APPLICATION NO:

**LB/2001/3518**

LOCATION:

**Lea Farm Park Lane, Finchampstead Wokingham.**

APPLICANT:

**Mr J Griffiths C/O Mr M Gilbert**

PROPOSAL:

**Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.**

GREEN SN EXP: 2/5/01

EARLIEST DATE FOR DECISION: **08/04/2001**

**APPLICATION WILL HAVE EXPIRED ON:**

**30/04/2001**

APPROVED

CASE OFFICER: **Natalie Brown**

18/4 - chased up revised plans
23/4 - Revised plans received.
9/5 - chased further revised plans
21/5 - chased up plans - should be here shortly.
13/6 - 2nd revised plans received.

(NAB)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr J Griffiths**
**C/O Mr M Gilbert**
**Thatch Cottage**
**Farley Green**
**Albury**
**Guildford**
**Surrey GU5 9DN**

**Application Number: LB/2001/3518**

| | |
|---|---|
| **Parish:** | **FINCHAMPSTEAD** |
| **Location:** | **Lea Farm, Park Lane, Finchampstead, Wokingham.** |
| **Proposal:** | **Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.** |

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. 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.

**Condition**
3. Prior to the commencement of the development hereby permitted, details of materials, window, door, porch and dormer plus making good to the building where the glazed area is to be removed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason**
1. In pursuance of Section 18 of Planning (Listed Buildings & 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 C2.
South East Area Local Plan Policies STV2, SBE1, SBE2 and SC19.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7, WHE11 and WHE13.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 31/08/2001

Notice checked by: C Hunter

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

Tel. 0118 974 6443 (Direct Line)

Date. 15 February, 2002

My ref. CD/FX2002/2671(3516 & 3518)

Osborne and Dormer
4 The Parade
Trumpsgreen Road
VIRGINIA WATER
Surrey
GU25 4EH


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) 977 8909
DX: 33506 – Wokingham
E-mail:


**PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH**

Dear Sir/Madam,

**TWO STOREY EXTENSION AND INTERNAL WORKS AT LEA FARM, PARK LANE, FINCHAMPSTEAD**

Thank you for your Building Regulations Application Number FP2002/2671 received on 31 January.

I note that there are discrepancies between this application and the approved Listed Building Application Number LB/2001/3518:

- Internal changes have been made. Different layout/change of rooms on the first floor. Removal of Aga and chimney/flue.

Would you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above Listed Building application by 4 March.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Cc Mr Griffiths

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | F/2001/3516 + LB/2001/3518 NB. |
| BUILDING CONTROL NUMBER | FX 2002/2671 South. |
| ~~APPLICANT~~/AGENT | Osborne + Dormer |
| ADDRESS OF SITE | Lea farm. Park Lane. FINCHAMPSTEAD |
| DESCRIPTION OF PROPOSED WORK | 2 storey. ~~s/s side ext~~ + internal works. |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 5105/1 | 00/67/02 Rev D. |
| ELEVATIONS | -u- | -u- |
| FLOOR PLANS | -u- | -u- |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 31/8/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Yes | |
| IF YES, WHAT ARE THE DIFFERENCES ? | BC - internal changes - Listed Building | |
| DATE | 15/2/02 | |

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | | | |
| REVISED PLANS NEEDED | 15/2/02 | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**Received by Wokingham District Council**

# Application No: LB/2001/3518

**Proposal:**
Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

**Location:**
Lea Farm, Park Lane, Finchampstead, 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 notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2001. 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**

**15 March 2001**

3518

See Part One Plans'

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Natalie Brown

**Date:** 15 March 2001 19 MAR 2001

**Application Number:** LB/2001/3518

**Proposal:** Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling..

**Site Address:**
Lea Farm, Park Lane, Finchampstead, Wokingham.

**Applicant:**
Mr J Griffiths C/O Mr M Gilbert.

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

---

FOLLOWING A SITE MEETING TO DISCUSS THE SCALE AND INTERNAL DETAILS OF THE EXTENSION AND REVISED LAYOUT IT WAS ACCEPTED THAT THE PRESENT PROPOSAL WAS TOO LARGE, IN RELATION TO THE EXISTING FARMHOUSE.

A REDUCED SCHEME IS TO BE SUBMITTED WITH THE ROOF RIDGE AND FOOTPRINT AMENDED.

DETAILS COMMENTS ON THE REVISED SCHEME TO BE PROVIDED, INCLUDING THE WORKS TO THE EXISTING STRUCTURE.

POL
DO
APP
CO
19
COPIES TO:
FILE:

Harold Sanders

CONSERVATION ARCHITECT

27.03.01.

CBA
COUNCIL FOR BRITISH ARCHAEOLOGY

Natalie Brown
Wokingham District Council
Planning Department
PO Box 157, Shute End
Wokingham
Berkshire RG40 1WR

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 03 MAY 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

2nd May 2001

Building Lid
Ref 512/15

GRADE: 2
PARISH: FINCHAMPSTEAD

**URGENT REQUEST**

Dear Ms Brown

**LEA FARM, PARK LANE, FINCHAMPSTEAD, WOKINGHAM**
**APPLICATION NO. LB/2001/3518**

PARK LANE (north side)
LEA FARM HOUSE

Thank you for consulting the Council for British Archaeology on the above application for listed building consent for proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful if you could let me have this. For your convenience my fax number is 01904 671384.

**I note that you require a response by 12th May, and would therefore be glad if you could treat this matter with some urgency.**

Copy sent of listing with E-mail 3/5/2001

Yours sincerely

Carole Barrowclough

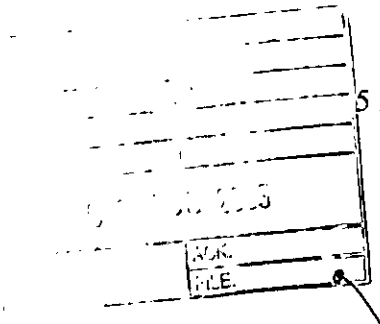
Carole Barrowclough
Conservation Assistant

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

A Company Limited by Guarantee Registered in England No. 1760254
Registered Charity No. 287815

Patron: HRH The Prince of Wales

***Mrs Sarah Griffiths***
***Lea Farm, Park Lane, Finchampstead, Berkshire RG40 4QR***
*Telephone: 0118 973 2176 e-mail* Leafarm@tesco.net




Harold Saunders
Conservation Architect
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 4QR

5 August 2003

Dear Mr Saunders

**Ref: Notification of Approval of Permission no: F/2001/3516 & no: LB/2001/3518**

Further to the granting of the above permissions, I would appreciate it if you could supply me with a VAT exemption certificate for the building works.

My builder has informed me that the planning approval notification numbers are not sufficient for the VAT office and that they require an exemption certificate from yourselves for permissions granted on listed buildings.

I would appreciate it if you could send me a certificate at your earliest convinience.

If you have any queries, then please do not hesitate to contact me.

Kind regards

Sarah Griffiths

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date 13 August 2003
My ref. HS/PP/LB/2001/3518

Mrs Sarah Griffiths
Lea Farm
Park Lane
Finchampstead
RG40 4QR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mrs Griffiths

**LISTED BUILDING APPLICATION LB/2001/3518**

Thank you for your letter dated 5 August 2003.

I am not familiar with the VAT exemption certificate that you refer to in your letter. I am aware that there is a VAT exemption on 'new works' to listed buildings and these should have been documented and agreed with the Inland Revenue prior to works commencing. 'Repair' works attract standard rate VAT.

I agree that it is not sufficient just to quote the listed building application number. What the Inland Revenue will want to know is whether listed building permission was granted and they may wish to see the approval.

I can confirm that listed building consent was granted on 31 August 2001. Please contact me if I can help further on this matter.

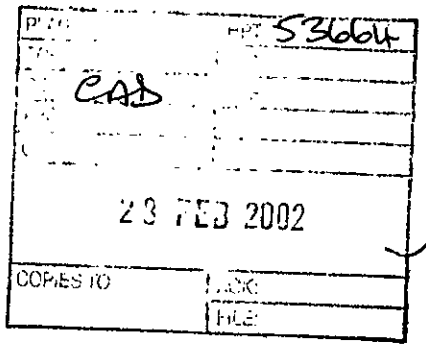
Yours sincerely

HAROLD SANDERS
Conservation Architect

CD

*Mrs Sarah Griffiths*
*Lea Farm, Park Lane, Finchampstead, Berkshire RG40 4QR*

Mrs C Dodsworth
Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR




25 February 2002

I did not receive until 14/3 as CD on A/L
NMS.

Dear Mrs Dodsworth

**RE: Building Regulation Application FP2002/2671 and Listed Building Application Number LB/2001/3518**

Further to our conversation last week regarding the minor amendments made to the internal layout of the extension, please find enclosed 4 copies of the amended plans as requested.

