APPLICATION NO:
LB/2000/1082

LOCATION:
Rushtons Farm Warren House Road, Wokingham.

APPLICANT:
Mr S Lane C/O Colin Dawson And Associates

PROPOSAL:
Proposed single storey rear extension to dwelling and first floor rear extension.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Lane
C/O Colin Dawson And Associates
Malvern House
1 Malvern Way
TWYFORD
Berkshire
RG10 9PY

Application Number: LB/2000/1082

Parish: **HURST**

Location: **Rushtons Farm, Warren House Road, Wokingham**

Proposal: **Proposed single storey side and rear extension to dwelling and first floor rear extension and internal alterations to listed building**

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

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

Condition
2. This permission relates to the application as amended by and shall be carried out in accordance with revised plan D517-02B submitted to the Local Planning Authority on 24th May 2000.

Condition
3. Prior to the commencement of development further details of the following shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out as approved:

(a) Details of the new windows and french door.
(b) Details of the method and extent of wall to be removed in the study.
(c) Details of the opening between the study and dressing room.
(d) Timber frame construction to new bathroom.

Condition
4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved. These shall include bricks, roof tile and details of mortar and rainwater goods.

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

Reason
2. For the avoidance of doubt.

Reason
3. In the interests of the character of the listed building.

Reason
4. In the interests of the character of the listed building.

Informative
1. Any new windows to the existing cottage, other than those approved under the above application, shall be subject of a separate application for Listed Building Consent.

John Mitchell
Development Control Manager
Date: 11/07/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	LB/2000/1082 CASE OFFICER
PLANNING APPLICATION NUMBER	P/2000/1078 BP
BUILDING CONTROL NUMBER.	BP'2000/0859 Howard
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.
ADDRESS OF SITE	Rushtons Farm Warren House Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 517-02B	D 517-02B
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 03 October 2000
My ref: BP/F/2000/1078 & LB/2000/1082
Your ref: CED/BK/517

Colin Dawson & Associates
Malvern House
1 Malvern Way
Twyford
Berkshire
RG10 9PY

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 Mr Dawson

RE: PROPOSED EXTENSION AND WORKS AT RUSHTONS FARMHOUSE, WARRENHOUSE ROAD, WOKINGHAM

Further to your letter dated 5th September 2000, regarding details pursuant to conditions 3 & 4 of planning permission F/2000/1078 and listed building consent LB/2000/1082, I confirm that the proposed materials and details shown on the submitted drawings are acceptable subject to the uprights, on drawing D517.08, being continuous and that the rails are jointed into them (refer to attached sketch).

I hope this is of assistance.

Yours sincerely

J.MITCHELL
Development Control Manager

13 SEP 2000

Date: 12 September 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1082

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling and first floor rear extension and internal alterations to listed building.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to condition 3 on planning permission F/2000/1078 and LB/2000/1082 relating to new windows, doors, removal of internal wall, new opening and timber frame construction. Drawing nos D517-04 to 08 inclusive.

Comments are required by 22/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

DETAILS GENERALLY ACCEPTABLE TO ME BUT AS AN INFORMATIVE PLEASE ADVISE THAT ON DRG NO. D517.08. UPRIGHTS SHOULD BE CONTINUOUS AND RAILS JOINTED INTO THEM SEE SKETCH ON SK 08.

21. SEPT. 00.

Date: 12 September 2000

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2000/1078

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to condition 3 on planning permission F/2000/1078 and LB/2000/1082, relating to new windows, doors, removal of internal wall, new opening and timber frame construction. Drawing nos D517-04 to 08 inclusive.

Comments are required by 22/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

See LB/2000/1082 for comments

Harold Sanders.

21.09.00

WORK SHEET FOR : Mrs B Polnik

Application Number : LB/2000/1082 and F/2000/1078

Applicant : Mr S Lane C/O Colin Dawson And Associates.

Location : Rushtons Farm, Warren House Road, , Wokingham.

Proposal : Proposed single storey side and rear extension to dwelling and first floor rear extension and internal alterations to listed building

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 3.5.00

Date Registered : 23/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : ~~**05/05/2000**~~ Green SN expires 1.6.00

Application Expiry Date: 18/05/2000

Consultation Responses :

- Council for British Archaeology : request copy of listing (faxed 25.4.00) (no further comments received)
- English Heritage: no need to be consulted further subject to condition re: schedule of materials and detailing to be submitted to LPA. Consulted on revised plans 2.6.00 no further comments received.
- The Georgian Group: defer to the comments of other national amenity groups are building dates wholly / largely from outside period in which the group is interested.
- Parish Council: object to applns. on grounds that Volume of increase in size of property size is far in excess of what should be allowed.
- Conservation Architect: proposed works appear to be extensive alterations and additions although these are mainly in respect of modern extns. Concern over some of proposed alterations to original building. Following negotiations with Conservation Architect revised plans received 24.5.2000. Proposed works including porch considered to enhance proposed structure. Condition re: details of new windows, removal of wall and

formation of opening between dressing room and bedroom to be imposed. New window details to cottage to be subject of seperate applⁿ. as discussed on-site.

RELEVANT PLANNING HISTORY:

Original farmhouse C15th, extended and altered early C16th, C17th and C20th. C20th extn. probably built in 1960s Part 2s (to front) and part single storey (to rear) would appear : have been built under 'permitted development' as no record of planning applⁿ. Building listed grade II in 1986.

PROPOSAL:

Proposal is to build a 2 storey infill extension to the rear, porch extn. to the side, 1st floor extn., insertion of window in gable to rear and internal alterations to provide additional accommodation.

PLANNING ISSUES:

Impact on character of listed building
Impact on rural character of area/green gap.

Application Number: F/2000/1078 and LB/2000/1082

Appraisal :

A. IMPACT ON THE RURAL CHARACTER OF AREA / GREEN GAP

Policies LTV2, LC1 and LC19 of LALP; WCC1, WCC2 and WCC7 of WLDLP; and C2 and C6 of BSP

Site is located in a rural area and separation of settlements, as defined by LALP, and green gap as defined by WLDLP where there is a general presumption against development and extension to existing dwellings are limited.

