APPLICATION NO:
LB/2002/6137

LOCATION:
School House Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mr/Mrs G Brackenridge C/O BDS

PROPOSAL:
Proposed erection of detached single garage within curtilage of listed building.

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON: 10/05/2002

APPROVED

CASE OFFICER: **Louise Smith**

89

D3.

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs G Brackenridge
C/O BDS
Windward House
Hollow Lane
Shinfield
Reading
Berks RG2 9AB

Application Number: LB/2002/6137

Parish: **SHINFIELD**

Location: **School House, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed erection of detached single garage within curtilage of listed building.**

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 shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Detailed drawings, in respect of the new windows, doors and gate 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.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

Berkshire Structure Plan Policies EN4 and EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WHE11, WHE13, WOS2, WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 09/05/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : LB/2002/6137

Applicant : Mr/Mrs G Brackenridge C/O BDS.

Location : School House, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed erection of detached single garage within curtilage of listed building.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application will have expired on: 10/05/2002. 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 :

Conservation - conditional approval
Highways - " "

Planning Issues :

Identified Settlement
Impact on Neighbouring Properties
" " Street Scene
Parking + Highway Safety.
Listed Building.

Application Number: LB/2002/6137

Appraisal :

The site is a semi detached listed building (which adjoins Sparrows Wood Library), situated within the identified settlement boundary. This application proposes a detached garage to the rear of the property, adjoining the dwelling by a fence and gate. The single length garage would be 1.5m to the rear of the dwelling and set in 0.2m from the side boundary, with a pitched roof and gable ends (2.1m to the eaves and 4.2m to the ridge).

Impact on character of street scene

The design of the structure is considered to be in keeping with the character of the Listed building. Materials and banding will be conditioned to match the existing. The Conservation architect recommends an approval and the insertion of a condition for finer details.

Detached garages are common on the street scene with pitched roof designs found at Sunnyside and Tidewell. Indeed, in the case of Sunnyside the garage is set at the same front building line as the house.

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

Application Number LB/2002/6137
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	~~R001~~	
2	C014	R014	
3	C191	R191	Delete 'and/or samples of materials, as appropriate'
			Delete 'joinery, including full sized moulding profiles' and insert 'WINDOWS, DOORS AND GATE'
	Reason 1		In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

RECORD OF SITE VISIT

SITE ADDRESS: School House
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: LB/2002/6137

OFFICER: Louise Smith

DATE OF SITE VISIT: 2/4

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residential - Houses set back from Highway
Mixture styles + ages.
Red brick predominantly
Mostly detached housing.

3. DESCRIPTION OF SITE/BUILDING
Adjoins Library
Listed Building.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set further forward of Highfield Cottage
Adjoins Library.

5. SITE CONSTRAINTS

TREES - to rear - 1 tree affected - being felled.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT side hedge c. 1.7m trees + shrubs then 1.6m ch fence.
rear outbuilding + tall deciduous trees.

OTHERS
Ithaca - lg. flat roof detached gge to rear.
Ravensmoke - integral gge
Highfield Cottage - side car port.
Sunnyside - pitched roof detached gge - hipped front elevation to same front level as house
Tidwell - detached pitched roof gge - to rear.

3 MAY 2002

Date: 01 May 2002

To: Harold Sanders - Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/6136 + LB/2002/6137 SHINFIELD.

Location: School House, Basingstoke Road, Spencers Wood, Reading.

Proposal: Proposed erection of detached single garage.

Applicant: Mr/Mrs G Brackenridge C/O BDS.

Case Officer: Louise Smith

The new plans show the following: Revised plans to show elevation of fence adjoining the garage. Drawing no: 5298:02:01 A.

Comments are required by 07/05/2002.

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

FENCE + GATE DETAIL DESIGN ACCEPTABLE TO ME., CONSTRUCTION OF GATE TO BE AGREED AS A CONDITION OF LB AND PLANNING CONSENT.

Harold Sanders.

09.05.02

To:
Harold Sanders
Urban Design And Conservation Officer

From: Louise Smith

Date: 27 March 2002 28 MAR 2002

Application Number: LB/2002/6137

Proposal: Proposed erection of detached single garage within curtilage of listed building..

Site Address:
School House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mr/Mrs G Brackenridge C/O BDS.

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

- I GUESS THIS PROPOSAL REQUIRES LISTED BUILDING CONSENT BECAUSE THE GARAGE IS TO BE JOINED TO THE HOST BUILDING. WITHOUT THIS LINK IT WOULD NOT REQUIRE L.B. CONSENT. DETAILS OF THE GATE AND SIDE PANEL SHOULD BE SOUGHT AND AGREED.
- I HAVE NO OBJECTION TO THE PROPOSAL BUT SUGGEST THE ROOF BARGE BOARD DETAILS AND WINDOW/ DOOR DESIGN AND SECTIONS SHOULD BE A CONDITION OF ANY APPROVAL.

