on floor plan. Which is correct? 2nd side elevation shows 2 dining room windows, only one shown on floor plan. Which is correct?

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1871A

03.FEB.2002* 5751

Application No.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG11 1WR

1.

APPLICANTS NAME: HICKS DEVELOPMENTS LTD
ADDRESS: 15 MEADLEY ROAD
WOODLEY
POST CODE: BERKS
PHONE:

---

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENTS NAME: THE EDWARDS IRISH P'SHIP
ADDRESS: 36, LANGBOROUGH ROAD
WOKINGHAM
BERKS
POST CODE: RG40 2BT
PHONE: 0118 - 9894403

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans

BUILDING LOCATION: LITTLE COURT, SONNING FARM THAMES ST, SONNING

(b) What type of building, e.g. barn dwelling, does the Application relate to.

BUILDING TYPE: 2 DWELLINGS CONVERTED

(c) What is the existing use of the building, if vacant, state this together with last use of the building.

BUILDING USE: CROP RESEARCH UNIT, FLAT AND LABORATORY

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

LISTING GRADE: II

---

4. List all plans, drawings and photographs submitted with the application. (See notes 2 - 4)

1496/01 – 10 INCLUSIVE

---

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

CONVERSION AND RENOVATION OF TWO BUILDINGS BACK TO 2 SINGLE DWELLINGS.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK ?
e.g. state material and colour of any new walls or roof 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 ? N/A
(b) What is the cubic content of the part to be removed ?
(c) What was the date (approx.) of the erection of the section to be removed ?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING ? NO
(If **YES,** state date, to whom application was made and the result of the application if known.

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

Signed ..... on behalf of HICKS DEVELOPMENTS LTD

Date 21 Jan 2002

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

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

1772A

WOKINGHAM DISTRICT COUNCIL 08 FEB 2002* APPLICATION NUMBER 5751

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

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

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

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

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have/has taken the steps listed below, being steps reasonably open to *me/him to ascertain the names and addresses of all the persons, other than *myself/himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have/has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of HICKS DEVELOPMENTS

Date 21 JAN 2002.

* Delete where inappropriate

ADDRESS Little Court Carvil Lane PARISH Sonning

PLOT No. Listed Building ORD. SHEET No.

BUILDER 15-3/56 Univ. of Reading house to offices on g. floor - flat on 1st floor & annexe to laboratories - 10/4/56

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09711 BR 9854	University of Reading	S/Storey ext. to store room	19.1.79	Ap CA
33971 Loc.	"	Re-roofing / Dem. S/St. ext / Removal dormer window	27.9.89	CA
F/2000/1359	"	↓	14.11.00	R
LB/2000/1360	"	Erect 2 dwellings - farm bldg to 3 dwellings & demolish laboratory	14.11.00	R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

peter brett associates
CONSULTING ENGINEERS

JOB TITLE: LITTLE COURT, SONNING
BAY WINDOW

JOB No: 12758

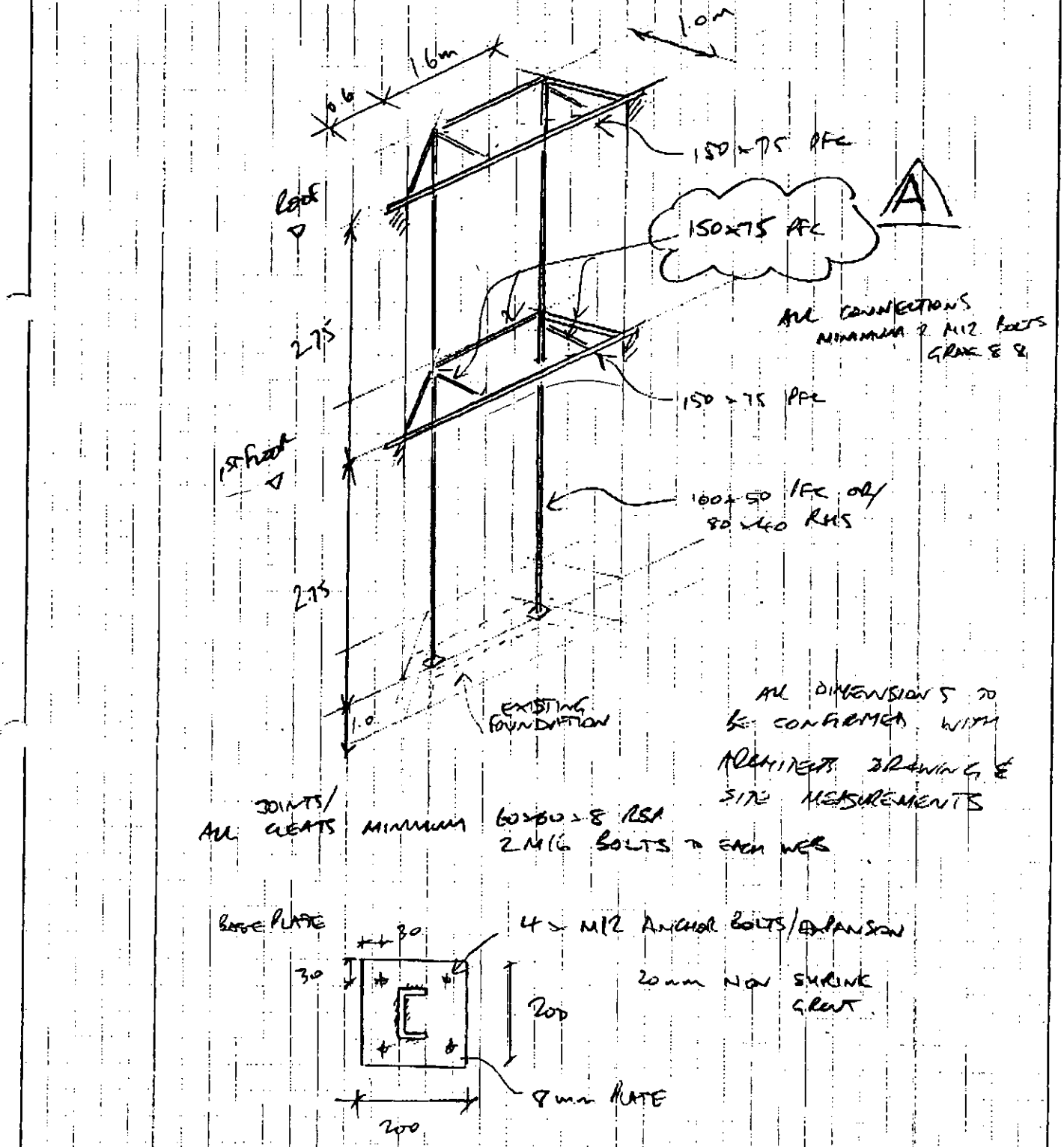
SHEET:

DATE: JUN 02

BY: RAC

CHECKED:

A+C



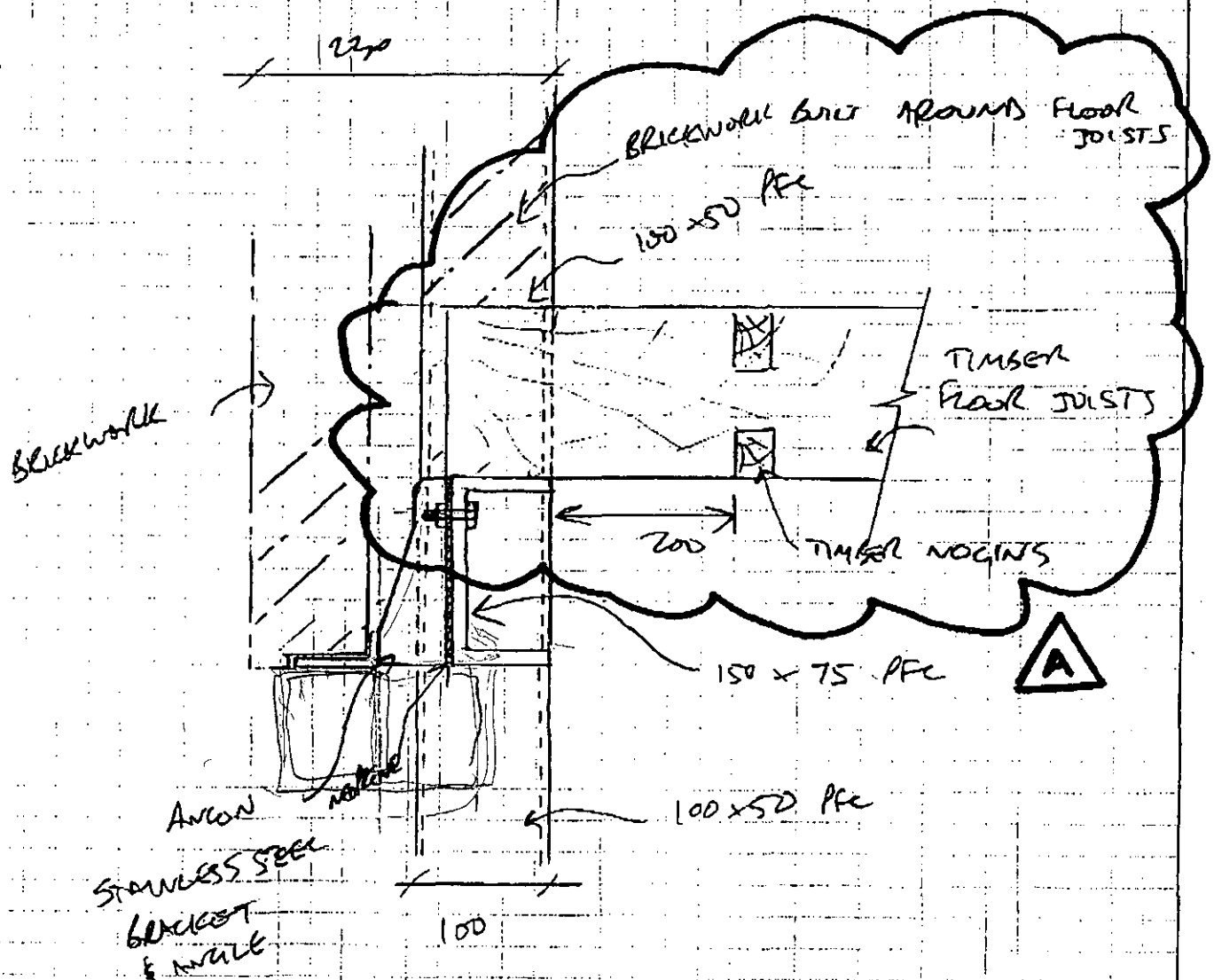
REV A ALL BEAMS NOW 150×75 PFC

peter brett associates
CONSULTING ENGINEERS

JOB TITLE: LITTLE COURT
BAY WINDOW

JOB No: 12758
SHEET:
DATE: JUL 02
BY: RAC
CHECKED:

1ST FLOOR DETAIL (ROOF SIMILAR) REV A

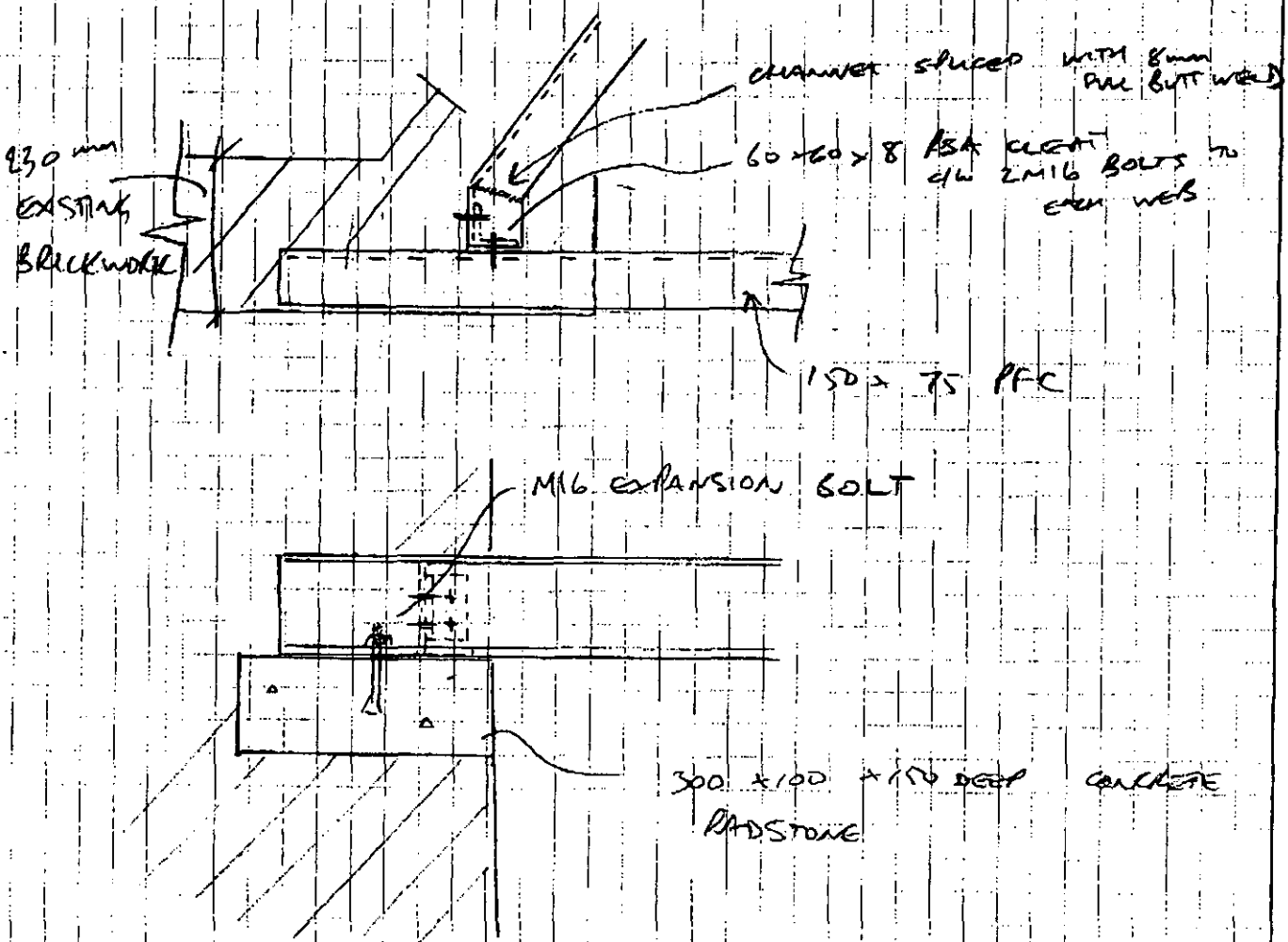


REV A TIMBER FLOOR JOISTS BEARING on TOP of CHANNEL

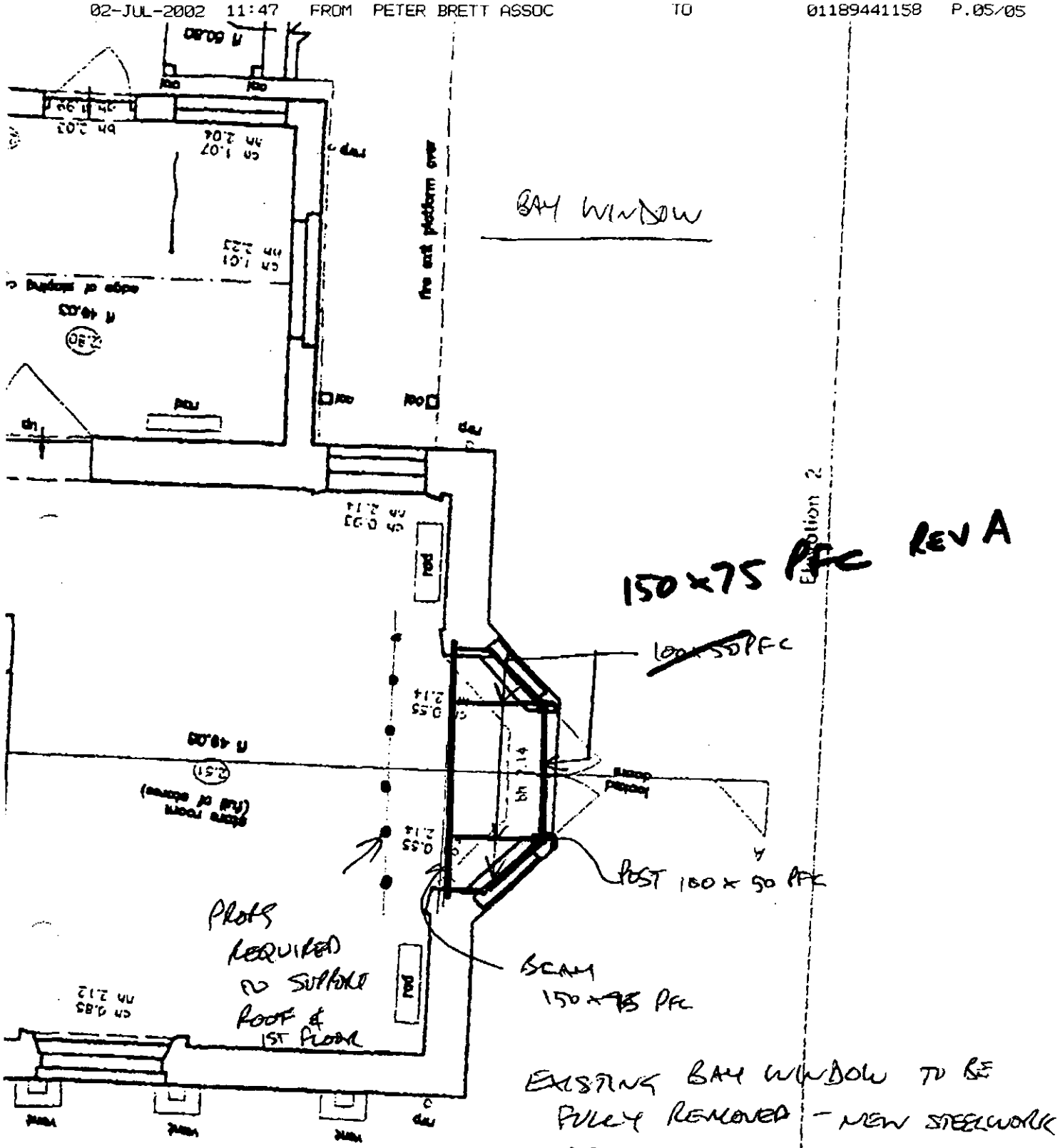
peter brett associates
CONSULTING ENGINEERS

JOB TITLE:	JOB No:	SHEET:
LITTLE COURT, SONNING	12758	12
	DATE: MAY 02	BY: CAC
		CHECKED:

BEAM TO BAY WINDOW 150 x 75 PFC



REV A INCOMING BEAM ADDED

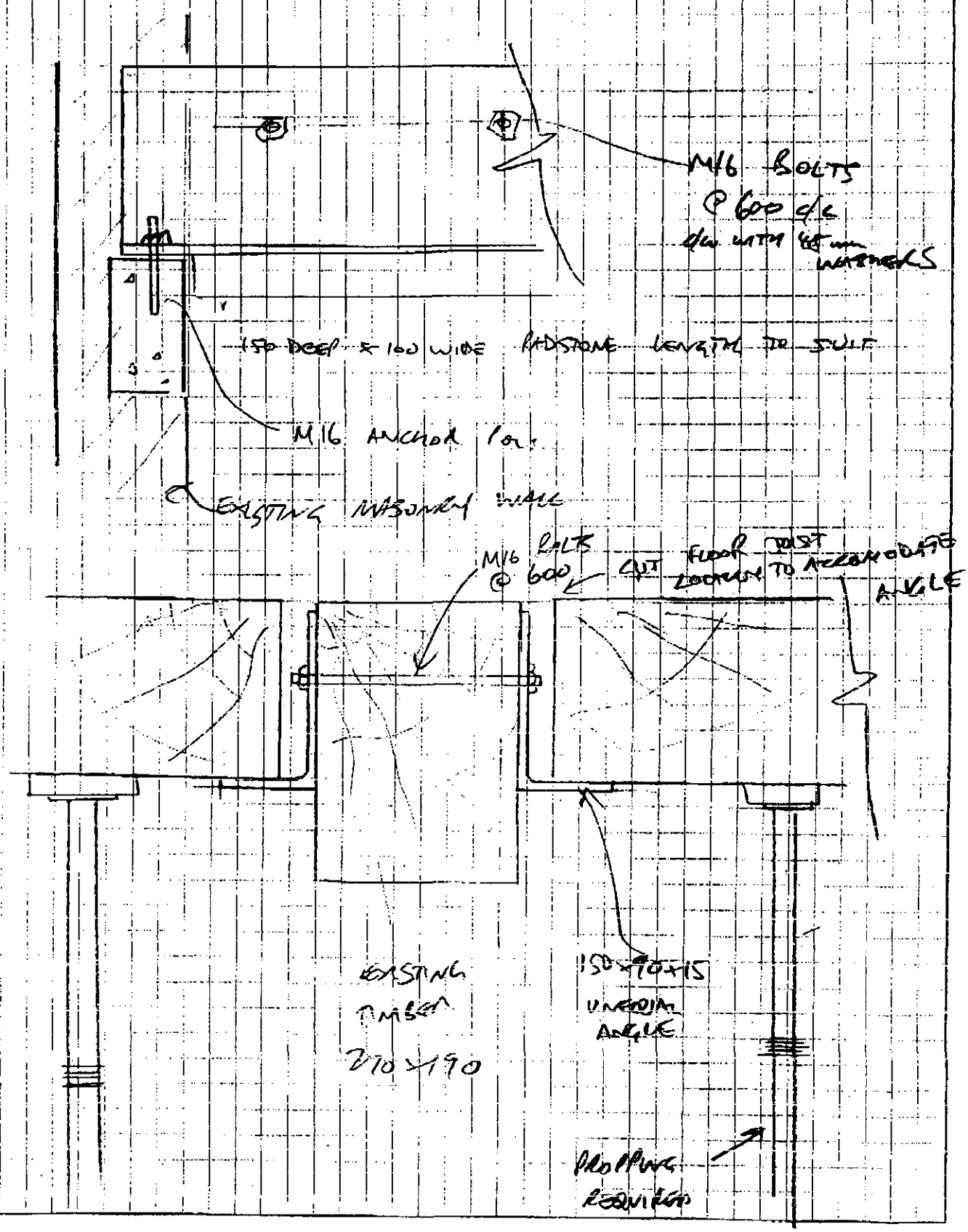


EXISTING BAY WINDOW TO BE FULLY REMOVED - NEW STEELWORK FRAME TO BE INSTALLED.

ALL CONNECTIONS MINIMUM 2M16 BOLTS
CLEATS MINIMUM 60 x 60 x 8 RSA

pba peter brett associates CONSULTING ENGINEERS	JOB TITLE: LITTLEGOURT, SPINNING MAIN HOUSE	JOB No: 12758		SHEET: 14
		DATE: MAY 02	BY: LAC	CHECKED:

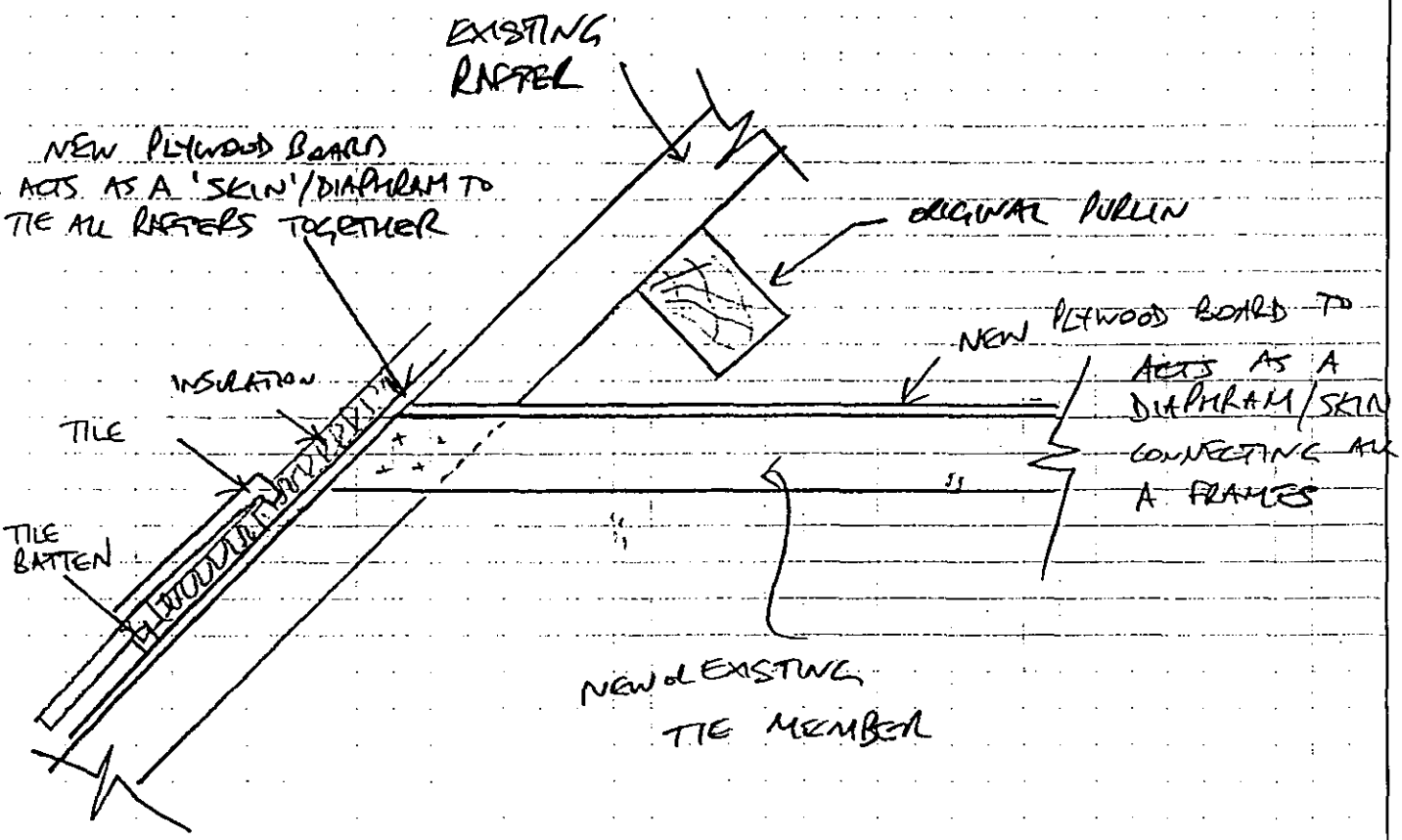
(B) CHANNELS EITHER SIDE OF TIMBER BEAM 270 x 190



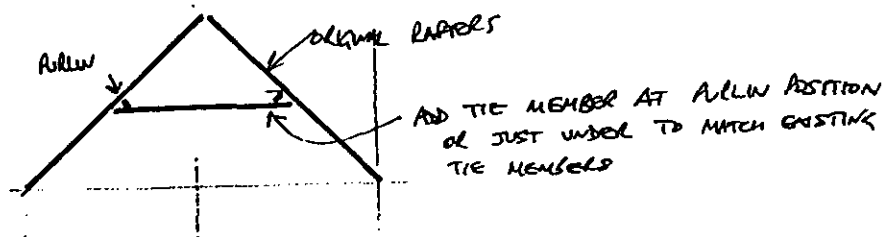
peter brett associates CONSULTING ENGINEERS	JOB TITLE: 'LITTLE COURT' SONNING	JOB No: 12758		SHEET:
		DATE: MAY	BY: RAC	CHECKED:

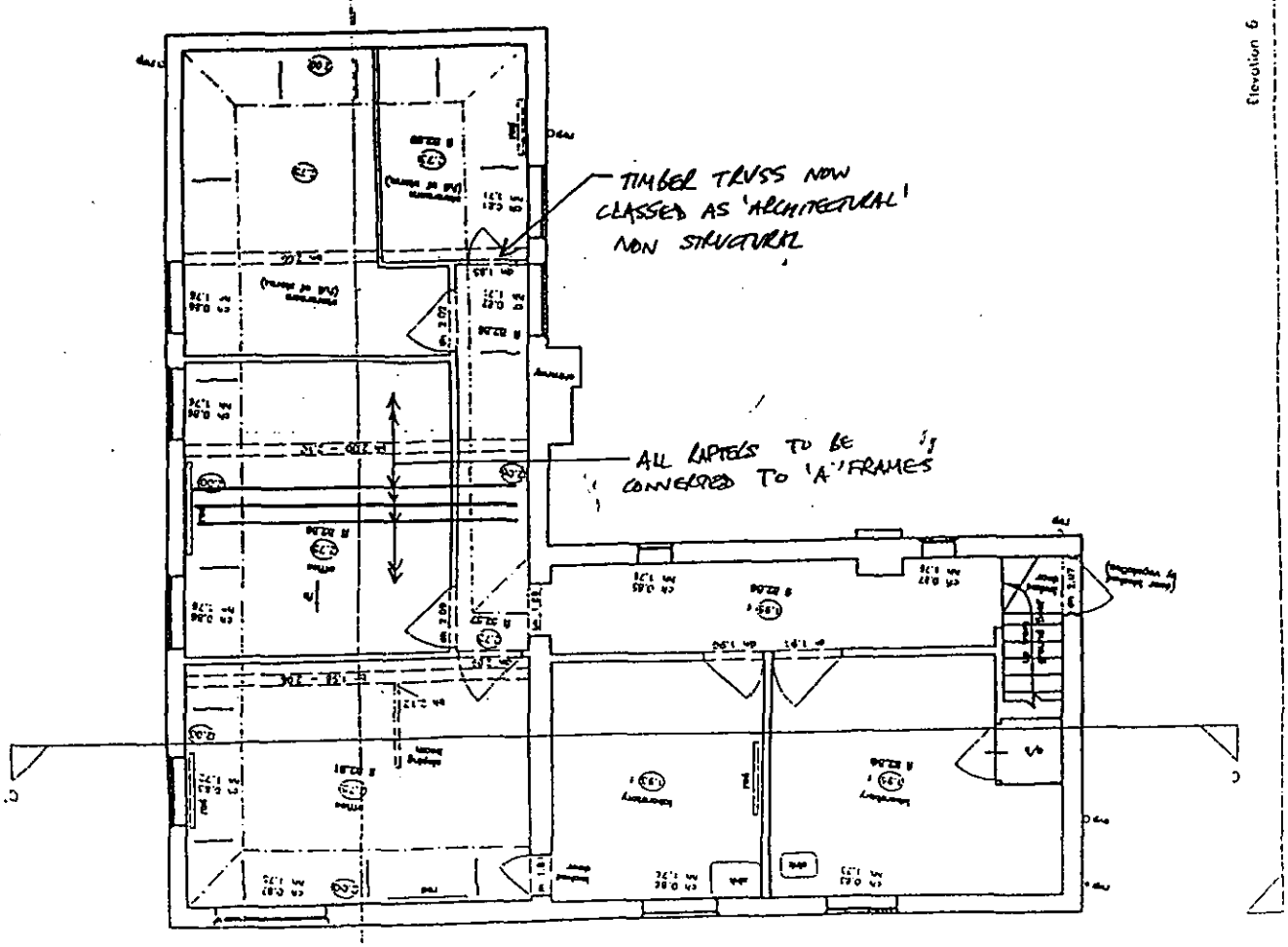
(D)