Existing 2 storey dwelling, originally C15th, extended and altered in C16th, C17th and C20th. C20th extension built in 1960s approx. 73 m2 in total represented a, an increase of 31% over existing floorspace (236 m2). Current proposal for extension to the rear would add another 24 m2 an additional 10% (excludes porch) which is not considered to be excessive and due to the position and design it is considered that the rural character of this area, which is also designated as separation of settlements / green gap, would not be adversely affected. Site is well screened to east and north.

B. IMPACT ON CHARACTER / SETTING OF LISTED BUILDING

Policies WHE13 of WDLP; and EN4 of BSP.

Majority of proposal relates to extn built in 1960s which is referred to as 'not of special interest' within listing. Proposal as shown on revised plan 0517-02B considered to be an improvement and would enhance the existing structure. No objection in principle to internal alterations and additional windows in existing gable wall of first floor bedroom. Although condition required regarding submission of additional details regarding new windows,

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

removal of wall in study and new opening between study and dressing room. No adverse impact on character of listed building.

C. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WDLP

Due to position, nature of extension and relationship there would be no adverse impact.

0. HIGHWAYS

No highway implications as no additional bedrooms proposed or alterations to access/parking

* please amend description as per front sheet

** refer to English Heritage letter dated 4.5.00 (para 3.) re: notification of Sec. of State

Application Number ~~F/2000/1078~~ LB/2000/1082
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
		SR03	
1.	SC01	~~SR02~~	
2.	SC04	SR04	permission ...
			plan D517-02B ... received 24th May
			2000
3.			Prior to the commencement of development
			further details of the following shall
			be submitted to and approved in
			writing by the LPA and the development
			shall be carried out as approved:
			(a) details of the new windows and
			french door
			(b) details of the method and extent of
			wall to be removed in the study
			(c) details of the opening between the
			study and dressing room
			(d) timber frame construction to new bathroom
			Reason: In the interests of the character
			of the listed building
4.	SC52		These shall includes bricks, roof tile
		as no 3.	and details of mortar and rainwater
			goods.
			INFORMATIVE:
			Any new windows to the existing cottage, other than
			those approved under the above application
			shall be subject of a separate application
			for listed building consent.

[signature]

11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Rushtons Farm
Warren House Road Wokingham.

APPLICATION NUMBER: LB/2000/1082
F/2000/1078

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 3.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on telegraph post to left of entrance

2. DESCRIPTION OF SURROUNDINGS

Predominantly rural. Rushtons Farm yard/dwelling to east in separate ownership.

3. DESCRIPTION OF SITE/BUILDING

2 storey dwelling (listed grade II) extended in past with various outbuildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES	none affected
ACCESS/PARKING	refer to plan
LEVELS	no change
BOUNDARY TREATMENT	1.8m larchlap fence with Rushtons' Farm with vegetation within boundary of appln. site approx. 3m-7m high
OTHERS	

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

Tel: 0118 974 6450

Date: **11 April 2000**

My ref: LB/2000/1082

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/1082
Rushtons Farm, Warren House Road, , Wokingham.
Proposed single storey rear extension to dwelling and first floor rear extension.

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

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **LB/2000/1082**
Rushtons Farm, Warren House Road, , Wokingham.
Proposed single storey rear extension to dwelling and first floor rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

05 JUN 2000

05 JUN -

Date: 02 June 2000

To: H Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1082

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plans showing porch, new windows and retention of original timber frame. Drawing no D517-02B.

Comments are required by 12/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1. THE REVISIONS NOW INCLUDED REFLECT THE DISCUSSION HELD ON SITE. I CONSIDER THE WORKS TO THE RECENT ADDITION, INCLUDING THE PORCH ENHANCE THE PRESENT STRUCTURE.

2 DETAILS OF THE NEW WINDOWS (3 NO PURPOSE MADE) TO BE AGREED + METHOD/EXTENT OF WALL TO BE REMOVED IN STUDY. (condition) and details of opening between dressing room + bedroom.

3. NEW WINDOW DETAILS TO 'COTTAGE' ALSO TO BE APPROVED - to be subject of separate applcn. (informative)

Harold Sanders. CONSERVATION ARCHITECT. 03.07.0

05 JUN 2000

05 JUN -

Date: 02 June 2000

To: H Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1082

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plans showing porch, new windows and retention of original timber frame. Drawing no D517-02B.

Comments are required by 12/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1. THE REVISIONS NOW INCLUDED REFLECT THE DISCUSSION HELD ON SITE. I CONSIDER THE WORKS TO THE RECENT ADDITION, INCLUDING THE PORCH ENHANCE THE PRESENT STRUCTURE.

2 DETAILS OF THE NEW WINDOWS (3 NO PURPOSE MADE) TO BE AGREED + METHOD/EXTENT OF WALL TO BE REMOVED IN STUDY.

3. NEW WINDOW DETAILS TO 'COTTAGE' ALSO TO BE APPROVED.

Harold Sanders. CONSERVATION ARCHITECT. 03.07.00

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

6/23 | Ruston's Farmhouse

G.V. | II

Farmhouse, now house. C15, extended and altered early C16, extended C17 and C20. Timber frame with brick infill, partly brick and part underbuilt in brick; old tile gabled roofs of different heights. T-plan of 3 x 2 bays crosswing, jettied on south but underbuilt in brick probably C16; and C17 pent roof extension on north and a large 2-storey C20 extension on right not of special interest. 2 storeys. Chimney on ridge in centre. Entrance front:- Main part underbuilt in brick on ground floor. Scattered C19 and C20 casements. Entrance door to left of centre with C20 gabled porch. C20 French casement doors with glazing bars on left hand corner. One bay gabled crosswing on right with tile hanging in gable, 3-light casement first floor and C20 French casements under cut into old brickwork underbuilt to former jetty. Interior:- fine quality frame exposed with large tension braces on ground floor, jowled posts and 2 old 3-light diamond mullioned windows on former external wall in third framed bay from left on both floors. Roof partly queen post and partly simple coupled with trenched purlins.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

6/21 | Barn at Ruston's Farm, approximately 5 metres west of the farmhouse

G.V. | II

Barn, now domestic store. C16. Timber framed, part brick infill, part weatherboard, old tile gabled roof 6 framed bays, the second bay from the north now forms a way through to the former yard. Queen post roof, large curved braces. Jowls on posts.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

6/22 | Cart shed at Ruston's Farm approximately 22 metres south of the Farmhouse

G.V. | II

Cart shed, now stables. C18 timber framed, painted weatherboarding; hipped clay pantile roof. Rectangular plan of 3 framed bays. 3 stable doors on west side, small arch braces on north. Queen post roof truss with clasped purlins. Included for group value.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

1[0th] June, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Applications Nod. F/2000/1078 and LB/2000/1082

I refer to the above-mentioned Application by Mr. S. Lane of Rushtons Farm, Warren House Road, Wokingham; proposed single storey rear extension to dwelling and first floor rear extension.

