APPLICATION NO:
F/2001/3313

LOCATION:
4 Livingstone Gardens, Woodley Reading.

APPLICANT:
Mr Gathergood C/O Harlequin Windows Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **09/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/04/2001

CASE OFFICER: **Patrick Haran**

APPROVED

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gathergood
C/O Harlequin Windows Ltd
Headley Park Ten
Headley Road East
Woodley
Berkshire

Application Number: F/2001/3313

Parish: **WOODLEY**

Location: **4, Livingstone Gardens, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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. 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.

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

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

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 Policy EN1.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/03/2001

Notice checked by: _____

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

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/3313

Applicant : Mr Gathergood C/O Harlequin Windows Ltd.

Location : 4, Livingstone Gardens, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 12/03/01

Date Registered : 05/02/2001

Earliest Date for Decision : 09/03/2001

Latest Consultation Date/Site Notice Expiry Date : 09/03/2001

This application will have expired on: 02/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Woodley Town Council - make no comment

Environment Agency - no objection

Neighbour responses - none

Planning Issues :

1/ impact on neighbouring properties

2/ impact on streetscene

3/ Development Plan context

4 Highways

APPROVED

Application Number: F/2001/3313

Appraisal:

The proposal under consideration is for a single storey extension to the rear of a 1960's semi-detached property to form a conservatory.
If approved, the extension would be sited to the Southern boundary adjoining the property at No.3. The proposal would project approx. 3.5 metres from the rear building line of the existing dwelling and, at a width of approx. 3.3metres, would incorporate approx. half the rear wall of the house.
The proposal would incorporate a hipped roof design, standing at approx. 3metres to the ridge and falling to approx. 2.2metres at the eves.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The application site is bounded to each side by a 1.6m Close Board fence and to the rear by a line of vegetation to approx. 5m in height. Being single storey with a clear glazed roof, it is not considered that the proposed development would have a significant impact on light to adjoining properties.
There is a second storey window in the side elevation of No.5, this is approximately 10m away from the proposal and is not considered important in terms of overlooking. No.3 is the other half of the semi and has 2 second storey windows to the rear, however, it is not considered that these would constitute grounds for refusal.
The side of the proposal would be sited approx. 500mm from the boundary with No.3. This flank wall would be constructed in brick and would be visible for approx. 600mm above the boundary fence. This is not considered to be significantly overbearing and, on balance, the impact of the proposal on the amenity of neighbouring properties is not considered to be significant.

IMPACT ON STREET SCENE
Proposal would not be visible from Livingstone Gardens to the front or Drovers Way to the rear. There would be no impact on the streetscene.

DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.

Recommendation: Approval: ✓ **Refusal:**

Application Number F/2001/3313
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	5 yrs to be developed
2	C014	R014	External finishes

RECORD OF SITE VISIT

SITE ADDRESS: 4 Livingstone Gardens Woodley Reading.

APPLICATION NUMBER: F/2001/3313

OFFICER: Patrick Haran

DATE OF SITE VISIT: 12/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES to front gate

2. DESCRIPTION OF SURROUNDINGS High + thick vegetation to rear boundary
2 storey semis

3. DESCRIPTION OF SITE/BUILDING 2 storey semi detached – previously extended to rear in line with no 3

4. RELATIONSHIP TO ADJOINING PROPERTIES No neighbours to rear detached from no 5

5. SITE CONSTRAINTS

TREES conifer hedge to rear @ 5m

ACCESS/PARKING –

LEVELS Flat

BOUNDARY TREATMENT 1.8m featheredged CB - hedging + vegetation to rear

OTHERS

APPROVED

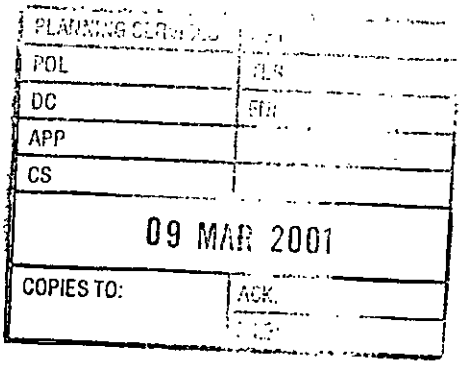
Our ref: SP\2001\003274\001
Your ref: F/2001/3392

Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: Patrick Haran

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



Dear Sir/Madam

SINGLE STOREY REAR EXTENSION TO DWELLING
9 LITTINGTON CLOSE, LOWER EARLEY, READING

Thank you for your letter dated 27 February 2001 which was received on 02 March 2001. You are asked to quote the following reference in any correspondence: SU76NE/21/9.