The changes relate to the upstairs layout of the extension to provide two children's rooms and a family bathroom instead of a large bedroom with an on suite. To help facilitate this and to provide a more attractive look to the outside of the house the windows on the far end have been squared up.

The other change is the removal of the chimney and the Aga. We have not yet definitely decided on the type of cooker that we would like to have in the kitchen or it's exact positioning - practicality, cost and ascetics will be instrumental in our final decision. There is a chimney that currently backs onto the kitchen which is not in use with a working fireplace and therefore if required this chimney could be used to carry the flue for a range cooker.

I am sorry for the confusion that these changes have caused, but as I stated in our conversation I had had several conversations with your planning department who assured me that minor internal changes to the new part of the building would not be an issue. I hope that we can resolve any issues quickly, as we are really keen to get the work started this year.

If you have any further queries relating to the plans, please do not hesitate to contact me at the above address or Tel 0118 973 2176 or e-mail leafarm@tesco.net

Yours sincerely

Mrs Sarah Griffiths

**WORK SHEET FOR :** Natalie Brown

**Application Number :** LB/2001/3518

**Applicant :** Mr J Griffiths C/O Mr M Gilbert.

**Location :** Lea Farm, Park Lane, Finchampstead, Wokingham.

**Proposal :** Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

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

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 05/03/2001**

**Earliest Date for Decision : 08/04/2001**

**Latest Consultation Date/Site Notice Expiry Date : 08/04/2001**

**This application <u>will have expired on</u>: <u>30/04/2001.</u> 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 :**

F'stead PC : 30/3 no objections

Highways: 23/3 no objection subject to parking & turning conds
comments as previous

Cons Officer : 23/3: agreed that extn too large, detailed comments on internal alts to listed structure will be confirmed once revised drwgs are received.

Env Ag (landfill): 2/4: no objection but planning informative re/ surface run off
comments as previous.

Georgian Soc : 2/4: defer comments to other national amenity societies as the building concerns dates wholly or largely from outside the period in which the Group is interested

**Planning Issues :** L.B.
SCALP : rural.
WDLP: countryside

REVISED PLAN REC. 23/4

UB

**Application Number: P/2001/3516**

**Appraisal :**

PREVIOUS HISTORY:
6/1/58 : new dwelling on adjacent site.
R/93/64 : conv. house into two dwellings with extns.
PD/69/73 : attic.

* ORIGINAL floor area - (historic maps don't appear to have WC/boiler/glazed porch)
x2 sitting/living/ x2 kitchen
= 15.5 x 5.7 = 88.35 } 109.47 m² } 197.82
8.6 x 2.4 = 21.12 }

1st floor = 15.5 x 5.7 = 88.35 m²

Previous extns (gff only) = (5.3 x 1.1) + (2.4 x 2.6) = 12.07 m²

* Proposed gff additions:
(9.25 x 5.5) + (1.7 x 8.6) = 62.44. } 110.29.
1st floor additions: (8.35 x 5.43) = 47.85 }

% increase over original gff footprint = $\frac{62.44}{109.47} \times 100 = 57\%$
over original floorarea = $\frac{110.29}{197.82} \times 100 = 56\%$.

* Revised plans (Rev B)
. proposed gff additions: (6 x 5.3 + 1.6 x 3.6) = 37.56 } 70.14 m².
. proposed 1st floor additions: (5.43 x 6) = 32.58 }

% inc over original gff footprint = $\frac{37.56}{109.47} \times 100 = 34.3\%$.

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

over original floorarea = $\frac{70.14}{197.82} \times 100 = 35.5\%$.

**Application Number LB/2001/3518**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| (1) | | R001 | In pursuance of Section 18 of Planning (Listed Buildings + Conservation Areas) Act 1990. |
| (2) | C012 | R014 | Ex. materials to be agreed. |
| (3) | | R190 | Prior to the commencement of the development hereby permitted, details of materials, window, door, porches + dormer plus making good to the building where the glazed area is to be removed shall be submitted to & approved in writing by the LPA. The development shall be carried out in accordance with the approved details. |
| **Informative for approvals** | | | |
| N16 | | | |
| LODDON AREA LOCAL PLAN POLICIES: ——— | | | |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: SNZ, SBE1, SBE2, SC9. | | | |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WC01, WC07, WHE11, WHE13 | | | |
| GREEN BELT LOCAL PLAN POLICIES: ——— | | | |
| BERKSHIRE STRUCTURE PLAN POLICIES: ~~GN1~~, C2 | | | |
| MINERALS LOCAL PLAN POLICIES: ——— | | | |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: AC
(Development Control Manager)

Date: 31/8/01

# RECORD OF SITE VISIT

**SITE ADDRESS:** Lea Farm Park Lane Finchampstead Wokingham.

**APPLICATION NUMBER:** LB/2001/3518

**OFFICER:** Natalie Brown

**DATE OF SITE VISIT:** 22/3

SV with Harold.

**1 SITE/STATUTORY NOTICE DISPLAYED ?** NO.

**2. DESCRIPTION OF SURROUNDINGS**

Lime plastering. Walls - treat exposed timbers. needs to breathe
damp - where is water coming in (making good is OK.

**3. DESCRIPTION OF SITE/BUILDING**

lime between tricks above beam

fs - beams worthy of retaining

fireplace - in ~~dining~~ bungee room - never trick pillars either side - x2 wooden beams above.

2nd fireplace - one beam above. dining room - (possible tread over (side) partition to side of fireplace to be removed (not original)

reinforce existing rather than ~~roof~~ remove.
↳ some trickwork behind beam is unsupported.

(see planning application for extn notes.)

Extn 9m → 6m.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING**

**LEVELS**

**BOUNDARY TREATMENT**

**OTHERS**

# RECORD OF SITE VISIT

SITE ADDRESS: Lea Farm Park Lane Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3516

OFFICER: Natalie Brown

DATE OF SITE VISIT: 22/3 -

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at (front)

2. DESCRIPTION OF SURROUNDINGS
fields surrounding - out
LB - out buildings at front.
countryside/rural

timber/corrug-iron roof concrete block with corrug roof.

3. DESCRIPTION OF SITE/BUILDING
Brick - part painted cream/white - black wooden beams
blue painted window frames
clay tiles.
outbuildings @ front.
lawn raised above g/f level of dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES
B Rd. to Arborfield - cars sometimes visible through trees.
Detached - see plan.
Stones visible + property at rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT some hedging along boundary.

OTHERS

**Application Number: F/2001/3516 & LB/2001/3518**

**Appraisal:**

Development
The site is a detached Grade 2 Listed Building located within a rural/countryside area. There are some outbuildings located to the front of the site.

The proposed development is to repair the existing internal fireplaces and to build a two-storey rear extension. The applications have been subject to revisions. The final drawings to be considered are:
00/67/01 – Existing floor plans and elevations
00/67/02 Rev. D – Proposed floor plans and elevations
00/67/03 – Proposed works to fireplace

1) Impact upon neighbouring properties
   The site is a detached property set within its own grounds. The nearest property is 'Stones' which is substantially set away from the boundary. It is therefore considered that the proposed development would have no adverse effects upon neighbouring properties in terms of being overshadowing, overbearing and causing overlooking.

2) Impact upon the open character of the area
   The property has been subject to some previous applications as follows:
   - 61/58 – new dwelling on adjacent site
   - R/93/64- Conversion of house into two dwellings
   - PD/69/73 – Alterations

The original floor area is assumed as being without the WC/boiler and glazed porch as these no appear to be on the Historic Maps. The original footprint would therefore have been 109.47m$^2$ with the floor area being 197.82m$^2$. The previous extensions at ground floor only would have amounted to 12.07m$^2$.

The proposed ground floor area of the extensions would cover 37.6m$^2$, which would be a 34.3% increase over the original footprint. The proposed total floor area of the extension would cover 70.14m$^2$, which would be a 35.5% increase in the original floor area. This is considered to be an acceptable increase given the designation of the site as a rural/countryside area.

The proposed two-storey rear extension would be 6m in length but be set inside the side building line of the original dwelling. It would have a reduced ridge height compared to the original dwelling, and have a hipped roof. The proposed extension, despite extending 6m from the rear building line of the dwelling, by it being set inside the side building line a with reduced ridge height, would help reduce its impact upon the wider area. The hipped roof would help reduce the bulk and mass of the extension.

3) Impact upon the character of the Listed Building
The building is a Grade 2 Listed, and the works are internal - to restore the fireplaces and external – a two-storey rear extension.
Compared to the original scheme which showed the extension as being over 9m in length, the proposed length of the extension is now considered acceptable. The setting down of the ridge height would help the extension to be both subservient and sympathetic to the character of the Listed Building.

Details of the materials, window, door, porch and dormer would need to be provided, plus details of the making good to the building where the glazed area is to be removed.