My Council continue to object to the Applications on the grounds set out in my letter to you dated 11th May, 2000.

Yours sincerely,

Clerk

Date: 02 June 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1082

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plans showing porch, new windows and retention of original timber frame. Drawing no D517-02B.

Comments are required by 12/06/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Basia – couldn't find any neighbours consulted on original applns. If there are any I've missed or you want added please let me know.

Penny.

1970

(RING ONE)

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

App No. F/2000/1078 LB/2000/1082 (Planaps) / (Ludhouse) Date Rec. 24.5.00

Location: RUSHTONS FARM HOUSE, WARREN HOUSE RD

Parish HURST

Applicant: MR. S. LANE

Description of attached plans Revised plans showing porch, new windows and retention of original timber frame.

Drawing No's: D517-026

CONSULTEES

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

Please tick which of the following you wish consulted.

as on original applns. including neighbours

OTHERS:

~~English Heritage (to plans)~~

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	H. Sanders	✓
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

CASE OFFICER BP.

Consultations Sent by Admin. on 02.06.05

Yellow - Part One Copy
Green - Officer's Copy

Byhand 25.4.00

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING 29803
POL
DC
APP
CS BCP
24 MAY 2000
COPIES TO: ACK:
FILE:

1078
1082

The Director of Environmental Services
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR
For the attention of Mrs B Polnik

Our Ref; CED/BK
17th May 2000

REVISED PLAN

Dear Madam

RE; RUSHTONS FARM HOUSE, WARREN HOUSE ROAD, WOKINGHAM PLANNING APPLICATION F/2000/1078 & LISTED BUILDING APPLICATION LB/20001082

Further to meetings between my client and Mr Harold Sanders, your Conservation Officer, please find attached 12 revised copies of my drawing D517-02 Revision B indicating additional features and amendments to the proposals.

The amendments proposed relate to the Listed Building application and centre around:

1. Replacement windows to the annex with oak frames and diamond leaded light double glazing
2. New porch over the East Elevation entrance
3. French doors and replacement windows to the Lounge (South Elevation)
4. New windows to the existing bedroom set between the gable end timber framing on the North Elevation
5. Retention of the original timber frame in the study where plaster covering and door to be removed

I believe the amended proposals are only relevant to the listed building application how ever I attach six additional copies of the drawing should you consider that they also affect the planning application.

I would be pleased if you could substitute these drawings for those previously included with the above applications and determine the proposals upon this revised proposal.

The Director of Environmental Services
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR
For the attention of Mrs B Polnik

Our Ref; CED/BK
17th May 2000

RE; RUSHTONS FARM HOUSE, WARREN HOUSE ROAD, WOKINGHAM
PLANNING APPLICATION F/2000/1078 & LISTED BUILDING APPLICATION LB/20001082

If you have any concerns with regards to the content of the application, I would very much appreciate the opportunity of discussing it further with you.

Yours faithfully

Colin Dawson

Encs;

ENGLISH HERITAGE
SOUTH EAST REGION

PCL 29085
DC
APP
CS
08 MAY 2000
COPIES TO: ACK:
FILE:

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

Tel: **01483 306730**
Fax: **01483 306433**

Date: 4th May 2000

Your ref: Polnik/LB/2000/1082

Dear Sir

Notification under Environment Circular 14/97
Application for Listed Building Consent

ADDRESS: Rushtons Farm, Warren House Road, Wokingham

Thank you for your letter notifying English Heritage of the application for listed building consent for the above site.

On the basis of the submitted documentation, which we have listed below, English Heritage has no need to be consulted further on this application, provided your authority imposes conditions to the effect that:

- A schedule of materials and detailing shall be submitted to and approved by the local authority prior to the commencement of works.

If your authority is minded to grant consent, you are reminded that the Directions in Environment Circular 14/97 require you to notify the Secretary of State. In doing so, you will speed up the response if you attach a copy of this letter to your notification (including the attached list of the documentation) and confirm that the plans and drawings have not changed. You will also need to let the Government Office have a list of all the conditions to which the consent will be subject.

Where the plans and drawings change after we have been consulted, I would be grateful if you would come back to me for further comments. It would also be helpful if you could draw these changes to the attention of the Government Office.

Drawings: D 517-01, D 517-02

Yours sincerely

pp S. Angell
Mrs P A Monroe
Historic Buildings Consultant
South East Region

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

29300

BCP

DATE RECEIVED:

ACK:

FILE:

Date 10.5.00

Our ref. AM

Your ref. LB/2000/1082

Your letter of 11.4.00

Rushbrooke Farm

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT: WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: NEIL BURTON B.A. F.S.A.
REGISTERED OFFICE AS ABOVE REGISTERED CHARITY No. 209934 VAT No. 447 1613 54

FAX COVER SHEET

TO: Claire Camble

FROM: MRS B POLNIK Ref: BP/LB/2000/1082

DESTINATION FAX No: 020 73871721

DATE: 8/5/00

TIME: 13.25

SUBJECT: Rushtons farm, Warren House Rd, Wokingham

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

Copy of listing as Requested 4/5.

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

FAX COVER SHEET

TO: C. BARROWCLOUGH (CBA)

FROM: MRS. B. POLNIK Ref: BP/LB/2000/1082

DESTINATION FAX No: 01904 671 384

DATE: 25th APRIL 2000

TIME: 3.30pm

SUBJECT: RUSHTONS FARM, WARREN HOUSE RD, WOKINGHAM

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

Copy of listing as requested in your letter dated 17.4.2000.