The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 755 696	220m	Lower Earley Way, Reading	Unknown

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

A copy of this letter has been sent to the Agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Mr. D. Browne, 21 Broomfield Road, Tilehurst, Reading, Berks. RG30 6AJ

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

FROM: Patrick Haran

DATE: 14 February 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3313

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 4, Livingstone Gardens, Woodley, Reading.

Applicant: Mr Gathergood C/O Harlequin Windows Ltd.

Your observations are required in respect of this application **by 09/03/2001** .

The committee agreed to make no comment on this application

SIGNED: [signature] DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3313
CASE OFFICER: Patrick Haran

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

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

Tel: 0118 974 6482

Date: **14 February 2001**

My ref: F/2001/3313

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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

Dear Councillor

Application Number: F/2001/3313
4, Livingstone Gardens, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3313**
4, Livingstone Gardens, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: 0118 974 6482

Date: **14 February 2001**

My ref: F/2001/3313

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Patrick Haran** Application Number: **F/2001/3313**
4, Livingstone Gardens, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6482

Date: **14 February 2001**

My ref: F/2001/3313

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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If you have any questions please do not hesitate to contact **Patrick Haran** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3313**
4, Livingstone Gardens, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

Received by Wokingham District Council

Application No: F/2001/3313

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
4, Livingstone Gardens, Woodley, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 FEB 2001
Officer: PH	Application No. F/2001/333

Map No. 41 Site 0004
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 4 LIVINGSTONE GARDENS

Parish: WOODLEY Ward: South Lake

Applicant: MR GATHERGOOD

Fee (5) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

S/N + see map.

ADDRESS 4 LIVINGSTONE GARDENS PARISH WOODLEY

PLOT No. 41 ORD. SHEET No. SU.7672 (47)

BUILDER J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	MR. Ben. S. Clark.	Outline	12. 4. 55	N/A C/A.
O/247/58	MR. & MRS. Ben. S. Clark	"	14. 4. 59	N/A C/A
218/60	Messrs J. T. Cook & Son	Layout	1. 12. 60	App. C/A
237/60	"	Semi/Det. House	29. 12. 60	App. C/A.
147/61	"	Layout-Rd. & Sewers	5. 10. 61	N/A. C/A.
PD/400/65	Mr. J. Cane	Garage	30. 9. 65	App. N/A.
BRITWELL	Mr CH Knight	S/S extn.	21 8 81	app NA
16272	"	"	24. 9. 81	N/A C/A
98/67255/F	J. GATHERGOOD	GARAGE & PORCH	19.5.98	C/A
FP98/7374	J.J. Gathergood	S/SL-/S Garage Ext	30.3.98	C/A.

DATE OF COMPLETION.

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Environmental Services

For office use only.
Application number: 05.FEB.2001* 3313

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR GATHERGOOD
	Address and postcode	4, LIVINGSTONE GARDENS WOODLEY READING BERKS RG5 3GT
	Phone number	01189 969 5663
2	Agent's Name	HARLEQUIN WINDOWS LTD
	Address and postcode	HEADLEY PARK TEN HEADLEY ROAD EAST WOODLEY READING BERKS.
	Phone number	0118 969 3103
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	4, LIVINGSTONE GARDENS WOODLEY READING BERKS RG5 3GT
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR ELEVATION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE UPVC FRAMES + ROOF BARS GLAZED IN CLEAR GLASS ON BRICKWORK TO MATCH HOUSE	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: —
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr Gathergood

Date 25/1/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3313**
CASE OFFICER: **Patrick Haran**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