4) Impact upon highway safety (parking provision)
The proposed development would increase the number of bedrooms from 3 to 5. 4 off-road parking spaces are therefore required in order to comply with Council parking standards. There is an existing parking and turning area on site which would remain unchanged. Provided that parking and turning remains, the highway department would have no objection to the proposed development.

**Approval: ✓** **~~Refusal:~~**

Tel: (0118) 974 6492

Date: 22/8/01

My ref: LB/2001/3518

**CONFIDENTIAL**

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY


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/2001/3518**
**Lea Farm, Park Lane, Finchampstead, Wokingham.**
**Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 31/8/01

Yours faithfully

pp John Mitchell
Development Control Manager

---

**LISTING FORM**
Case officer: **Natalie Brown** Application Number: **LB/2001/3518**
**Lea Farm, Park Lane, Finchampstead, Wokingham.**
**Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Tel: (0118) 974 6492

Date: 22/8/01

My ref: LB/2001/3518

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

**CONFIDENTIAL**

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

**Application Number: LB/2001/3518**
**Lea Farm, Park Lane, Finchampstead, Wokingham.**
**Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 31/8/01

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**
Case officer: **Natalie Brown** Application Number: **LB/2001/3518**
**Lea Farm, Park Lane, Finchampstead, Wokingham.**
**Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **LB/2001/3518**

**Lea Farm, Park Lane, Finchampstead, Wokingham.**

**Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.**

Transfer: Yes ☐ No ☐

Reason for Transfer: OK

Signed: _____ Date: 25/8/01

Councillor G Cockroft

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

31 AUG 2001

COPIES TO: ACK: FILE:

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **LB/2001/3518**

**Lea Farm, Park Lane, Finchampstead, Wokingham.**

**Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.**

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 24.8.01.

Councillor M Long

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

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 05 MAR 2001 | Map No. 97 Site 020 |
| Officer: NAB Application No. LB 2001/3518 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(LB) PROPOSED REPAIRS TO EXISTING INTERNAL FIREPLACES AND TWO STOREY REAR EXTENSION TO DWELLING

Location: LEA FARM PARK LANE

Parish: FINCHAMPSTEAD Ward: Finch South.

Applicant: MR. J GRIFFITHS

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 | Scale? | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | parking plan not shown | | |
| 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 ..... Development to Listed building .....

---

Date Site Notice Sent : 15.3.01 TB  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 Landfill Cons. ✓ .....

---

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

### HERITAGE BODIES

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

---

### OTHERS:

- The Victorian Society
- Society for protection of Ancient Buildings ✓
- English Heritage

(For pre-apps see appropriate application form)

### NEIGHBOURS:

As for full application.

13 AUG 2001

Date: 03 August 2001

To: Harold Sanders, Conservation

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516 + UB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, ~~Wokingham~~

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Plans corrected to show proposed extension set 300mm from existing. Plan now matches elevations. Drawing no 00/67/02 Rev D.

---

**Comments are required by 13/08/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

Correction as discussed with applicant.

No further comment

Harold Sanders

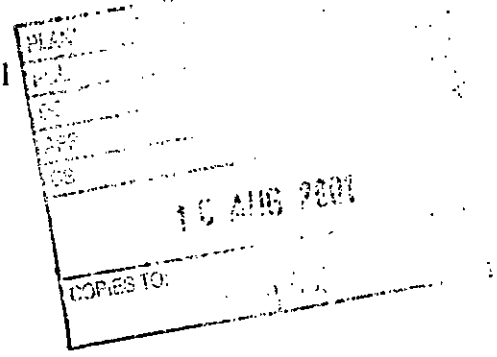
15.08.01.

**Our ref:** SP\2001\004139\001
**Your ref:** F/2001/3516 + L5/2001/3518
**Date:** 7th August 2001

NB

ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG40 1WR




Dear Madam

**PROPOSAL: Proposed Two Storey Rear Extension To Dwelling**
**LOCATION: Lea Farm, Park Lane, Finchampstead, Wokingham**

Thank you for your letter dated 23rd July 2001, which was received on 26th July 2001. You are asked to quote the following reference in any correspondence: **SU76SE/17/7**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

**Planning Informatives**

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
*Contact Ian Doyle on 01276 454365 for further details.*

**Advice To Planning Authority**

**Land Drainage**

We are not aware of any watercourses on the site, but should there be any, we advise that:

- they should not be culverted; and
- a buffer zone is left on either side of any watercourse, and
- culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act

Cont/d..

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

1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

**Landfill Gas Risk**

According to our records, there are two landfill sites within 250 metres of the site, as follows:

| Grid reference | Distance from site | Landfill name | Details |
|---|---|---|---|
| SU 767 633 | 245m | Bullaways Farm | Inert Waste |

In view of distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

**Advice To Applicant**

**Groundwater Protection**

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

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

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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

**Decision Notice**

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

Yours faithfully

M. ROSE

**Matthew Rose**
**Development Planning Officer**

CC: Premier Design, Thatch Cottage, Farley Green, Albury, Guildford, GU5 9DN

Date: 03 August 2001

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: LB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Plans corrected to show proposed extension set 300mm from existing. Plan now matches elevations. Drawing no 00/67/02 Rev D.

---

**Comments are required by 13/08/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

(RING ONE)

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

App No. 3516 & 3518 (Planaps) / (Ludhouse) Date Rec. 31/7/01

Location: LEA FARM, PARK LANE

Parish FINCHAMPSTEAD.

Applicant:

Description of attached plans PLANS CORRECTED TO SHOW PROPOSED EXTENSION SET 300mm FROM EXISTING PLAN – NOW MATCHES ELEVATIONS.

Drawing No's: 00/67/02 REV D.

## CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified. 1 copy of plan for each file please

Please tick which of the following you wish consulted.

OTHERS: As consulted on previous revised plan – Env. Agency, English Heritage & The Society for the Protection of Ancient Buildings only.

Drawing No's

1. NK (Landscape & Trees) ____ ☐
2. NK (Env. Design) ____ H.S ☑
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: As consulted on previous revised plans

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 NAB

Consultations Sent by Admin. on 03.08.RS

Yellow - Part One Copy
Green - Officer's Copy

# Premier Design

*architectural & structural*

REVISED PLAN

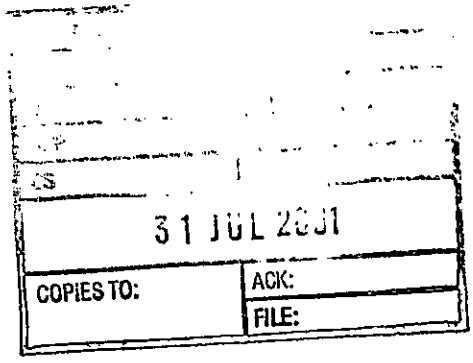
3516 d

3518 d

30 July 2001

NB

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR




For the attention of Natalie Brown.

Dear Sir

**Re Proposed alterations and extension at Lea Farm, Park Lane, Finchampstead, Berkshire, RG40 4QR. Applications LB/2001/3518 & F/2001/3516**

Please find enclosed 6 copies from our drawing 00/67/02 Rev D showing the proposed extension set over 300mm from the existing wall.

Yours sincerely

Premier Design

Premier Design.

*Thatch Cottage*
*Farley Green, Albury,*
*Guildford, GU5 9DN.*
*Tel 01483 202274. Fax 01483 205274.*
*e-mail. Buildings@compuserve.com*
*Premier Design is owned by Keybat Ltd*
*Registered No. 1750316*

for plans see Part One or Officer file

Date: 18 July 2001 19 JUL 2001

To: Harold Sanders, Conservation

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516 WB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Proposed extension reduced to 6m length, drawing no 00/67/02. Proposed works to fireplace, drawing no 00/67/03.

---

**Comments are required by 01/08/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

THE REVISED PROPOSALS ARE NOW ACCEPTABLE TO ME INCLUDING THE RESTORATION WORKS TO THE FIRE PLACES.

HOWEVER, THE PLAN DOES NOT SHOW THE SET BACK BETWEEN THE EXISTING BUILDING AND EXTENSION — AS SHOWN ON THE REAR ELEVATION. PLAN SHOULD BE CORRECTED.

phoned agent 25/7 9.05am he will correct plan & send in

DETAILS OF MATERIALS, WINDOWS, DOOR AND PORCH AND DORMER PLUS MAKING GOOD TO BUILDING WHERE GLAZED AREA REMOVED.

Harold Sanders 24.07.01

Date: 18 July 2001

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: LB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Proposed extension reduced to 6m length, drawing no 00/67/02 Rev C. Proposed works to fireplace, drawing no 00/67/03.

---

**Comments are required by 01/08/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

No further observations.

AC 20/07/01

Date: 18 July 2001

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: LB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Proposed extension reduced to 6m length, drawing no 00/67/02 Rev C. Proposed works to fireplace, drawing no 00/67/03.