COTTAGE ROOF DETAIL



CREATE 'A' FRAME AT EACH RAFTER POSITION





ROOF LAYOUT

peter brett associates
CONSULTING ENGINEERS

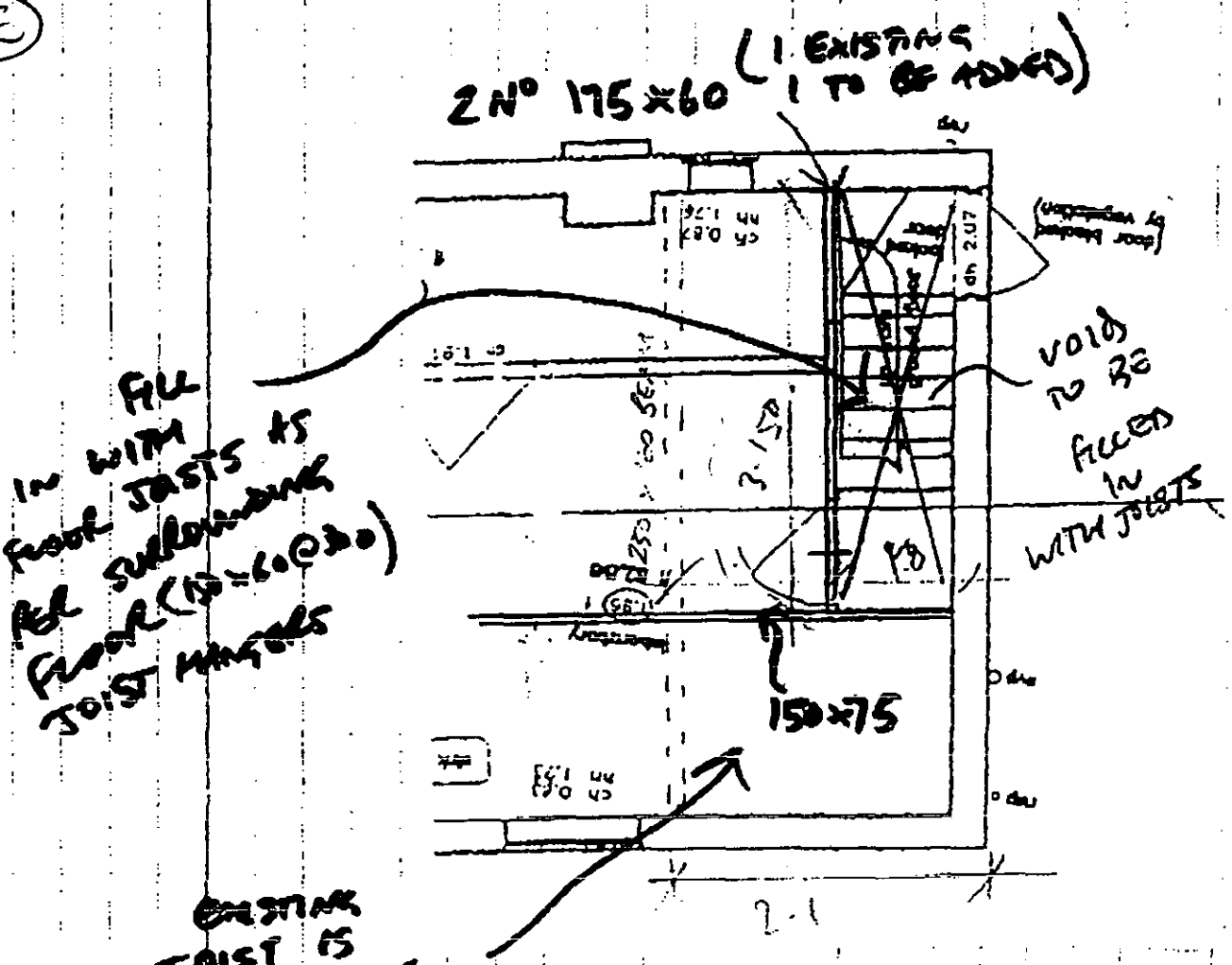
JOB TITLE: LITTLE COURT, SONNING

COTTAGE - SHIRWELL

JOB:

DATE: JU

(E)



CHECK JOIST FOR ADDITIONAL LOAD

175×60

1.96 kN/m² × 2.1/2 = 2

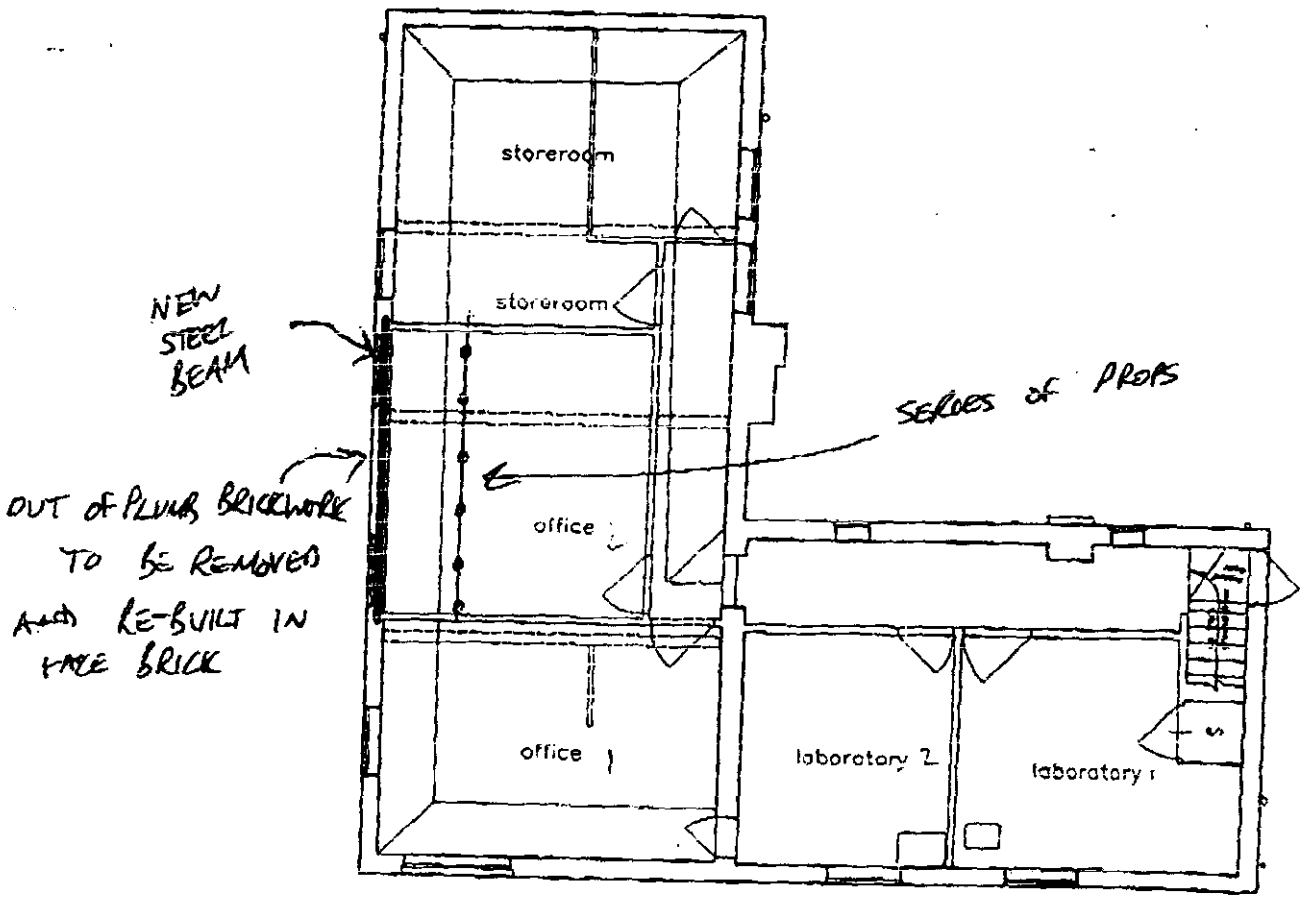
TOTAL LOAD = 2.1 kN/m × 3.150 = 6.62 k

REACTIONS = 3.3 kN

MOMENT = WL/8 = 6.62 × 3.15/8 = 2.1

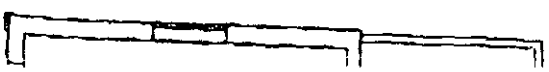
(F)