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

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

Nowin Hurst

6/23 | Ruston's Farmhouse

G.V. | II

Farmhouse, now house. C15, extended and altered early C16, extended C17 and C20. Timber frame with brick infill, partly brick and part underbuilt in brick; old tile gabled roofs of different heights. T-plan of 3 x 2 bays crosswing, jettied on south but underbuilt in brick probably C16; and C17 pent roof extension on north and a large 2-storey C20 extension on right not of special interest. 2 storeys. Chimney on ridge in centre. Entrance front:- Main part underbuilt in brick on ground floor. Scattered C19 and C20 casements. Entrance door to left of centre with C20 gabled porch. C20 French casement doors with glazing bars on left hand corner. One bay gabled crosswing on right with tile hanging in gable, 3-light casement first floor and C20 French casements under cut into old brickwork underbuilt to former jetty. Interior:- fine quality frame exposed with large tension braces on ground floor, jowled posts and 2 old 3-light diamond mullioned windows on former external wall in third framed bay from left on both floors. Roof partly queen post and partly simple coupled with trenched purlins.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

HURST

6/21 | Barn at Ruston's Farm, approximately 5 metres west of the farmhouse

G.V. | II

Barn, now domestic store. C16. Timber framed, part brick infill, part weatherboard, old tile gabled roof 6 framed bays, the second bay from the north now forms a way through to the former yard. Queen post roof, large curved braces. Jowls on posts.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

HURST

6/22 | Cart shed at Ruston's Farm approximately 22 metres south of the Farmhouse

G.V. | II

Cart shed, now stables. C18 timber framed, painted weatherboarding; hipped clay pantile roof. Rectangular plan of 3 framed bays. 3 stable doors on west side, small arch braces on north. Queen post roof truss with clasped purlins. Included for group value.

To:
Harold Sanders
Urban Design And Conservation Officer

13 APR 2000

From: Mrs B Polnik

Date: 11 April 2000

Application Number: LB/2000/1082

Proposal: Proposed single storey rear extension to dwelling and first floor rear extension..

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
Mr S Lane C/O Colin Dawson And Associates.

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

---

1. THE PROPOSED WORKS APPEAR TO BE EXTENSIVE ALTERATIONS AND ADDITIONS TO THIS C15/C16 LISTED FARMHOUSE. HOWEVER, THE EXTENSION IS MAINLY CONTAINED WITHIN THE C20 EXTENSION ON THE EAST END OF THE BUILDING WHICH WAS CONSIDERED 'NOT OF SPECIAL INTEREST' WHEN LISTED.
2. THE PROPOSED DEMOLITION OF PART OF THE WALL SEPARATING THE STUDY IS PART OF THE OLDER STRUCTURE. THE EXTENT OF REMOVAL SHOULD BE LIMITED TO THE REBUILT SECTION ONLY. (IE. REDUCE THE OPENING SIZE) THE WINDOW + DOOR, TO BE BLOCKED UP IN THE STUDY ARE RECENT ADDITIONS (C20)
3. I HAVE NO OBJECTION TO THE BREAKFAST AREA OR OPENING TO NEW KITCHEN.
4. THE REMOVAL OF THE WINDOW TO THE BEDROOM WITH THE INTRODUCTION OF THE DRESSING ROOM AT FIRST FLOOR LEVEL IS TO BE REGRETTED, THE VELUX ROOFLIGHT IS AN UNSATISFACTORY REPLACEMENT. AN ALTERNATIVE WINDOW POSITION SHOULD BE SOUGHT.

5. THE ADDITION OF THE BATHROOM AT FIRST FLOOR LEVEL APPEARS TO PROVIDE A SATISFACTORY DESIGN SOLUTION TO THE REAR ELEVATION.
THE CHANGE IN FLOOR LEVELS (AND STEPS) ARE NOT SHOWN ON PLAN.
THE HEAD ROOM IN THE DRESSING ROOM AND BATHROOM SHOULD BE CLARIFIED NOW (I SUGGEST 1:20 SECTION)
SPROCKETTED ROOF ON SECTION A-A. NOT SHOWN ON ELEVATION.
THE ROOFS TO DORMER + BATHROOM REQUIRE AMPLIFICATION.
PRINCIPAL OF DESIGN ACCEPTABLE.

6. FOLLOWING DISCUSSIONS ON SITE WITH THE OWNER I SUGGEST THE REMOVAL OF THE RECENT CLOAKS ADDITION WITHIN THE ENTRANCE HALL SHOULD BE INCLUDED ON THE L.B. APPLICATION AS WELL AS A MODEST PORCH TO THE EAST END ENTRANCE DOOR (TO COTTAGE) + (FRENCH) GLAZED DOORS FROM LIVING OR DINING ROOM.

7 WINDOW DETAILS REQUIRE FURTHER CONSIDERATION (MATERIALS, COLOUR ETC)

Harold Sanders

10.05.00.

JS

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 54

FORTY FIFTH LISTof Buildings of Special Architectural or Historic Interest

As at 17 January 1986

WOKINGHAN DISTRICT (BERKSHIRE)

(that part comprising the parishes of BARKHAM, WOKINGHAM WITHOUT)

WHEREAS

1. by section 54(1) of the Town and Country Planning Act 1971 the Secretary of State for the Environment (hereinafter called "the Secretary of State"), with a view to the guidance of local planning authorities in the performance of their functions under the Act in relation to buildings of special archiectural or historic interest, is required to compile lists of such buildings;

2. it appears to the Secretary of State that the buildings described in the schedule hereto are buildings of special architectural or historic interest;

3. the Secretary of State has consulted those persons who appear to him appropriate as having special knowledge of, and interest in, such buildings;