---

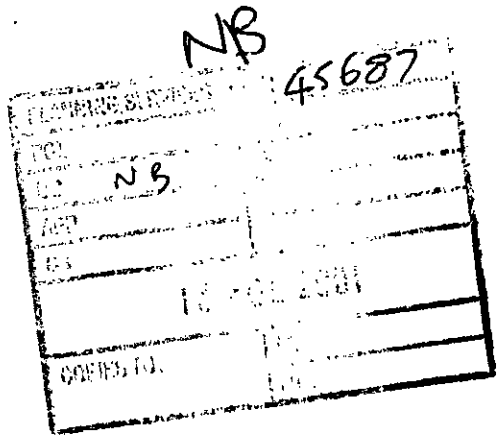
**Comments are required by 01/08/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

# Premier Design

*architectural & structural*

REVISED PLAN 3516 3518




11 July 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Natalie Brown.

Dear Sir

**Re Proposed alterations and extension at Lea Farm, Park Lane, Finchampstead, Berkshire, RG40 4QR. Applications LB/2001/3518 & F/2001/3516**

Please find enclosed 6 copies from our drawing 00/67/02 Rev C showing the proposed extension reduced to 6000mm as requested. We also enclose 4 copes from drawing 00/67/03 showing the proposed works to the fireplaces.

We can confirm that there is parking on site in excess of 8 spaces. The applicants do not normally garage their cars but have space within the buildings surrounding the front turning area.

Yours sincerely

Premier Design

Premier Design.

*Thatch Cottage*
*Farley Green, Albury,*
*Guildford, GU5 9DN.*
*Tel 01483 202274. Fax 01483 205274.*
*e-mail. Buildings@compuserve.com*
*Premier Design is owned by Keybat Ltd*
*Registered No. 1750316*

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
37 Spital Square London E1 6DY Telephone 020 7377 1644 Fax 020 7247 5296

Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

44208

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | TLS |
| DC NAB | ENF |
| APP | |
| CS | |
| 07 JUN 2001 | |
| COPIES TO: | ACK: |

Our ref: MS/PQ/61/SPAB/01
Your ref: LB/2001/3518 + F/2001/3576

6th June 2001

Dear Sir,

**LEA FARM, PARK LANE, FINCHAMPSTEAD**

Thank you for referring this application to us for comment.

We note that the size of the proposed extension has already been reduced but we still consider it large in relation to the existing building. It might be advantageous for the side wall to be set back from the existing end wall of the sitting room and the width of the extension reduced. It might also make for a better relationship with the existing building if the proposed lean-to with porch, lobby and lavatory could be omitted, simplifying the extension's form.

We hope these comments will be of assistance.

Yours faithfully,

Matthew Slocombe
Deputy Secretary

For plan see Part One of Officer file

Date: 30 April 2001 01 MAY 2001

To: Harold Sanders, Conservation

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3516 + UB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Two storey rear extension reduced in length to 7.5m, and ridge height reduced. Drawing no 00/67/02 Rev B.

---

**Comments are required by 14/05/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

I STILL CONSIDER THE EXTENSION TOO LARGE WHEN COMPARED TO THE ORIGINAL STRUCTURE.

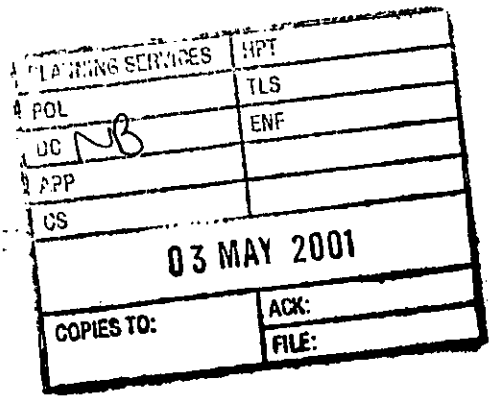
THE PROPOSED KITCHEN/BREAKFAST ROOM CLEARLY REFLECTS THIS PROBLEM OF SCALE WHEN RELATED TO OTHER ROOMS IN THE FARMHOUSE.
THE WINDOW TO THE UPPER LANDING NOW APPEARS ACCEPTABLE.
IF THE FAMILY BATHROOM IS REPLANNED WITHIN THE EXISTING STRUCTURE, WITH ONLY TWO EXTRA ROOMS AT FIRST FLOOR LEVEL THIS COULD RESULT IN AN EXTENSION OF ACCEPTABLE MASS WHEN COMPARED TO THE HISTORIC STRUCTURE

Harold Sanders 29.05.01.

**Our ref:** SP\2001\003633\001
**Your ref:** LB/2001/3518
**Date:** 1st May 2001

ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN




Dear Madam

**PROPOSAL: 2 Storey Rear Extension, Reduced In Height And Length**
**LOCATION; Lea Farm, Park Lane, Finchampstead**

Thank you for your letter dated 30 April 2001, which was received on 01 May 2001. You are asked to quote the following reference in any correspondence: **SU76SE/17/7**.

I have no further comments to add to my previous letter dated 27 March 2001 regarding your consultation reference F/2001/3518, of which a copy is enclosed.

**Decision Notice**

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

Yours faithfully

M. ROSE

**Matt Rose**
**Development Planning Team**

CC: Mr. M. Gilbert, Premier Design, Thatch Cottage, Farley Green, Albury, Guildford, GU5 9DN

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

**Our ref:** SP\2001\003392\001
**Your ref:** F/2001/3516 & F/2001/3518
**Date:** 27th March 2001

ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

**PROPOSAL: 2 Storey Rear Extension (Also Listed Building Consent For Internal Fireplace Repairs LB/2001/3518)**
**CONSENT: Lea Farm, Park Lane, Finchampstead**

Thank you for your letter dated 16 March 2001, which was received on 21 March 2001. You are asked to quote the following reference in any correspondence: **SU76SE/17/7**. The Environment Agency has no objection to the proposed development.

**Planning Informatives**

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
*Contact Ian Doyle on 01276 454365 for further details.*

**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 767 633 | 190m | Bullaways Farm, Farley Hill | Inert Waste |

In view of distance, and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal..

Cont/d..

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

**Land Drainage: Contact Amanda Reed On 01276 454331**

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

**Advice To Applicant**

**Scientific Support: Contact Ian Doyle On 01276 454365**

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

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

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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

**Decision Notice**

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M ROSE

**Matt Rose**
**Development Planning Team**

CC: Mr. M. Gilbert, Thatch Cottage, Farley Green, Albury, Guildford, GU5 9DN

Date: 30 April 2001

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: LB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Two storey rear extension reduced in length to 7.5m, and ridge height reduced. Drawing no 00/67/02 Rev B.

---

**Comments are required by 14/05/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

Comments as previous dated 23/03/01

Adam C 4/5/01

Date: 30 April 2001

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: LB/2001/3518

Location: Lea Farm, Park Lane, Finchampstead, Wokingham.

Proposal: Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling.

Applicant: Mr J Griffiths C/O Mr M Gilbert.

Case Officer: Natalie Brown

---

The new plans show the following: Two storey rear extension reduced in length to 7.5m, and ridge height reduced. Drawing no 00/67/02 Rev B.

---

**Comments are required by 14/05/2001.**

**Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.**

COPY OF REVISED PLAN 00/67/02 REV B -
IN FILE F/2001/3516

1970

(RING ONE)

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

App No. F/2001/3516 (Planaps) / LB/2001/3518 (Ludhouse) Date Rec. 23 April 2001

Location: LEA FARM, PARK LANE

Parish FINCHAMPSTEAD.

Applicant:

Description of attached plans TWO STOREY REAR EXTENSION REDUCED IN LENGTH TO 7.5m, AND RIDGE HEIGHT REDUCED.

Drawing No's: 00/67/02 REV B.

## 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.**

**OTHERS:** ~~Env Agency~~ ~~Berkshire Group~~ ~~Ancient Monuments Soc~~ ~~RCHME~~ Victorian Society SOC for protection ancient buildings English Heritage

As applicant

**Drawing No's**

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) H.S ✓
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:** As applications.

Date for Responses 14 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 NAB

Consultations Sent by Admin. on 30.04.RS

Yellow - Part One Copy

# Premier Design
*architectural & structural*

REVISED PLAN

3516
3518

19 April 2001

| PLANNING SERVICES | HPT 4-24-52 |
|---|---|
| POL | TLS |
| DC NB | ENF |
| APP | |
| CS | |
| 23 APR 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Natalie Brown.

Dear Sir

**Re Proposed alterations and extension at Lea Farm, Park Lane, Finchampstead, Berkshire, RG40 4QR. Applications LB/2001/3518 & F/2001/3516**

Please find enclosed 4 copies from our revised drawing 00/67/02 Rev B. We have reduced the proposal in size, lowered the proposed ridge height and incorperated the items picked up during our site meeting.