LAYOUT SHOWING NEW STEEL LINTOL OVER WINDOWS 1ST FLOOR COTTAGE

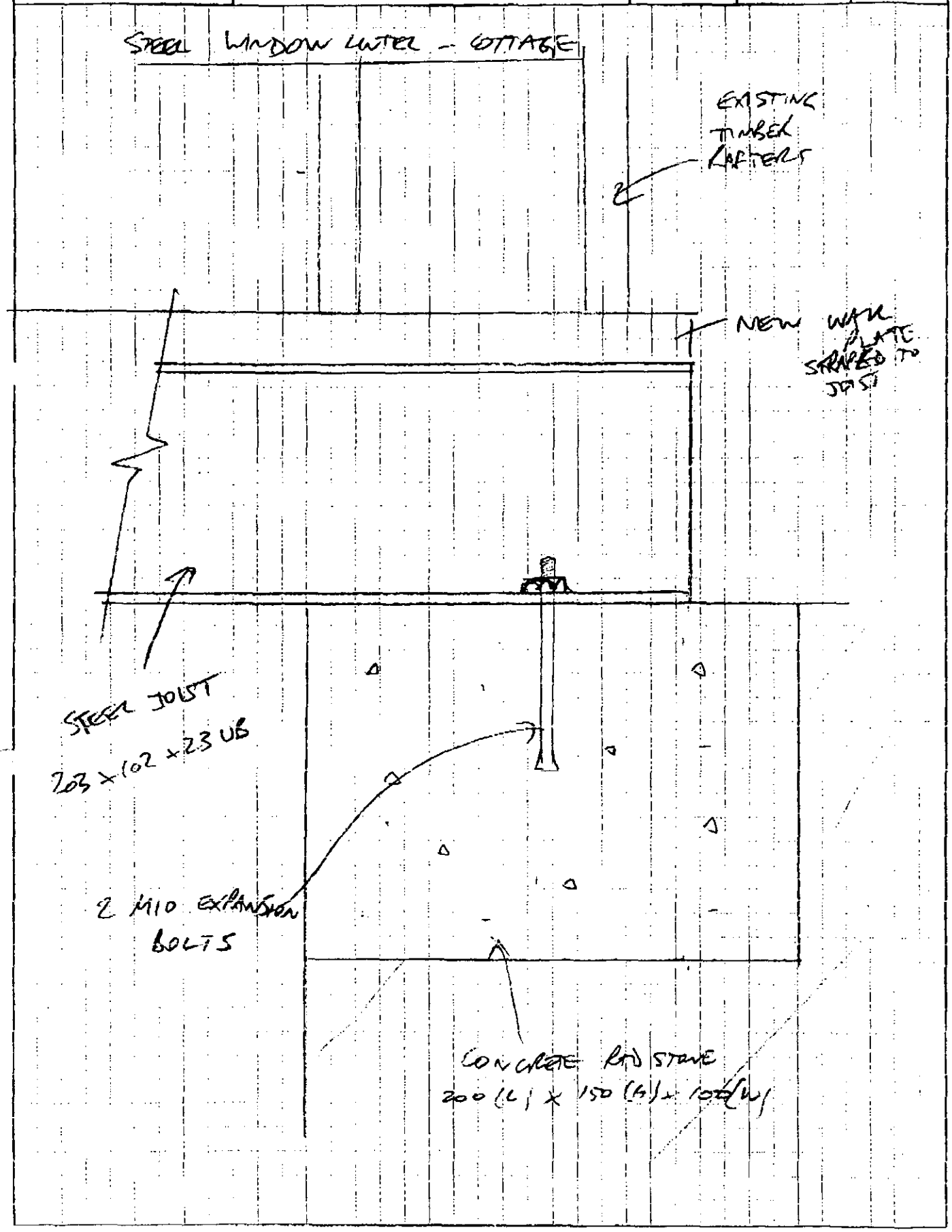


First Floor Plan

1:100



pba peter brett associates CONSULTING ENGINEERS	JOB TITLE: LITTLE COURT, SONNING	JOB No: 12758		SHEET:
		DATE: JUN 02	BY: RAC	CHECKED:



Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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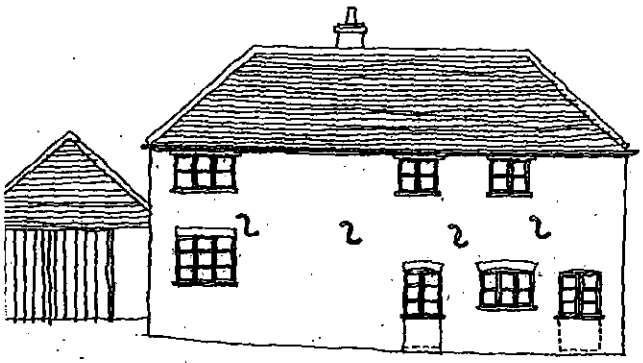
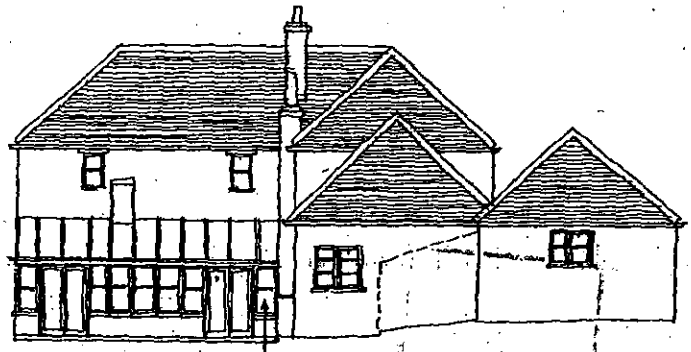
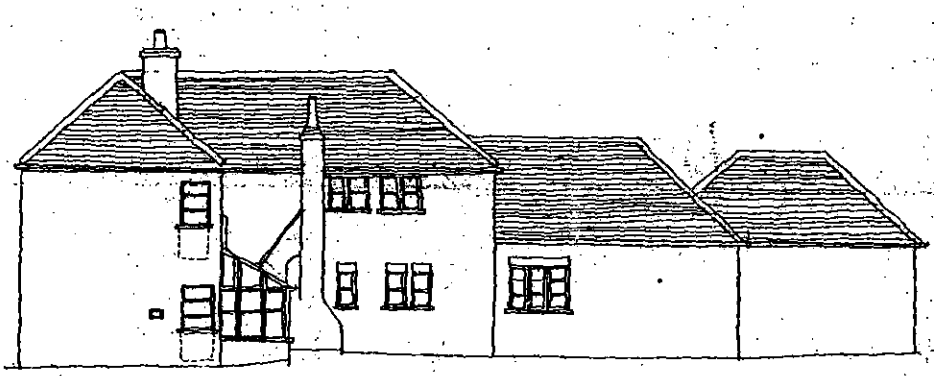


SIDE ELEVATION



SIDE ELEVATION

new conservatory to replace existing lean to



REAR ELEVATION



FRONT ELEVATION

APPROVED

Rev C WINDOWS ALTERED 30/04/02
Rev B CONSERVATORY ADDED 25/03/02
Rev A DORMER BK WINDOW + CHIMNEY 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS DEVELOPMENTS LTD

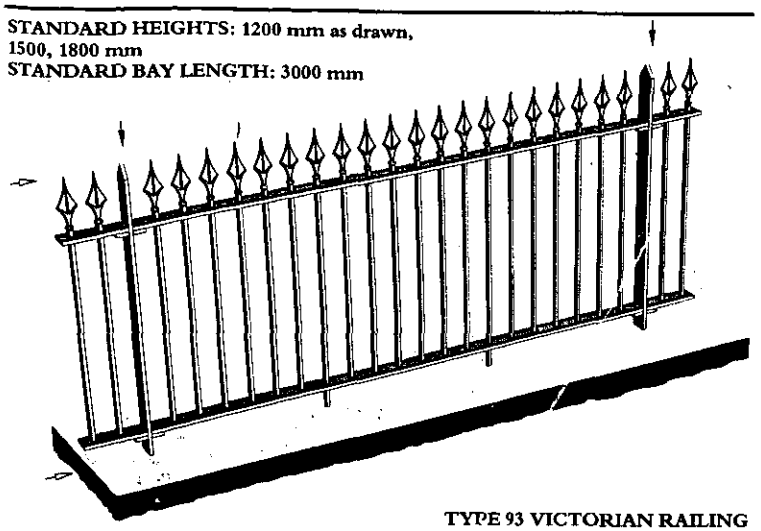
Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 Date 01/02A