BRICKWORK, INCLUDING BONDING SHOULD MATCH EXISTING.

Harold Sanders

12-04-02.

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 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?

(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 EVERY 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 **MR & MRS G BRACKENRIDGE**

Date **14.03.02**

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 Guidance notes for Listed Building Consent).

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be persona 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 purposed registered under the terms of the Data Protection Act.'

WOKINGHAM DISTRICT COUNCIL

Application No.

15.MAR2002* 6-13

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990
APPLICATION FOR LISTED BUILDING CONSENT

Date Received

Please answer **ALL QUESTION** 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, RG40 1WR

1.	APPLICANTS NAME ADDRESS POST CODE PHONE	MR & MRS G BRACKENRIDGE THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD, READING RG7 1AJ
2. If the application has an agent all correspondence will be sent to the agent	AGENTS NAME ADDRESS POST CODE PHONE	BDS CHARTERED SURVEYORS WINDWARD HOUSE HOLLOW LANE SHINFIELD READING RG2 9AB 0118 9884477
3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD
(b) What type of building, e.g barn, dwelling, does the Application relate to.	BUILDING TYPE	DWELLING
(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	RESIDENTIAL
(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	GRADE II

4.	List all plans, drawings and photographs submitted with the application. (See Notes 2-4)	1:50 PROPOSED PLANS & ELEVATIONS 1:500 BLOCK PLAN 1:250 1:2500 LOCATION PLAN
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.	CONSTRUCTION OF A DETACHED SINGLE GARAGE
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.	RED BRICK AND SLATE ROOF COVERING TO MATCH EXISTING

See Full App For Plan.

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 27 March 2002

Application Number: LB/2002/6137

Proposal: Proposed erection of detached single garage within curtilage of listed building.

Parish: SHINFIELD PARISH

Site Address:
School House, Basingstoke Road, Spencers Wood, Reading.

Applicant:
Mr/Mrs G Brackenridge C/O BDS.

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 6136.

Signed: _____ **Print name:** AC

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

15.MAR2002* 6137

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990
APPLICATION FOR LISTED BUILDING CONSENT

Date Received

Please answer **ALL QUESTION** 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)*

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PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

1.	APPLICANTS NAME ADDRESS POST CODE PHONE	MR & MRS G BRACKENRIDGE THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD, READING RG7 1AJ
2. *If the application has an agent all* correspondence will be sent to the agent	AGENTS NAME ADDRESS POST CODE PHONE	BDS CHARTERED SURVEYORS WINDWARD HOUSE HOLLOW LANE SHINFIELD READING RG2 9AB 0118 9884477

---

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(c) What is the existing use of the building, if vacant, state this together *with last use of the building.*	BUILDING USE	RESIDENTIAL
(d) State the grading of the building *in the statutory list of Buildings of* Special Architectural or Historic interest.	LISTING GRADE	GRADE II

4.	**List all plans, drawings and photographs *submitted with the application. (See Notes 2-4)***	1:50 PROPOSED PLANS & ELEVATIONS *1:500* BLOCK PLAN *1:250* 1:2500 LOCATION PLAN

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.	CONSTRUCTION OF A DETACHED SINGLE GARAGE

7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.	RED BRICK AND SLATE ROOF COVERING TO MATCH EXISTING

ADDRESS SCHOOL HOUSE BASINGSTOKE ROAD PARISH SHINFIELD

Woodside of. adj to Highland Lodge. ORD. SHEET No. SU 7066 - 7166

PLOT No.

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0198/63	Father P A. Collins	RC Church for 110.	16. 5. 63	N/A. C/A.
35174				ND
35349 - LBC				ND
42608 - LBC	SPECTRUM DEVS.	INT. & EXT. RENOVATIONS	8694	C/A
99/69263/LA	Mr. + Mrs. M Brackenridge	Ext. Alts to Kitchen & replace window & French doors	4.5.99	C/A.
99/70355/F	Mr. N. Brackenridge	Vehic. Access (Retro)	20.10.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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 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).

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---

11. **HAS ANY MONEY GRANT EVERY 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 **MR & MRS G BRACKENRIDGE**

Date **14.03.02**

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 Guidance notes for Listed Building Consent).

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'Information contained in this form is likely to be persona 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 purposed registered under the terms of the Data Protection Act.'

Application Number : LB/2002/6137	**Map No :** 86
Case Officer : LS.	**Site Area :** 0.05
Valid Date : 15.3.02.	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed erection of detached single garage within curtilage of listed building.