NOW THEREFORE the Secretary of State, in exercise of the powers conferred on him by section 54(1) of the Act, hereby compiles the list of buildings of special architectural or historic interest described in the schedule hereto. This list is cumulative and records all buildings included in previous lists compiled by the Secretary of State or his predecessors under the Town and Country Planning Acts 1944 to 1971 for the stated part of the aforementioned District Council area in addition to buildings now listed for the first time. Buildings previously listed (under the aforementioned Act or earlier legislation) are to be treated as listed from the date appearing against the entry. Where no date appears against the entry the building in question is to be treated as listed from the date appearing above.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

Nowin Hurst

6/23 | Ruston's Farmhouse

G.V. | II

Farmhouse, now house. C15, extended and altered early C16, extended C17 and C20. Timber frame with brick infill, partly brick and part underbuilt in brick; old tile gabled roofs of different heights. T-plan of 3 x 2 bays crosswing, jettied on south but underbuilt in brick probably C16; and C17 pent roof extension on north and a large 2-storey C20 extension on right not of special interest. 2 storeys. Chimney on ridge in centre. Entrance front:- Main part underbuilt in brick on ground floor. Scattered C19 and C20 casements. Entrance door to left of centre with C20 gabled porch. C20 French casement doors with glazing bars on left hand corner. One bay gabled crosswing on right with tile hanging in gable, 3-light casement first floor and C20 French casements under cut into old brickwork underbuilt to former jetty. Interior:- fine quality frame exposed with large tension braces on ground floor, jowled posts and 2 old 3-light diamond mullioned windows on former external wall in third framed bay from left on both floors. Roof partly queen post and partly simple coupled with trenched purlins.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

Hurst

6/21 | Barn at Ruston's Farm, approximately 5 metres west of the farmhouse

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Barn, now domestic store. C16. Timber framed, part brick infill, part weatherboard, old tile gabled roof 6 framed bays, the second bay from the north now forms a way through to the former yard. Queen post roof, large curved braces. Jowls on posts.

SU 87 SW | WOKINGHAM WITHOUT | WARREN HOUSE ROAD (east side)

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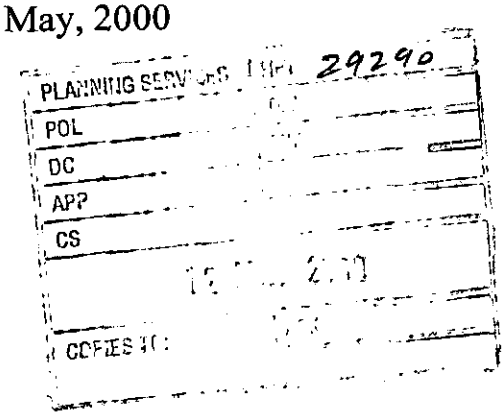
ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

11 May, 2000



Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Applications LB/2000/1082 and F/2000/1078

I refer to the above-mentioned Applications by Mr. S. Lane Rushtons Farm, Warren House Road, Wokingham, for proposed single storey rear extension to dwelling and first floor rear extension

My Council object to the Applications on the gounds that, taking these two applications together, the volume of increase in the property size is far in excess of what should be allowed. It is a large internal reorganision with external extensions.

Yours sincerely,

Clerk

CBA
COUNCIL FOR BRITISH
ARCHAEOLOGY

...LG SERVICES | HPT 28485
TLS BO 2514
...F

Mrs B Polnik
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

URGENT REQUEST

17 April 2000

Dear Mrs Polnik

RUSHTONS FARM, WARREN HOUSE ROAD, WOKINGHAM
APPLICATION NO. LB/2000/1082

Thank you for consulting us on the above application for listed building consent. Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful therefore if you could arrange to have this sent to me as soon as possible. For your convenience our fax number is 01904 671384.

I note from your letter that you require a response by 2 May, and would be pleased if this request could be dealt with as a matter of urgency.

Thank you for your assistance.

Yours sincerely

Carole Barrowclough
Conservation Assistant

copy of listing faxed 25.4.00

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: archaeology@compuserve.com · web: http://www.britarch.ac.uk

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Registered Charity No. 287815

Patron: HRH The Prince of Wales

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2000/1082

Proposal:
Proposed single storey rear extension to dwelling and first floor rear extension.

Location:
Rushtons Farm Warren House Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 11/05/2000 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **01/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 11/05/2000

Received by Wokingham District Council

Application No: LB/2000/1082

Proposal:
Proposed single storey rear extension to dwelling and first floor rear extension.

Location:
Rushtons Farm, Warren House Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2000	Map No. 6R Site 0-90
Officer: BP	Application No. LB/2000/1082

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LA) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FIRST FLOOR REAR EXTENSION

Location: RUSHTONS FARMHOUSE WARREN HOUSE LANE

Parish: HURST Ward: Hurst.
11.4.2000.

Applicant: MR S LANE

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~Show elevation (existing & proposed) of study & w. elev (" & " of existing bathroom/proposed kitchen~~		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ....Listed Building, not in Cons. Area.

Date Site Notice Sent : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
(Conservation Officer)	(NK:) .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS: * (Rural Area)

(English Heritage) – re demolition of part of roof.

.....

No relevant pre-apps.

NEIGHBOURS:

S/N sufficient.

Also : Ancient Monuments Society
The Council for British Archaeology
The Georgian Group
The Society for the Protection of Ancient Buildings
The Victorian Society
The Royal Commission on the Historical Monuments of England
(as checked with HS).

* Set of plans to English Heritage only please.

1871A

WOKINGHAM DISTRICT COUNCIL

Application No. 1082

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 ADDRESS POST CODE PHONE	MR S LANE RUSHTONS FARM HOUSE WARREN HOUSE ROAD. HURST READING BERKS
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENTS NAME ADDRESS POST CODE PHONE	COLIN DAWSON & ASSOCIATES MALVERN HOUSE 1 MALVERN WAY TWYFORD READING BERKS RG10 9PY 01189343322
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans	BUILDING LOCATION	RUSHTONS FARM HOUSE
	(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)		D517-01 PLANS AS EXISTING D517-02 PLANS AS PROPOSED. REAR ELEVATION PHOTOS.
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		SINGLE STOREY REAR EXTENSION FIRST FLOOR REAR EXTENSION RELOCATION OF KITCHEN.