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: in

Job 1496 Dwg. 05c

STANDARD HEIGHTS: 1200 mm as drawn,
1500, 1800 mm
STANDARD BAY LENGTH: 3000 mm

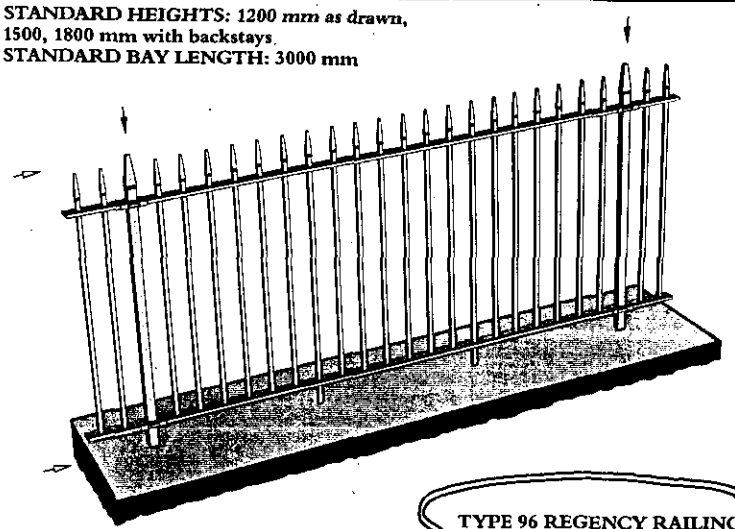


TYPE 93 VICTORIAN RAILING

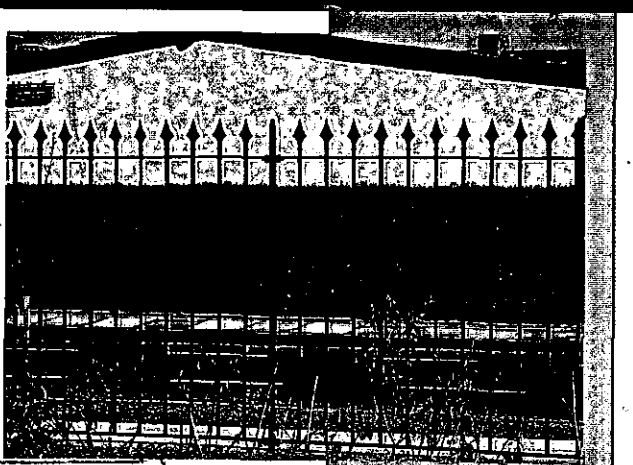
Type 93 Victorian Railing.



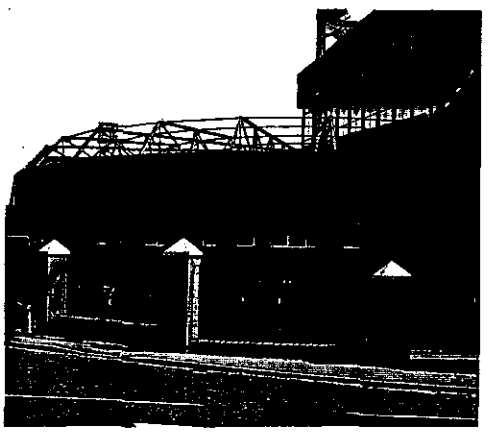
STANDARD HEIGHTS: 1200 mm as drawn,
1500, 1800 mm with backstays
STANDARD BAY LENGTH: 3000 mm



TYPE 96 REGENCY RAILING



Type 96 Regency Railing.



PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	

22 JUL 2002

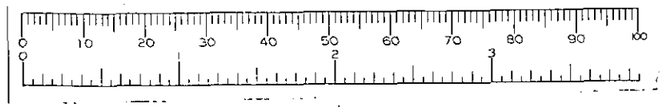
COPIES TO	ACK
	FILE

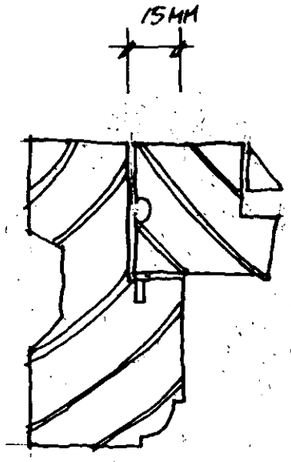
Type 96 Regency Railing.

Type 96 Regency Railing surrounding an exclusive sheltered housing complex.

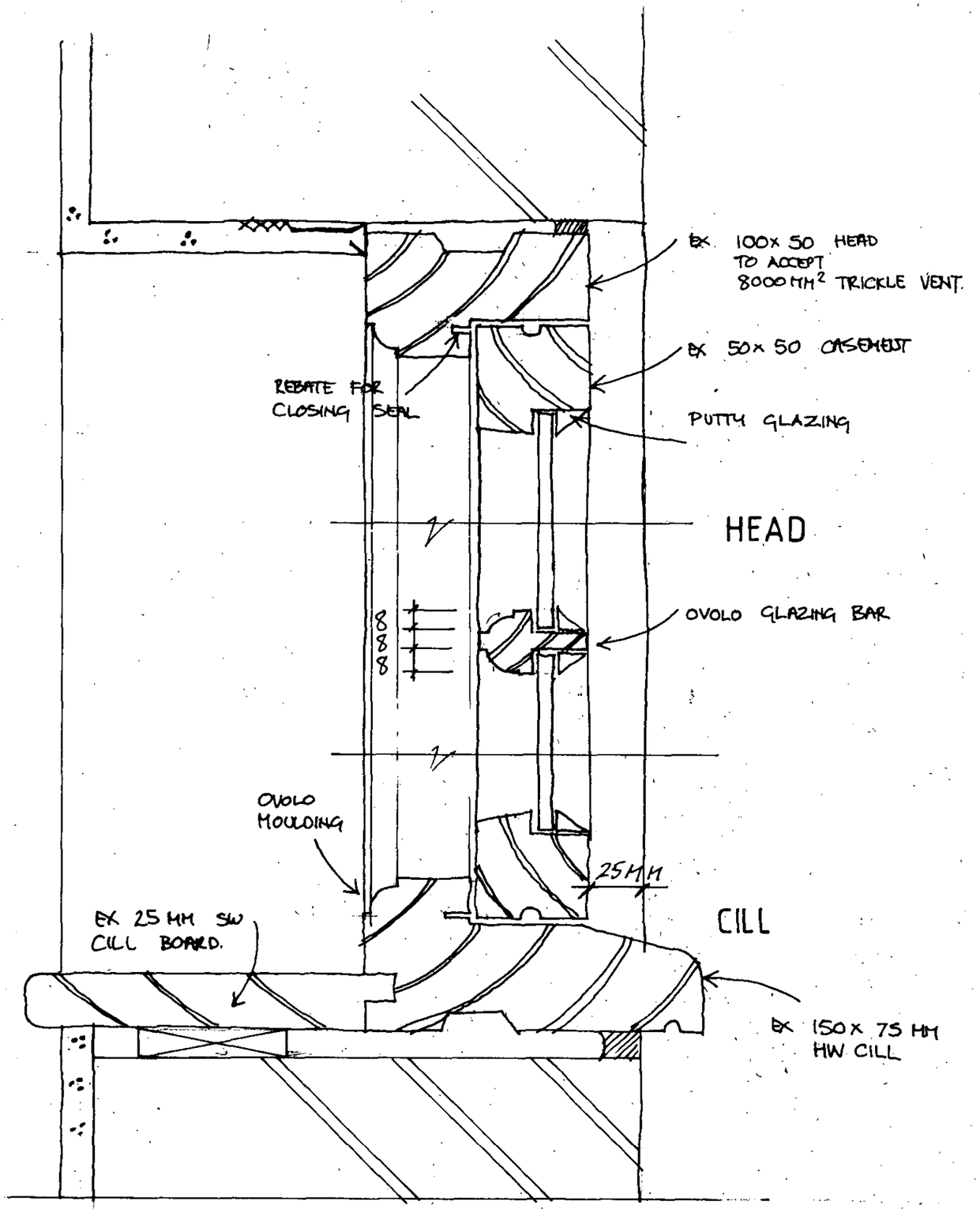








JAMB AS HEAD.