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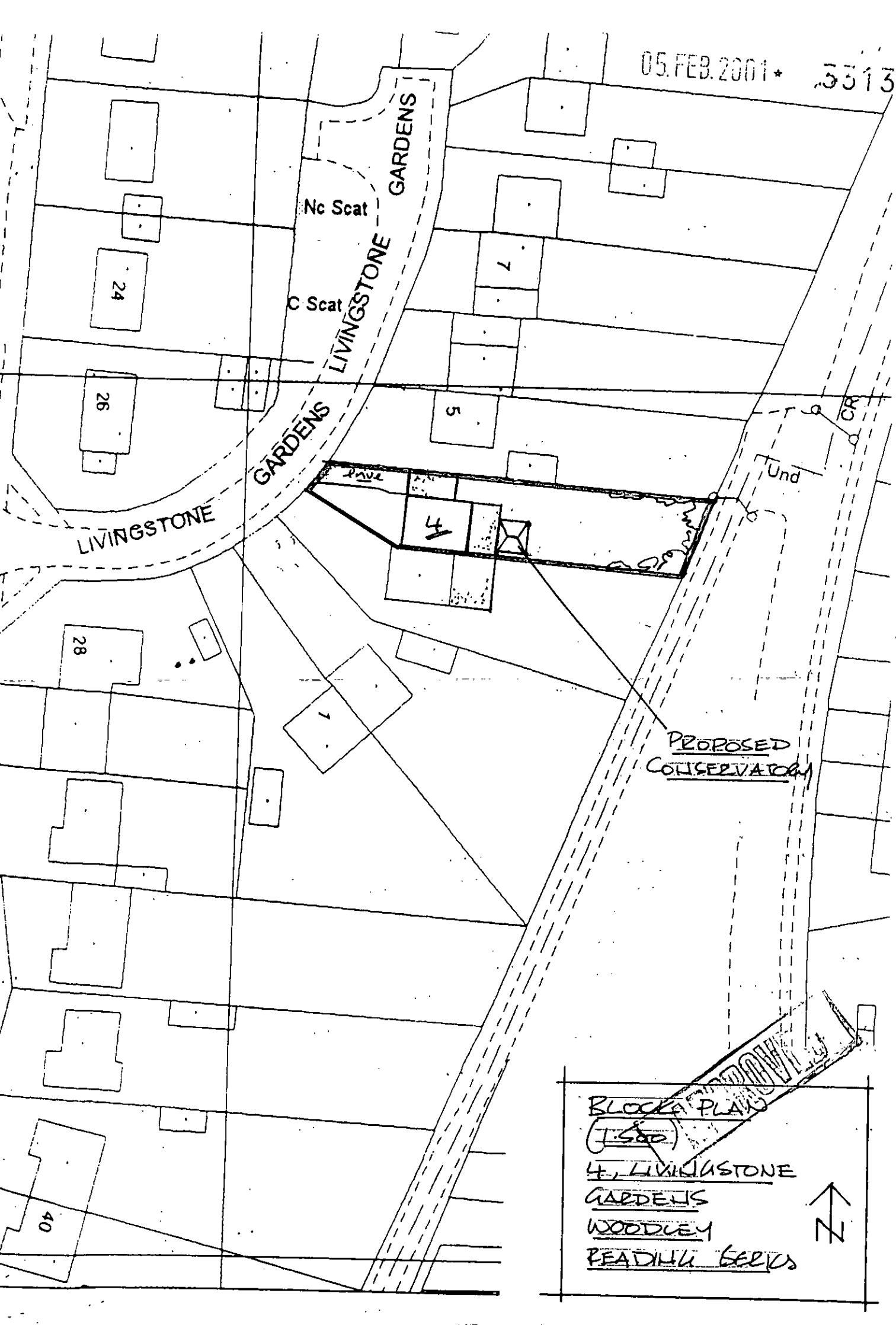
Development Control Section, Environmental Services, Wokingham District Council.