Location : School House, Basingstoke Road, Spencers Wood, Reading.

Parish : SH **Ward : SHI** 27.3.02 DI

Applicant : Mr/Mrs G Brackenridge C/O BDS.

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Demolition? If so, pls consult Dinton Pastures.	Been on site + clarified with architect	clarified nothing being demolished

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No within curtilage of a LB

INTERNAL CONSULTATIONS 27.3.02 - B

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

(Groundwater Protection Zone)

NEIGHBOURS

S/N + see map

Pls incl. library

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	ARLINGTON	ARLINGTONBASINGSTOKE ROADREADING	RG7 1AE
	CHARTHURST	CHARTHURSTBASINGSTOKE ROADREADING	RG7 1AE
	SUNNYSIDE	SUNNYSIDEBASINGSTOKE ROADREADING	RG7 1AE
	TIDEWELL	TIDEWELLBASINGSTOKE ROADREADING	RG7 1AE
	HIGHFIELD COTTAGE	HIGHFIELD COTTAGEBASINGSTOKE ROADREADIN(	RG7 1AJ
	SCHOOL HOUSE	SCHOOL HOUSEBASINGSTOKE ROADREADING	RG7 1AJ

Neighbours Consulted - 6137

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: LB/2002/6137

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: LB/2002/6137
School House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached single garage within curtilage of listed building.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **LB/2002/6137**
School House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached single garage within curtilage of listed building.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: LB/2002/6137

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: LB/2002/6137
School House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached single garage within curtilage of listed building.

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:-

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: LB/2002/6137

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: LB/2002/6137
School House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached single garage within curtilage of listed building.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **LB/2002/6137**
School House, Basingstoke Road, Spencers Wood, Reading.
Proposed erection of detached single garage within curtilage of listed building.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

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

Received by Wokingham District Council

Application No: LB/2002/6137

Proposal:
Proposed erection of detached single garage within curtilage of listed building.

Location:
School House, Basingstoke Road, Spencers Wood, 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/2002/6137 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

27 March 2002

WOKINGHAM DISTRICT COUNCIL

Application No. 6137

TOWN AND COUNTRY PLANNING ACT 1990

15.MAR2002* 6137

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

APPLICATION FOR LISTED BUILDING CONSENT

Date Received

Please answer **ALL QUESTION** 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, RG40 1WR

1.	APPLICANTS NAME ADDRESS POST CODE PHONE	MR & MRS G BRACKENRIDGE THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD, READING RG7 1AJ
2. If the application has an agent all correspondence will be sent to the agent	AGENTS NAME ADDRESS POST CODE PHONE	BDS CHARTERED SURVEYORS WINDWARD HOUSE HOLLOW LANE SHINFIELD READING RG2 9AB 0118 9884477
3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	THE SCHOOL HOUSE BASINGSTOKE ROAD SPENCERS WOOD
(b) What type of building, e.g barn, dwelling, does the Application relate to.	BUILDING TYPE	DWELLING
(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	RESIDENTIAL
(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	GRADE II
4. List all plans, drawings and photographs submitted with the application. (See Notes 2-4)		1:50 PROPOSED PLANS & ELEVATIONS 1:500 BLOCK PLAN 1:250 1:2500 LOCATION PLAN
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.*		CONSTRUCTION OF A DETACHED SINGLE GARAGE
7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		RED BRICK AND SLATE ROOF COVERING 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. ___ _____

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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 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).

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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?

(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 EVERY 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 **MR & MRS G BRACKENRIDGE**

Date **14.03.02**

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 Guidance notes for Listed Building Consent).

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be persona 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 purposed registered under the terms of the Data Protection Act.'

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

15.MAR2002* 61

TOWN AND COUNTRY PLANNING ACT 1990

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

LISTED BUILDING CONSENT APPLICATION

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 remains unexpired.

I hereby certify that:

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

or:-

CERTIFICATE B

I hereby certify that:-

1. I have *The applicant has given the requisite notice to all the persons other than myself *the applicant who, at the beginning of the period 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

1. ---- I am------- *The applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying Application dated .....

2. ---- I have----- *The applicant has given the requisite notice to the following persons other ----myself----- than *the applicant who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

†See note (a) to Certificate A

Name of owner	Address	Date of service of notice

3. ---- I have----- *The applicant has taken the steps listed below, being steps reasonably open *me- to him to ascertain the names and addresses of the other owners† of the building and *have has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

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

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

(c) .....

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

(d) on .....

Copy of notice as published

SEE OVERLEAF

or:

CERTIFICATE D

I hereby certify that:

1. ~~I am~~
*The applicant 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 ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

(b) .....

.....

.....

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

(c) .....

(d) .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

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

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

Signed: .....