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

ORANGE CLAY TILES TO MATCH EXISTING
RED/ORANGE BRICKWORK TO MATCH EXISTING WITH DARK STAINED TIMBER BOARDING.
WHITE WINDOWS 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).	☐	☑

ROOF STRUCTURE ONLY.

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 ? 1100 m^3 APPROX.
(b) What is the cubic content of the part to be removed ? NILL.
(c) What was the date (approx.) of the erection of the section to be removed ? 1940 APPROX.

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING ?
(If **YES,** state date, to whom application was made and the result of the application if known. NO.

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

Signed ..... on behalf of MR S LANE.

Date 21/3/2000.

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.'

① RUSHTON'S FARM
WARREN HOUSE ROAD

23.MAR2000 Hurst 0842-P6

ADDRESS (MAIDENHEAD ROAD) PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property LISTED BUILDING ORD. SHEET No. SU.8270 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
75/49	Mr. S. D. Gladstone	Alterations to Cow Shed	8.3.49	App. App
PD/81/59	Mr. P. Marshall-Roberts	Dutch Barn	14.4.59	App. N/A
73/59	"	Cottage for Shepherd at Rushtons Farm	9.6.59	App. App
PD/349/66	Forest Estates Ltd.	Poultry Rearing House	15.6.66	App. N/A
PD/253/70	"	Implement & General Store Building	23.6.70	App. N/A
26347	WESSEX CONSOLES LTD	AGR. BLDG. TO FOUNDRY WORKSHOP	1.10.86	TP 31/10/86
26581 LBC	MRS. C. WYNNE-JONES	ALTS. & EXT. TO FORM DWELLING/ EXT. ELEVATIONS TO MATCH BARN/ DEM. OF O/BLDGS.	26.11.86	C/A
28132				
BIA 3891	FOREST ESTATES	4 TOILETS	18.11.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE				
~~33738~~	FOREST ESTATES	BARN TO RES	2-8-89	C/A
32182	AIM ENG. & WESSEX CONSOLES	SIGN	18.1.89	REF

② RUSHTON'S FARM

ADDRESS WARREN HOUSE ROAD PARISH HURST

PLOT No.

ORD. SHEET No. SU.8270 62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~34310~~	WESSEX CONSOLES	RENEWAL 26347	22.11.89	31.10.94
34309	A.I.M. ENGINEERING	RENEWAL 34310	11.10.94	31.10.94
32270	WESSEX CONSOLES LTD.	" WORKSHOP	11.10.94	31.10.99
43273	AIM ENGINEERING	AGR. BLDG. TO STORAGE	20.1.95	30.10.99
43562	B/B/B AUTO SPARES	RENEWAL 33738 (BARN TO RES.)	23.4.96	C/A
43716	FOREST ESTATES LTD.	"	25.3.98	C/A
97/65912/F	Mr. A. Goodwin THE OLD BARN	CONVERSION		
LBW/97/6057	MR. GOODWIN "	BARN TO RES	27.8.97	C/A
FP97/65790	" "	Construct earth bund	21.9.99	REF
98/68706/F	" "	Convert Bldgs 6 School D1 Use	3.12.99	REF
99/70603/A	Mr. Gilson + Mrs. Baker	C. of U. Bldgs to School	6.12.99	REF
99/70609/F	"			

DATE OF COMPLETION

MINISTRY DECISION 68706 - APPEAL DISMISSED - 10/2/00

SPECIAL ORDERS PD. C. of U. to Day School - 9/8/99 - Laurie Tyrrell

DRAINAGE

091074

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

23.MAR2010* 1082

CERTIFICATE A

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 before the date of the accompanying application;

(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.

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) .....

.....

.....

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. *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

I am

.....

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 .....