Our Client has confirmed that a depth of 7500mm is the minimum that can provide the accomodation required. We hope this revised proposal may be acceptable.

Yours sincerely

Premier Design.

*Thatch Cottage*
*Farley Green, Albury,*
*Guildford, GU5 9DN.*
*Tel 01483 202274. Fax 01483 205274.*
*e-mail. Buildings@compuserve.com*
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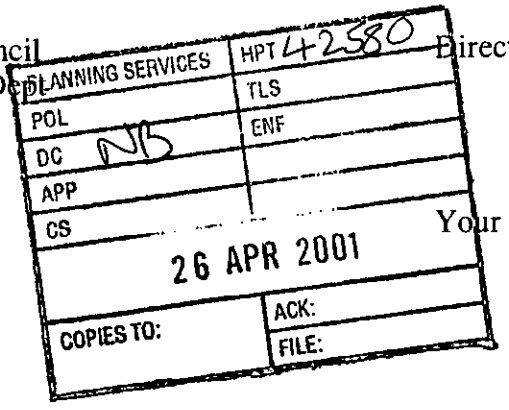
ENGLISH HERITAGE

SOUTH EAST REGION

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR
FAO: Natalie Brown




Direct dial: 01483 252030

Your ref: NB/LB/2001/3518

24th April 2001

Dear Sir

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

**ADDRESS:** Lea Farm, Park Lane, Finchampstead, Wokingham

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

On the basis of the submitted documentation, which we have listed below, English Heritage has no objection to the application.

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: 00/67/02; 00/67/01**

Yours sincerely

p G. Angell
Graham Steaggles
Historic Areas Advisor
South East Region

EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH
*Telephone 01483 252000 Facsimile 01483 252001*
*www.english-heritage.org.uk*
*The National Monuments Record is the public archive of English Heritage*

F/2001/3516 + LB/2001/3518:

18/4 11.35am:

- Phoned up agent chasing revised plans
- original depth extn at ≈ 9m
  H.S wanted 6m
  ~~Agent~~ revised at 7m, but client wants 7.5m
- He will send in plans at 7.5m & if we have any probs, get back to him
- has lowered the ridge height + done other changes requested by H.S
- He will try + send plans in by the end of the week.

23/4 - revised plans received.

**Our ref:** SP\2001\003392\001
**Your ref:** F/2001/3516 & F/2001/3518
**Date:** 27th March 2001

ENVIRONMENT AGENCY

FAO: Natalie Brown
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

41905

| | |
|---|---|
| FOL | ENF |
| DC NB | |
| APP | |
| CS | |
| 02 APR 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

Dear Madam

**PROPOSAL: 2 Storey Rear Extension (Also Listed Building Consent For Internal Fireplace Repairs LB/2001/3518)**
**CONSENT: Lea Farm, Park Lane, Finchampstead**

Thank you for your letter dated 16 March 2001, which was received on 21 March 2001. You are asked to quote the following reference in any correspondence: **SU76SE/17/7**. The Environment Agency has no objection to the proposed development.

**Planning Informatives**

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
*Contact Ian Doyle on 01276 454365 for further details.*

**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 767 633 | 190m | Bullaways Farm, Farley Hill | Inert Waste |

In view of distance, and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal..

Cont/d..

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

**Land Drainage: Contact Amanda Reed On 01276 454331**

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

**Advice To Applicant**

**Scientific Support: Contact Ian Doyle On 01276 454365**

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

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

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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

**Decision Notice**

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M ROSE

**Matt Rose**
**Development Planning Team**

CC: Mr. M. Gilbert, Thatch Cottage, Farley Green, Albury, Guildford, GU5 9DN

# 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

| | |
|---|---|
| PLANNING SERVICES | HPT 41864 |
| POL | TLS |
| DC NB | ENF |
| APP | |
| CS | |
| 02 APR 2001 | |
| COPIES TO: | ACK: |

Date 28.3.01

Our ref. AM

Your ref. LB/2001/3518

Your letter of 15.3.01

Lea Farm, Fritchampstead

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 CRAIGMYLE 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

FROM: Natalie Brown

DATE: 15 March 2001

DELEGATED

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** LB/2001/3518

**Proposal:** Proposed repairs to existing internal fireplaces and two storey rear extension to dwelling..

**Site Address:** Lea Farm, Park Lane, Finchampstead, Wokingham.

**Applicant:** Mr J Griffiths C/O Mr M Gilbert.

Your observations are required in respect of this application **by 08/04/2001** .

---

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

**HIGHWAYS CONSULTATION SHEET**

**From:** Natalie Brown **Date:** 16 March 2001

**Application Number:** F/2001/3516

**Proposal:** Proposed two storey rear extension to dwelling.

**Parish:** FINCHAMPSTEAD PARISH

**Site Address:**
Lea Farm, Park Lane, Finchampstead, Wokingham.

**Applicant:**
Mr J Griffiths C/O Mr M Gilbert.

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).

C122, R122 (INSERT: '... vehicle parking and turning space for 4 vehicles herein approved ...')
C137 (INSERT: extension), R137.

**Signed:** _____ **Print name:** Adam Coggins 23/03/01

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer** Please see Part 1 for plans.

**From:** Natalie Brown

**Date:** 16 March 2001 20 MAR 2001

**Application Number:** F/2001/3516 + LB/2001/3518

**Proposal:** Proposed two storey rear extension to dwelling..

**Site Address:**
Lea Farm, Park Lane, Finchampstead, Wokingham.

**Applicant:**
Mr J Griffiths C/O Mr M Gilbert.

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

---

FOLLOWING A SITE VISIT ON 22. MARCH WITH THE CASE OFFICER IT WAS GENERALLY AGREED THAT THE PROPOSED EXTENSION WAS TOO LARGE IN RELATION TO THE PRESENT LISTED STRUCTURE.

A REVISED SCHEME IS TO BE PREPARED WHICH WILL ALSO REDUCE THE RIDGE LINE OF THE PROPOSED EXTENSION.

DETAILED COMMENTS ON THE INTERNAL ALTERATIONS TO THE EXISTING STRUCTURE WILL BE WILL BE CONFIRMED ONCE THE REVISED DRAWINGS ARE SUBMITTED, INCLUDING THE RENOVATION WORKS TO THE TWO PRINCIPAL FIREPLACES

Harold Sanders

23.03.01.

runs through 2 brick arches. To the right of this adjoining, and on the further bank of the mill stream is a higher section of painted weather boarding with a half-hipped old tile roof. Adjoining, further to the right is a C20 L-plan single storey dining room extension of no special interest. Interior:- many members of the timber frame exposed, a large inglenook fireplace, and the mill wheel, gears and machinery fully restored and in working order enclosed behind a glass screen.

---

| | | |
|---|---|---|
| SU 76 SE | FINCHAMPSTEAD | PARK LANE<br>(North side) |
| 12/15 | | Lea Farmhouse<br><br>II |

Farmhouse. Late C16, altered C20. Park brick and part roughcast, part timber framed with painted brick infill, old tile roof half hipped on right. Rectangular plan of 2 framed bays with brick extension on west. 2 storeys. Chimney with 4 square shafts to right of centre. Entrance front:- 2 bays of C19 3-light casement windows. C19 extension on left, painted roughcast with hipped old tile roof; ledged door with a 2-light casement to left on ground floor. Interior:- most of the timber frame is visible and there is an inglenook fireplace.

---

1772A

**WOKINGHAM DISTRICT COUNCIL**

APPLICATION NUMBER

**TOWN AND COUNTRY PLANNING ACT, 1990**

05 MAR 2018

**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 remain unexpired.

I hereby certify that:-

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

or:-

**CERTIFICATE B**

I hereby certify that:-

1. *~~The applicant~~ I have ~~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 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 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 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:

(b) .....

.....

.....

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

(c) .....

(d) on .....

**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 than 20 days before the application)

Signed M. Griffiths

*On behalf of J. GRIFFITHS

Date 26.2.01.

* Delete where inappropriate

LEA FARM / Stones.

ADDRESS PARK LANE NE PARISH ~~FINCH~~

PLOT No. LISTED ORD. SHEET No.

BUILDER 0.90/59 Escors of V.W. Sayer O/C - Res Dev 25.4.59 REF

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| PD 69/73 | Exor VW Sayell | Alters to House | 25-1-73 | App N/A |
| 99/69183/F | Stones Mr. V W sayer | 2 St/S + S/St/S - Conv. | 13.4.99 | REF |
| R/93/64 | Escor. of late V.W. Sayers | Convert- house into | 3.9.64 | C/A |
| 61/58 | Mrs. C. J. Sayers | Farm 2 dwellings | 13.5.58 | C/A |
| 99/70696/F | Stones " | Cottage S/St + 2 St/S flats | 13.12.99 | C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Refusal of Plan. Permis. - Mr. Sayer - 10/8/99

DRAINAGE

U.S. MAIL 2001 • 3518

1871/A

# WOKINGHAM DISTRICT COUNCIL

Application No.