On behalf of: MR & MRS G BRACKENRIDGE

Date: 14.03.02

* Delete where inappropriate

ADDRESS SCHOOL HOUSE, BASINGSTOKE ROAD PARISH SHINFIELD

Westside of, adj to Highland Lodge. ORD. SHEET No. SU 7066 - 7166

PLOT No.

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0198/63	Father P A. Collins	RC Church for 110.	16. 5. 63	N/A. C/A.
35174				ND
35379	LBC			ND
42608	LBC SPECTRUM DEVS.	INT. & EXT. RENOVATIONS	8.6.94	C/A
99/69263/LA	Mr. + Mrs. M Brackenridge	Ext. Alts to Kitchen + Replace window & French doors	4.5.99	C/A.
99/70355/F	Mr. N. Brackenridge	Vehic. Access (Retro)	20.10.99	C/A

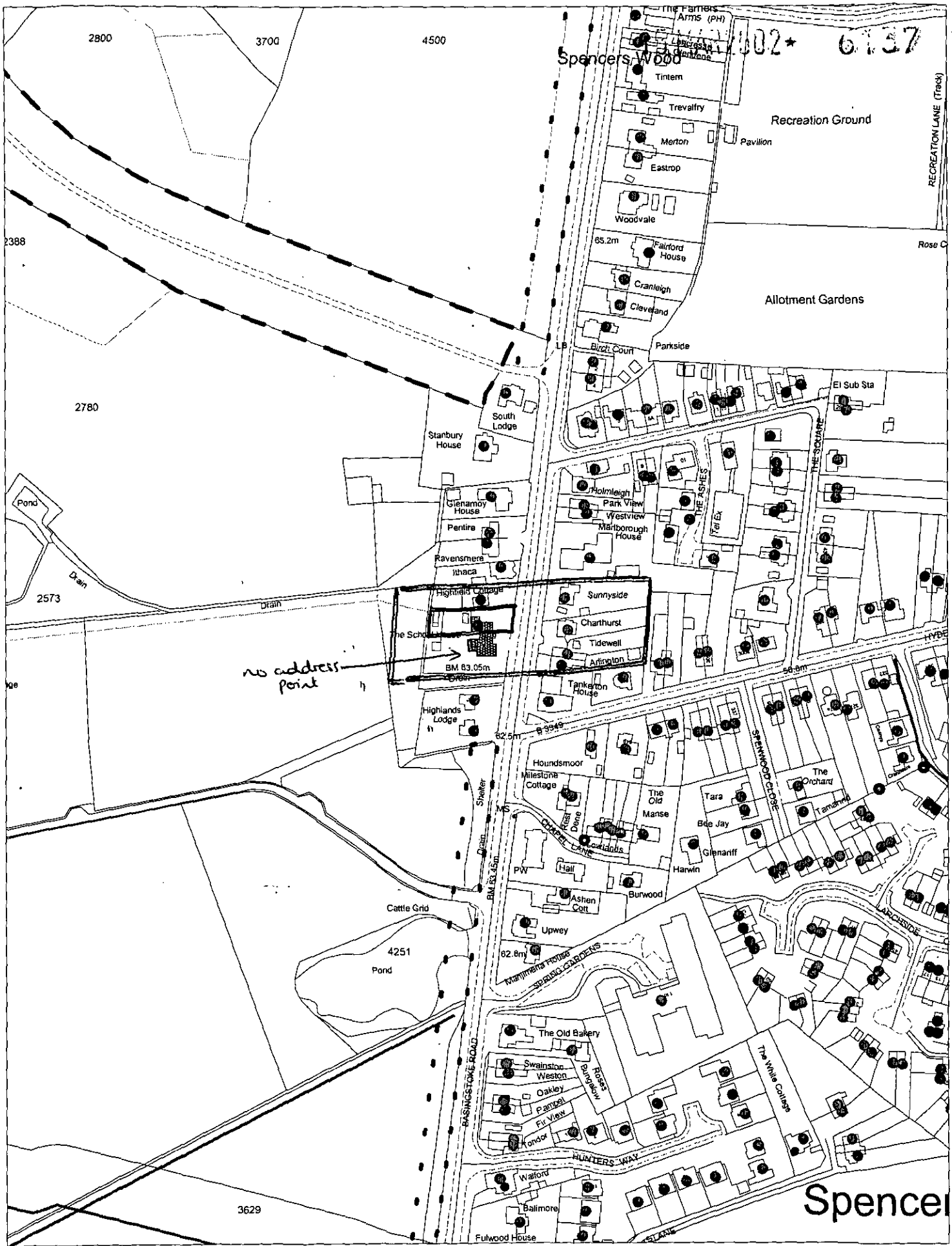
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2002

Scale: 1 : 2500

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