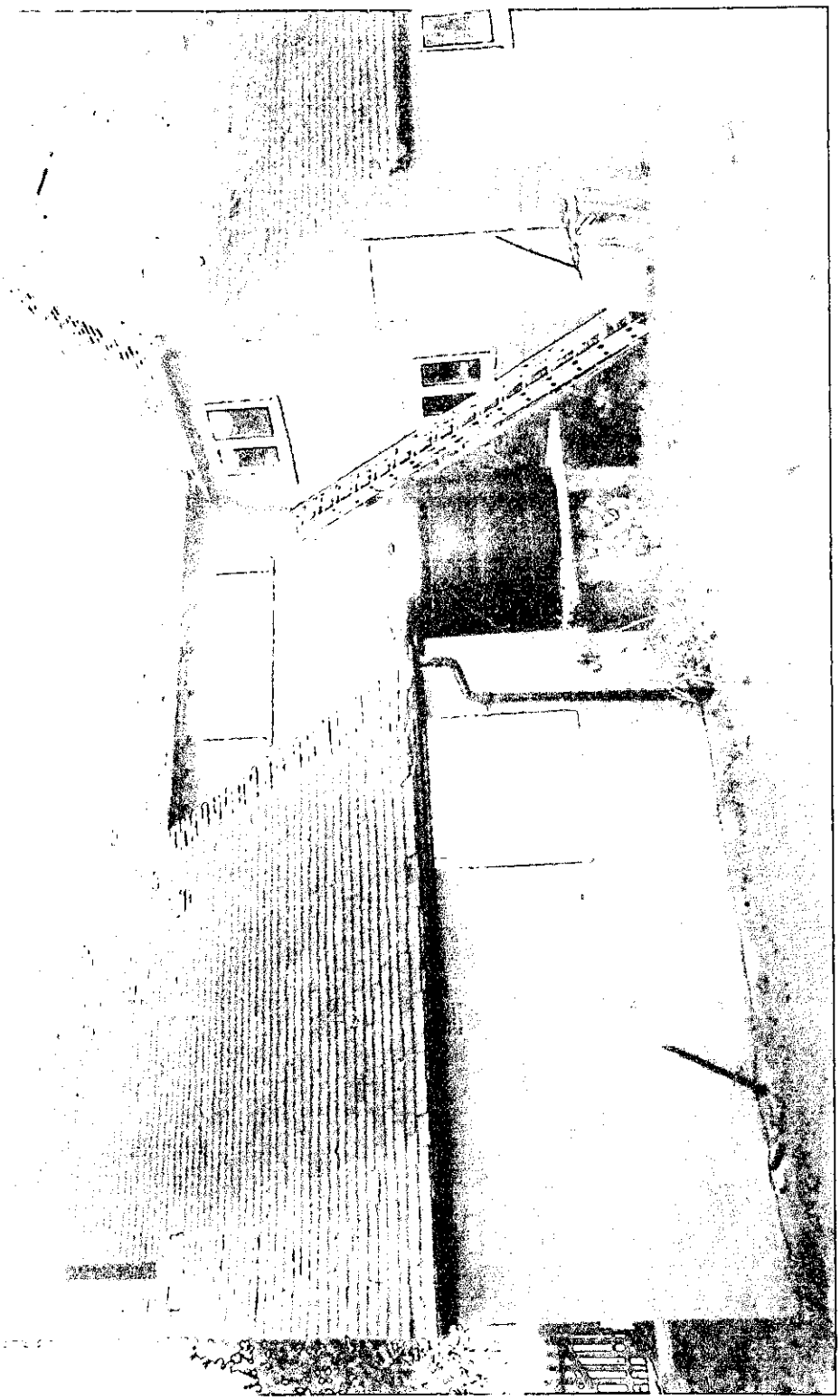
*On behalf of MR S LANE

Date 21/03/2000

* Delete where inappropriate

23.MAR2000 1082

APPROVED



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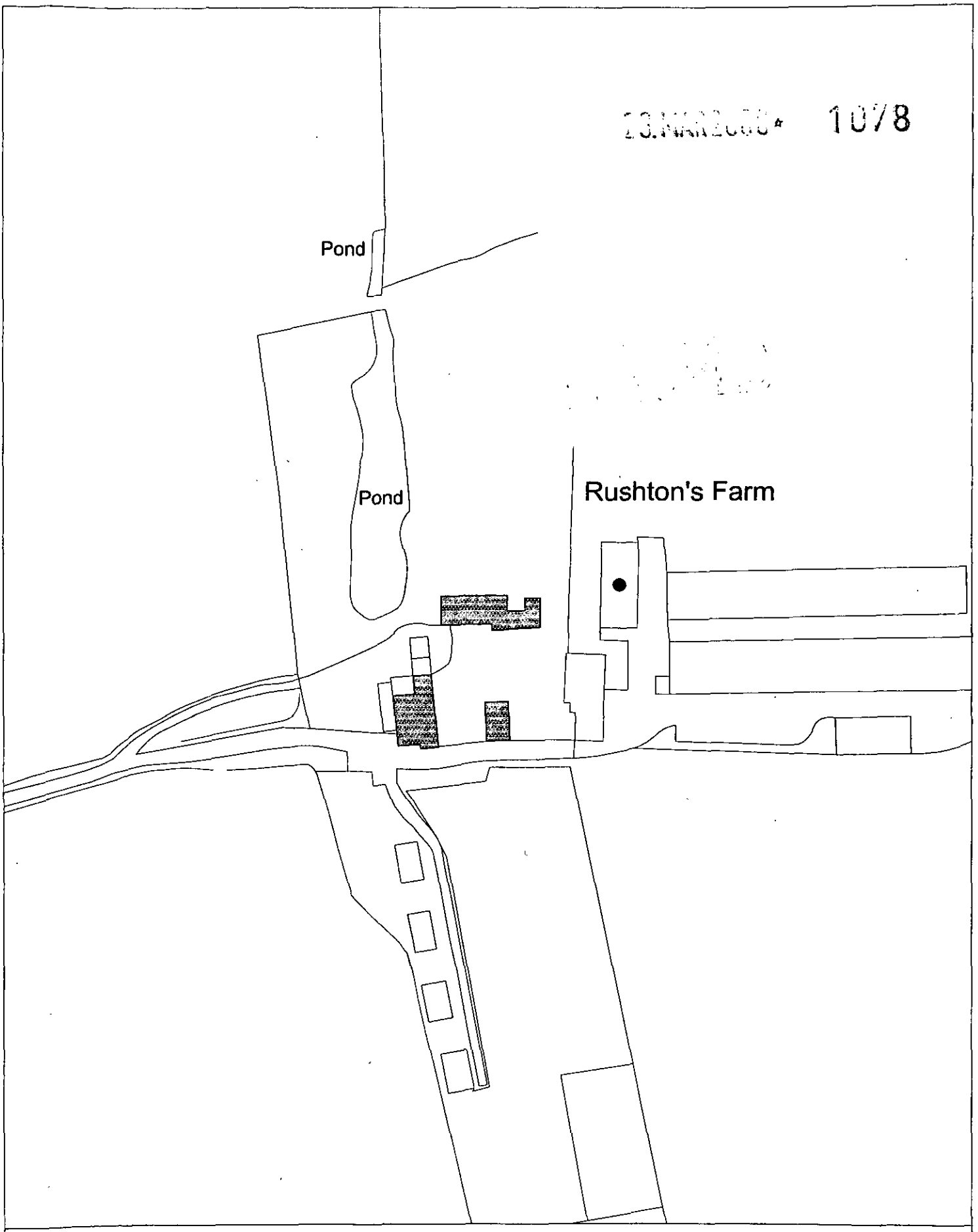