**TOWN AND COUNTRY PLANNING ACT 1990**

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

05/APR/2001 * Date Received 3518

## APPLICATION FOR LISTED BUILDING CONSENT

Pleas 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, RE40 1WR.**

1. APPLICANTS NAME: MR. J. GRIFFITHS
   ADDRESS: LEA FARM, PARK LANE
   POST CODE: FINCHAMPSTEAD RG40 4QR
   PHONE: 01189732176

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: MR M. GILBERT
   ADDRESS: THATCH COTTAGE, FARLEY GREEN, ALBURY, GUILDFORD
   POST CODE: GU5 9DN
   PHONE: 01483 202274

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: PARK LANE FINCHAMPSTEAD

   (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: II.

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   00/67/01 & 02.
   PHOTOGRAPHS AS EXISTING 1–5 INC.

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.
   REPAIRS TO EXISTING FIREPLACES 2 STOREY REAR EXTENSION.

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

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑

Relaxation of Condition ☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

| | | YES | NO |
|---|---|---|---|
| (a) | Total demolition of the principal building (See Note 7) | ☐ | ☑ |
| (b) | Demolition of a building in the curtilage of the principal building | ☐ | ☑ |
| (c) | Demolition of a part of the principal building | ☐ | ☑ |
| (d) | Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame). | ☑ | ☐ |
| (e) | Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling). | ☐ | ☑ |

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed? ~~544~~ m³.

(b) What is the cubic content of the part to be removed? 27 ~~12~~ m³

(c) What was the date (approx.) of the erection of the section to be removed? 1900's

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. NOT 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 M Griffiths on behalf of J. GRIFFITHS.

Date 26.02.01

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).

**DATE 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.'

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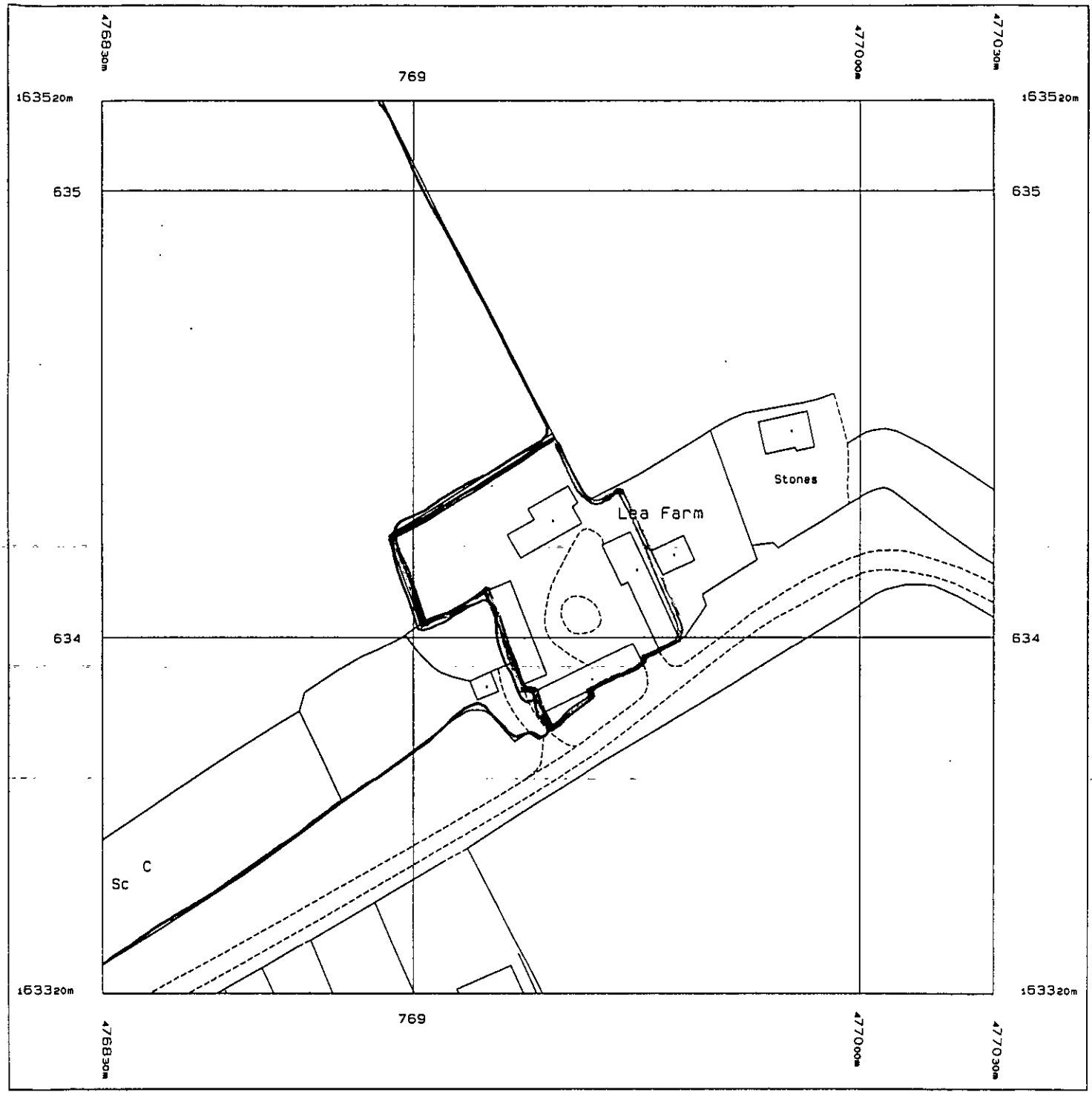
## Planning Extract - 1

05.MAR2001★ 3518 Site-centred

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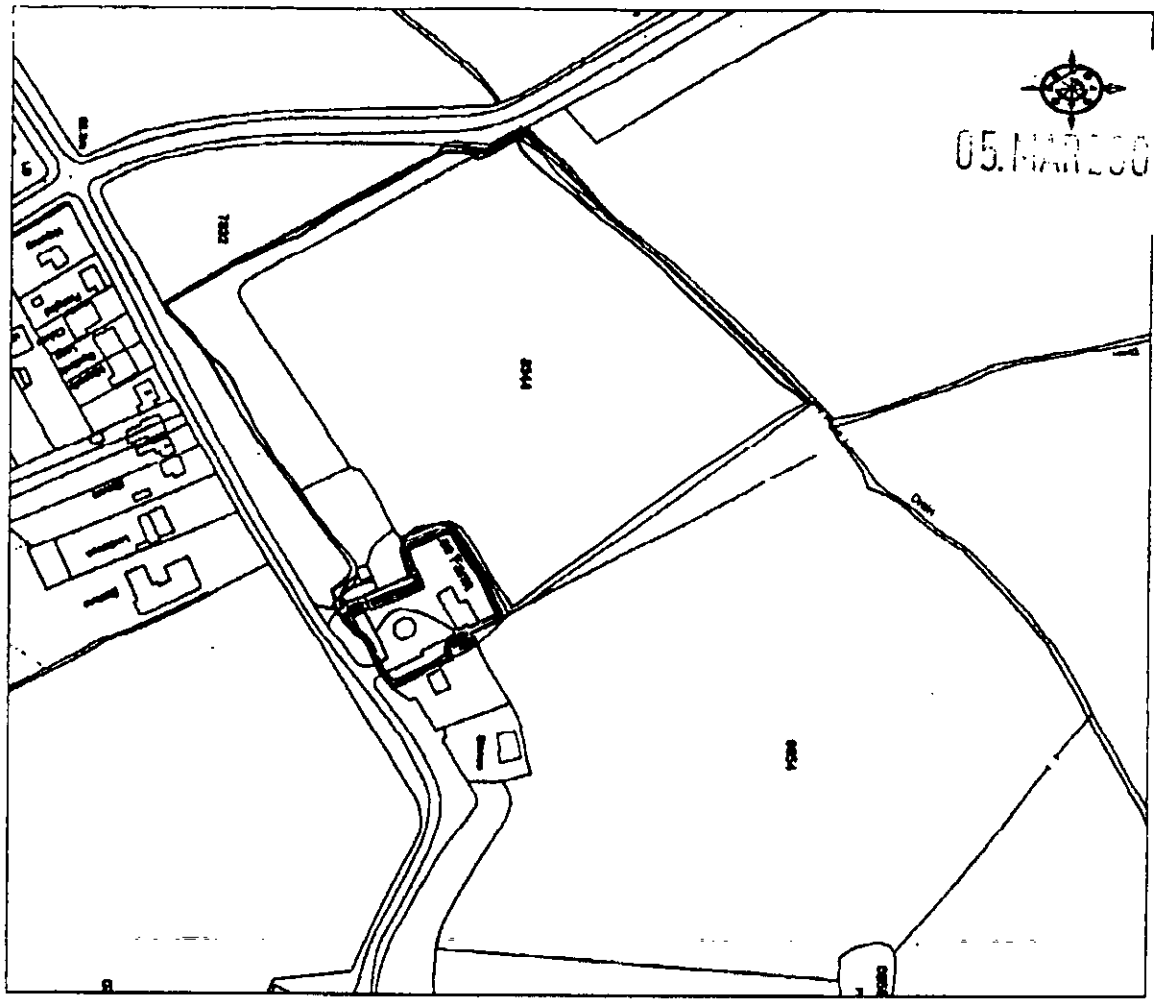
National Grid sheet reference at centre of this Superplan: SU7663