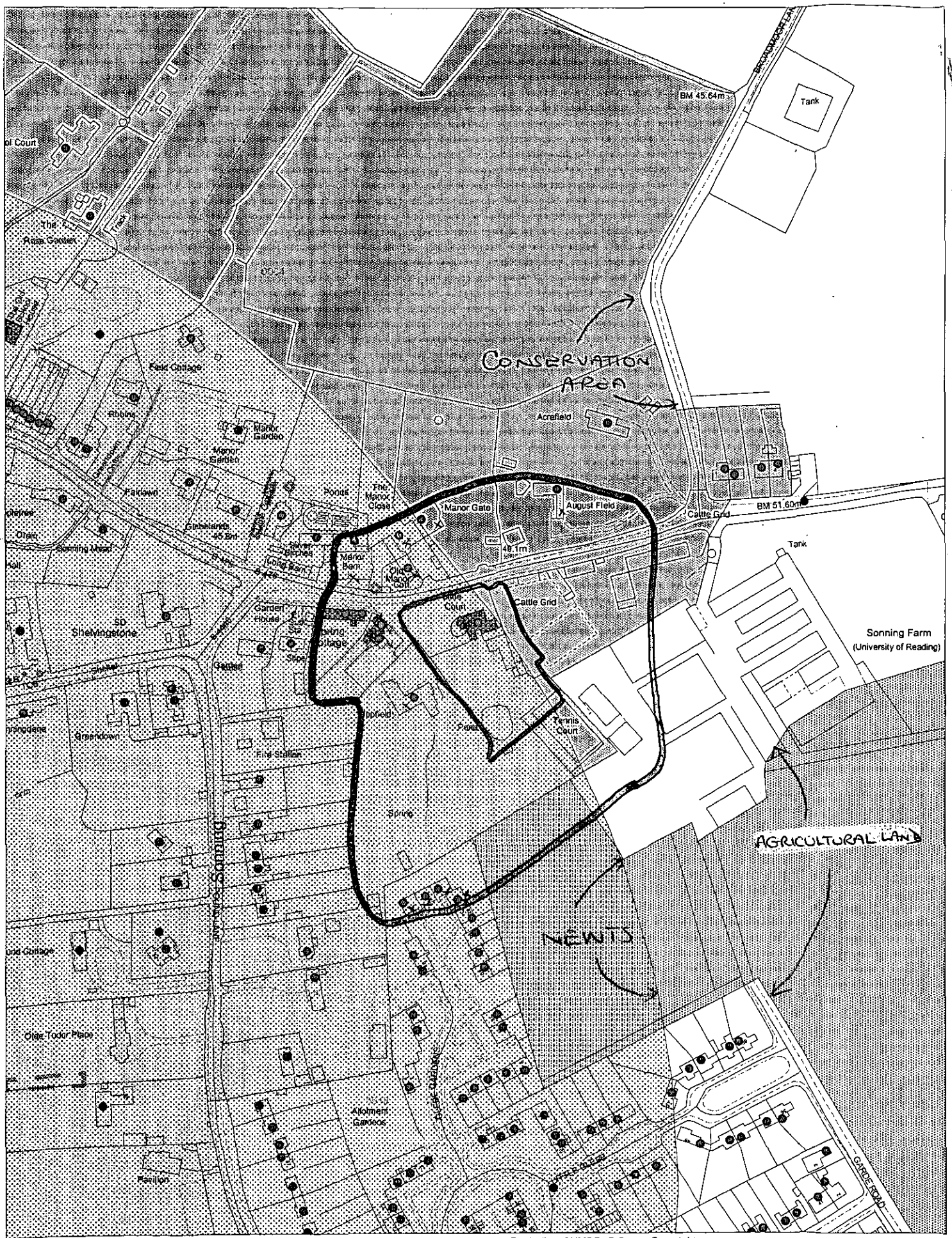
LITTLE COURT SONNING CRU WINDOWS 1:2

The Edwards Irish Partnership
Architects & Surveyors

John Irish
B.Sc.(Hons.) Dip Arch(Lond.), RIBA

36 Langborough Road, Wokingham, Berks. RG40 1BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

06.FEB.2002* 5751



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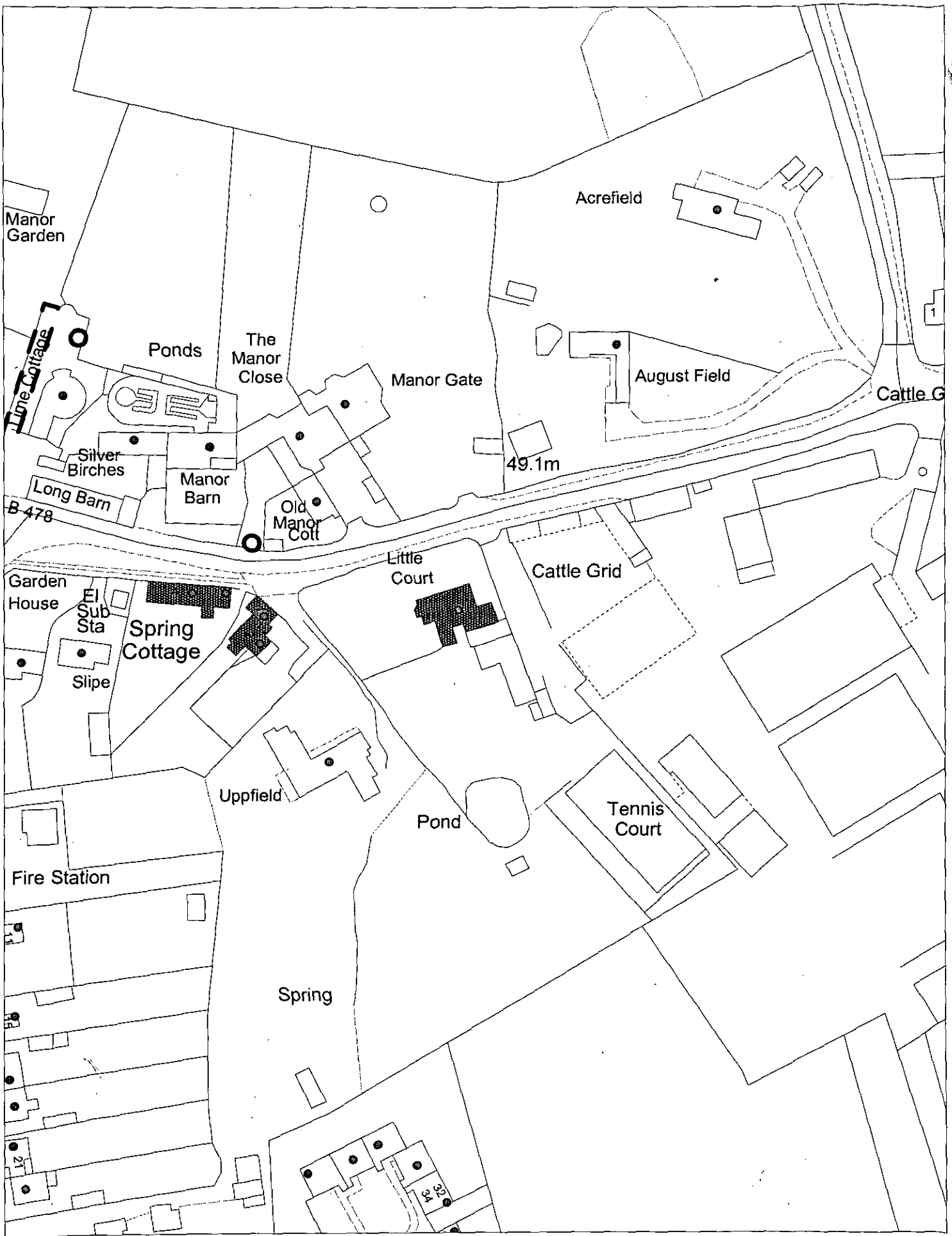
Development Control Section, Environmental Services, Wokingham District Council.
29 January 2002 Scale: 1 : 2500

N W E S



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29 January 2002

Scale: 1 : 1250

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