Site Plan, Scale: 1 to 1250

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Date: 30 March 2000

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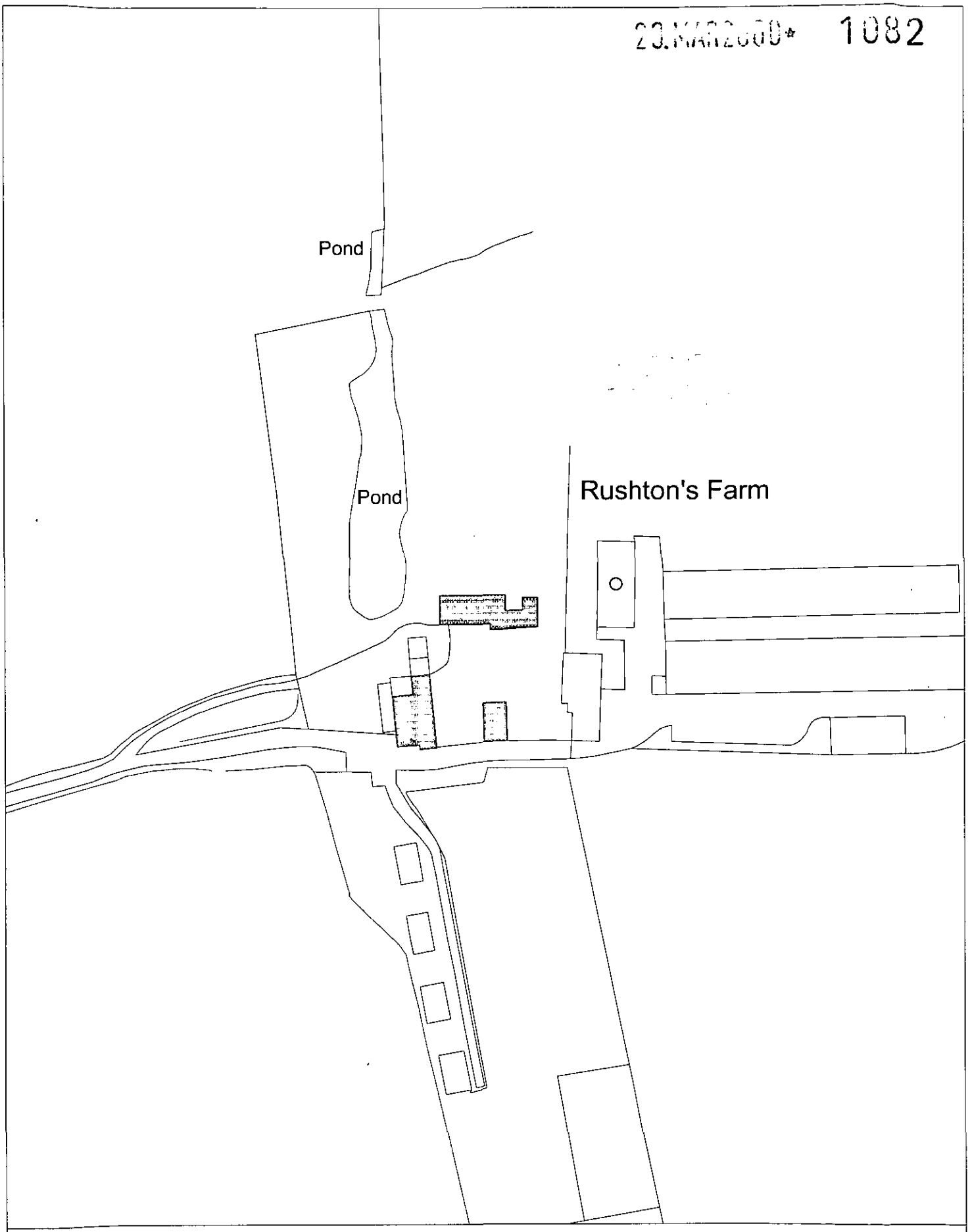

Site Plan, Scale: 1 to 1250

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Date: 30 March 2000

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COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322**

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The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

1078 3
1082 1

Our Ref; CED/BK/517
5th September 2000

Dear Sir

ADDITIONAL PLAN

RE; PLANNING APPLICATION F/20001078
RUSHTONS FARM HOUSE, WARREN HOUSE ROAD,
WOKINGHAM, BERKSHIRE

Please find attached 3 copies of my additional drawings prepared in recognition of Condition 3 attached to the above Planning Permission.

I would be pleased if you could accept the details and specifications as follows:-

Condition 3A – refer to drawing D517-04 and D517-05.
Condition 3B – refer to drawing D517-06
Condition 3C – refer to drawing D517-07
Condition 3D – refer to drawing D517-08.

I believe samples of materials have been submitted by my clients direct to your office and have been verbally approved, I would therefore, be pleased of you could confirm in writing that the enclosed details satisfy the Condition 3 and that the material samples are acceptable to your Authority and therefore discharge Condition 4.

I look forward to hearing from you.

Yours faithfully

Colin Dawson

TILES + BRICKS ACCEPTABLE TO ME.
Harold Sanders
21.09.00

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

Date: 12 September 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2000/1082

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling and first floor rear extension and internal alterations to listed building.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to condition 3 on planning permission F/2000/1078 and LB/2000/1082 relating to new windows, doors, removal of internal wall, new opening and timber frame construction. Drawing nos D517-04 to 08 inclusive.

Comments are required by 22/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Date: 12 September 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1078

Location: Rushtons Farm, Warren House Road, Wokingham.

Proposal: Proposed single storey side and rear extension to dwelling and first floor rear extension.

Applicant: Mr S Lane C/O Colin Dawson And Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Details pursuant to condition 3 on planning permission F/2000/1078 and LB/2000/1082, relating to new windows, doors, removal of internal wall, new opening and timber frame construction. Drawing nos D517-04 to 08 inclusive.

Comments are required by 22/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/1078 (Planaps) / LB/2000/1082 (Ludhouse) Date Rec. 7.9.00

Location: RUSHTONS FARMHOUSE, WARREN HOUSE RD

Parish HURST

Applicant: MR. S.G. LANE

Description of attached plans: Details pursuant to condition 3 on p.p. F/2000/1078 and LB/2000/1082 relating to new windows, doors, removal of internal wall and, new opening and timber frame construction.

Drawing No's: 0517-04 to 08 inclusive

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: _____

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	HS.	✓
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: 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER: BP.

Consultations Sent by Admin. on: 12-09-05.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/1078 (Planaps) / LB/2000/1082 (Ludhouse) Date Rec. 7.9.00

Location: RUSHTONS FARMHOUSE, LARKEN HOUSE RD

Parish HURST

Applicant: MR. S. & LANE

Description of attached plans Details pursuant to condition 3 on p.p. F/2000/1078 and 1082, relating to new windows, doors, removal of internal wall and, new opening and timber frame construction.

Drawing No's: 0517-04 to 08 inclusive

CONSULTEES

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

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NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y (N) From _____

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New Description _____

CASE OFFICER BP.

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