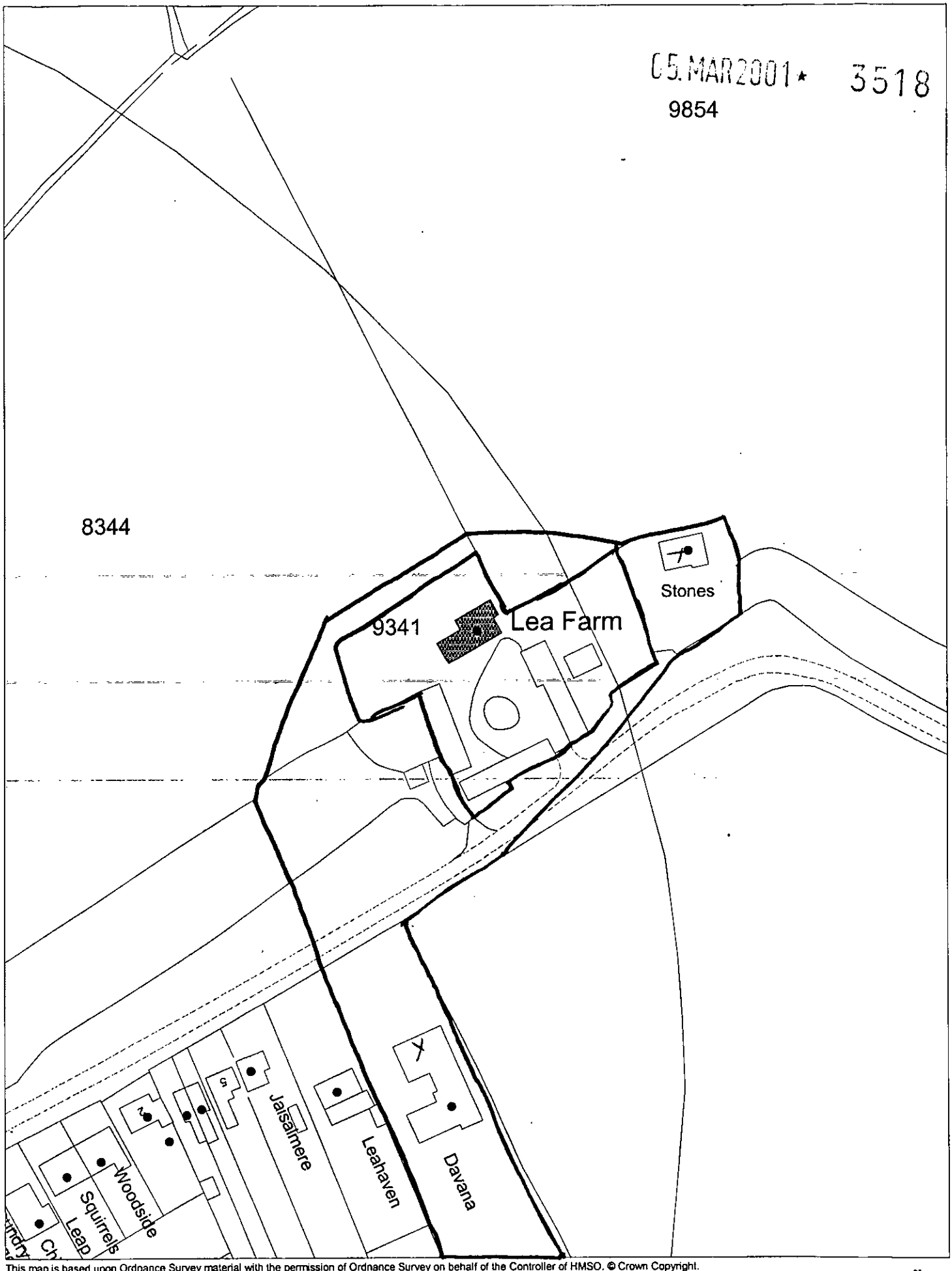
The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 476930 163420



05.MAR2001* 3518

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Development Control Section, Environmental Services, Wokingham District Council.
9 March 2001

Scale: 1 : 1250

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# BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Exors of the late Mr. F.W. Sayers,
c/o Mr. J.M. Sayer,
"Stones,"
Park Lane,
FINCHAMPSTEAD,
WOKINGHAM, Berks.

Application No. R/33/64

Proposal Conversion of house into two dwellings at Lea Farm, Park Lane, Finchampstead, Berks.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 3rd day of September, 19 64 subject to compliance with the conditions specified hereunder :—

The occupation of the dwelling units hereby permitted shall be limited to persons employed or last employed locally in agriculture, as defined in Section 22 (1) of the Town and Country Planning Act, 1962 and the dependents of such persons.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :—

The site of the farmhouse is shown in the Development Plan as falling within an area not marked by any notation where it is intended that the existing use viz: for agriculture shall continue for the most part undisturbed and the creation of further dwelling units is only permitted to meet the needs of agriculture (and of the rural community).

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 14 SEP 1964

Clerk to the Council.





05.MAR2001 * 3518

513/27 <NO.25> 10.02.01

SUPHS

8

NN

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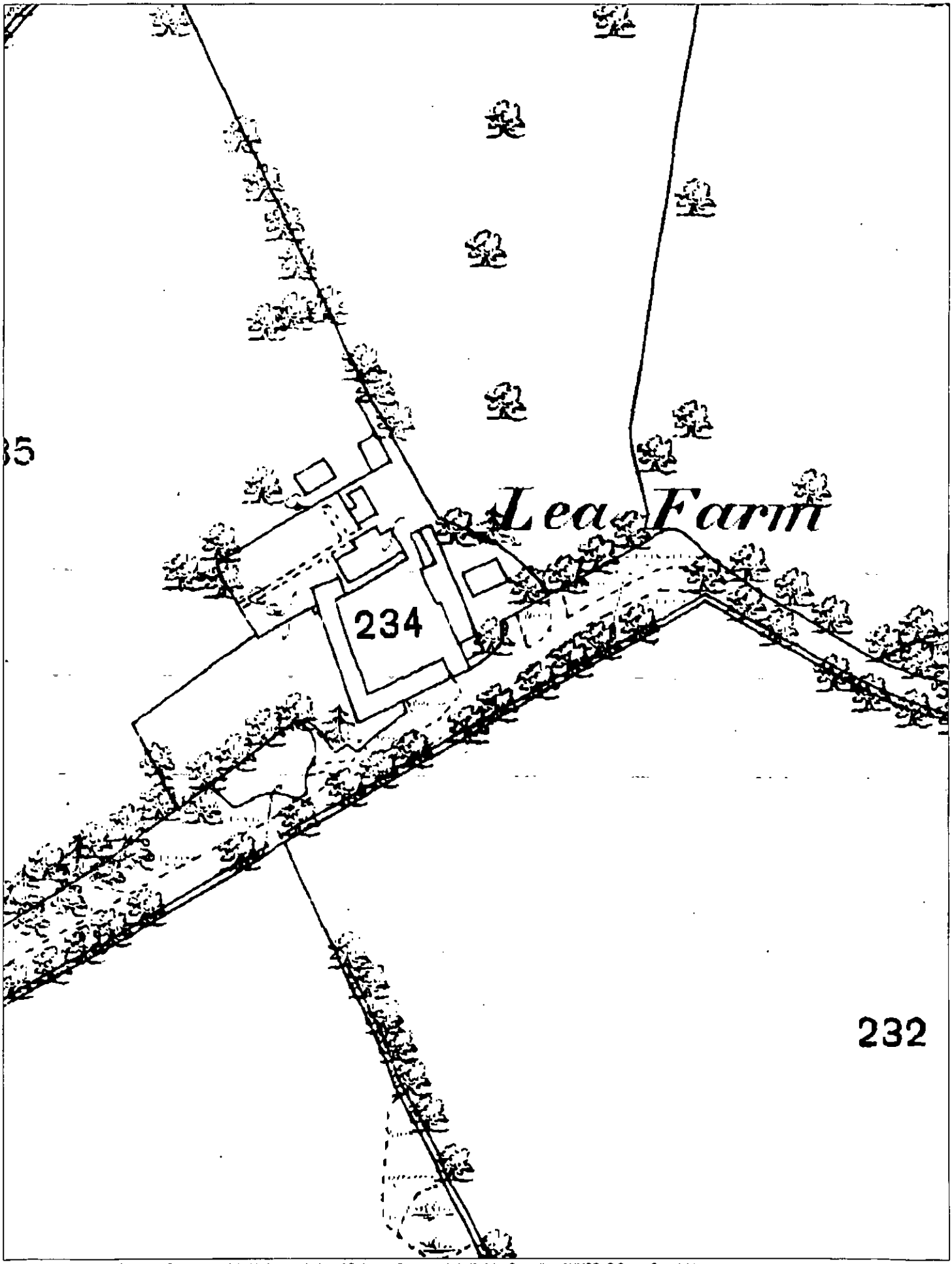