9 February 2001

Scale: 1 : 1250

N W E S


05.FEB.2001 * 3313
LIVINGSTONE GARDENS
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24
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4
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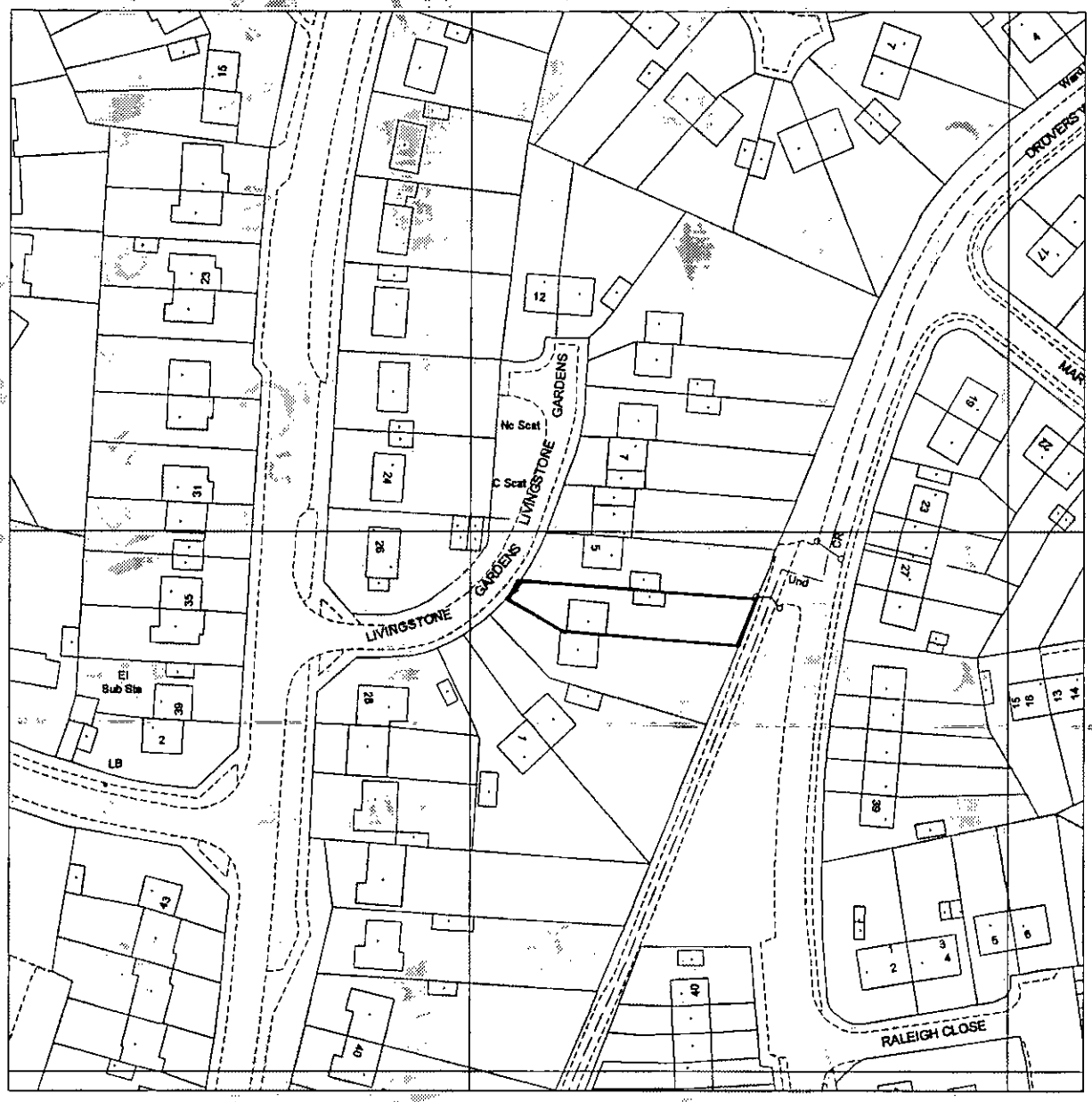
CR
Und
PROPOSED CONSERVATORY
LIVINGSTONE GARDENS
BLOCK PLAN
(1:500)
4, LIVINGSTONE
GARDENS
WOODLEY
READING BERKS
N

Ordnance Survey

05 FEB 2001 * 3313

Siteplan™

1:1250 Scale



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20 0 20 40 60 80

Metres

4 LIVINGSTONE GARDENS, WOODLEY
READING
RG5 3LT

Centre coordinates : 476214mE 172496mN

National Grid sheet reference at centre of this Siteplan: SU7672SW.

Supplied by : Dome, Guildford
Serial Number : 530382

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Sattings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary....Electoral Division
Ward Boundary....Ward
Boro Const Bdy....Constituency
Euro Const Bdy....(County Borough or European)
Und....Undefined
CB....Centre of Bank
CD....Centre of Ditch
CR....Centre of Road
CS....Centre of Stream
Def....Defaced
FF....Face of Fence
FW....Face of Wall
SR....Side of River
TB....Top of Bank
TkH....Track of Hedge
RH....Root of Hedge

Other Information

Chy....Chimney
El P....Electricity Pillar or Pole
ETL....Electricity Transmission Line
FB....Foot bridge
FS....Flagstaff
GP....Guide Post
GVC....Gas Valve Compound
LB....Letter Box
Mem....Memorial
MHW....Mean High Water
MLW....Mean Low Water
NTL....Normal Tidal Limit
P....Post or Pole
PC....Public Convenience
PH....Public House
PO....Post Office
PW....Place of Worship
TCB....Telephone Call Box
Tk....Tank or Track
(um)....Unmade
W....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/