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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2001

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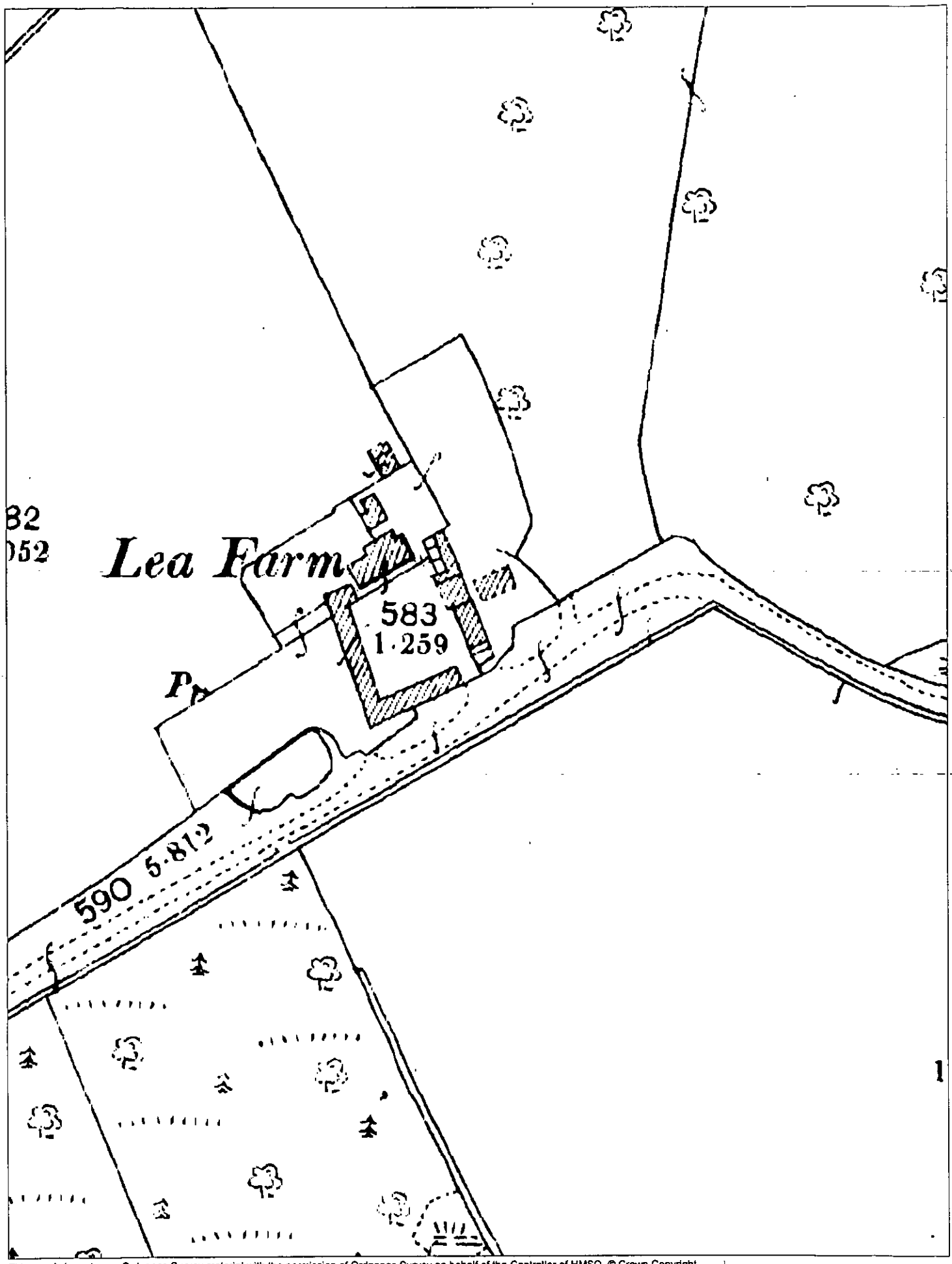
Historic Map : 1875

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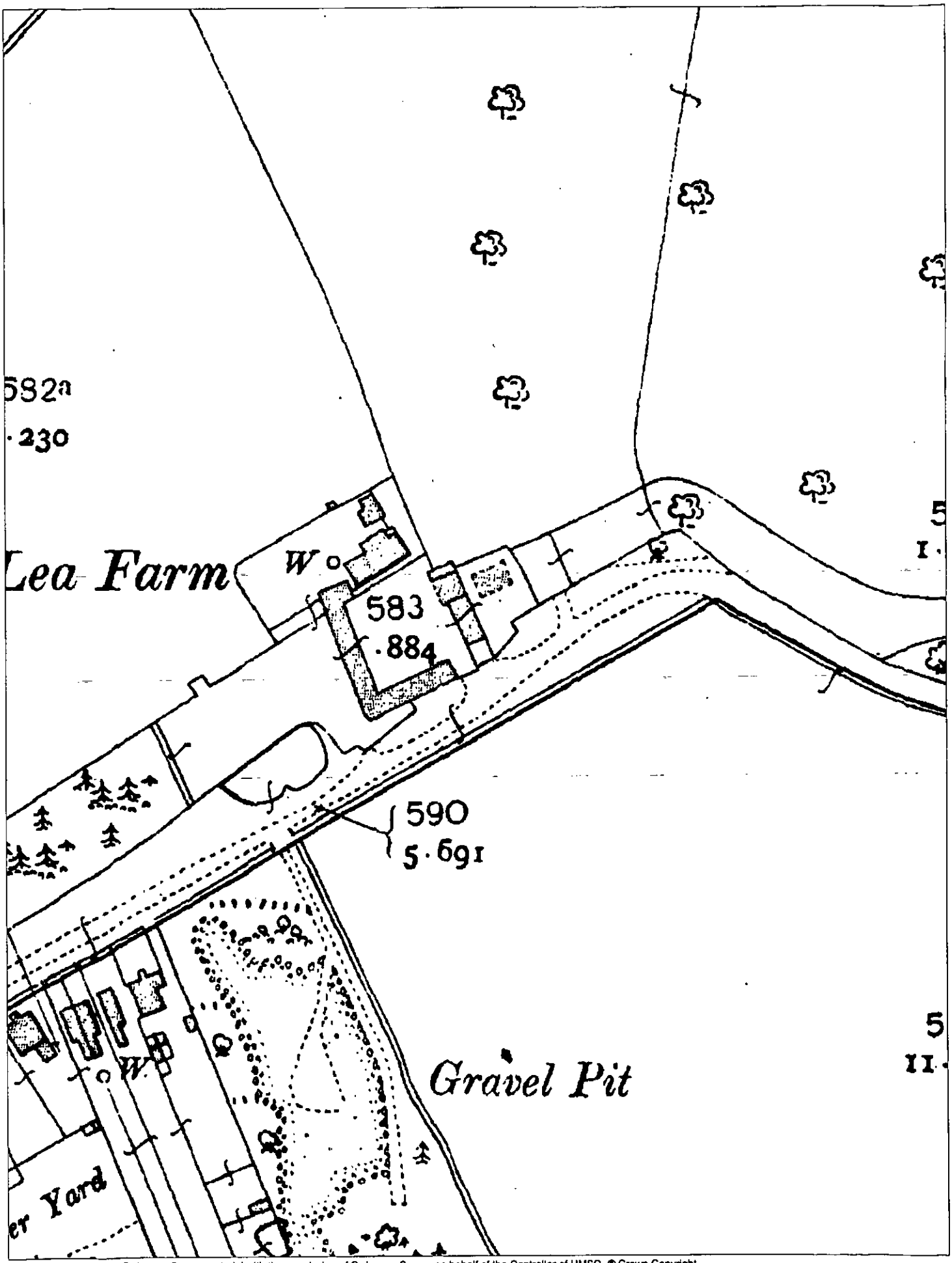
Development Control Section, Environmental Services, Wokingham District Council.
23 March 2001

Scale: 1 : 1250

Historic map: 1899

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Development Control Section, Environmental Services, Wokingham District Council.
23 March 2001

Scale: 1 : 1250

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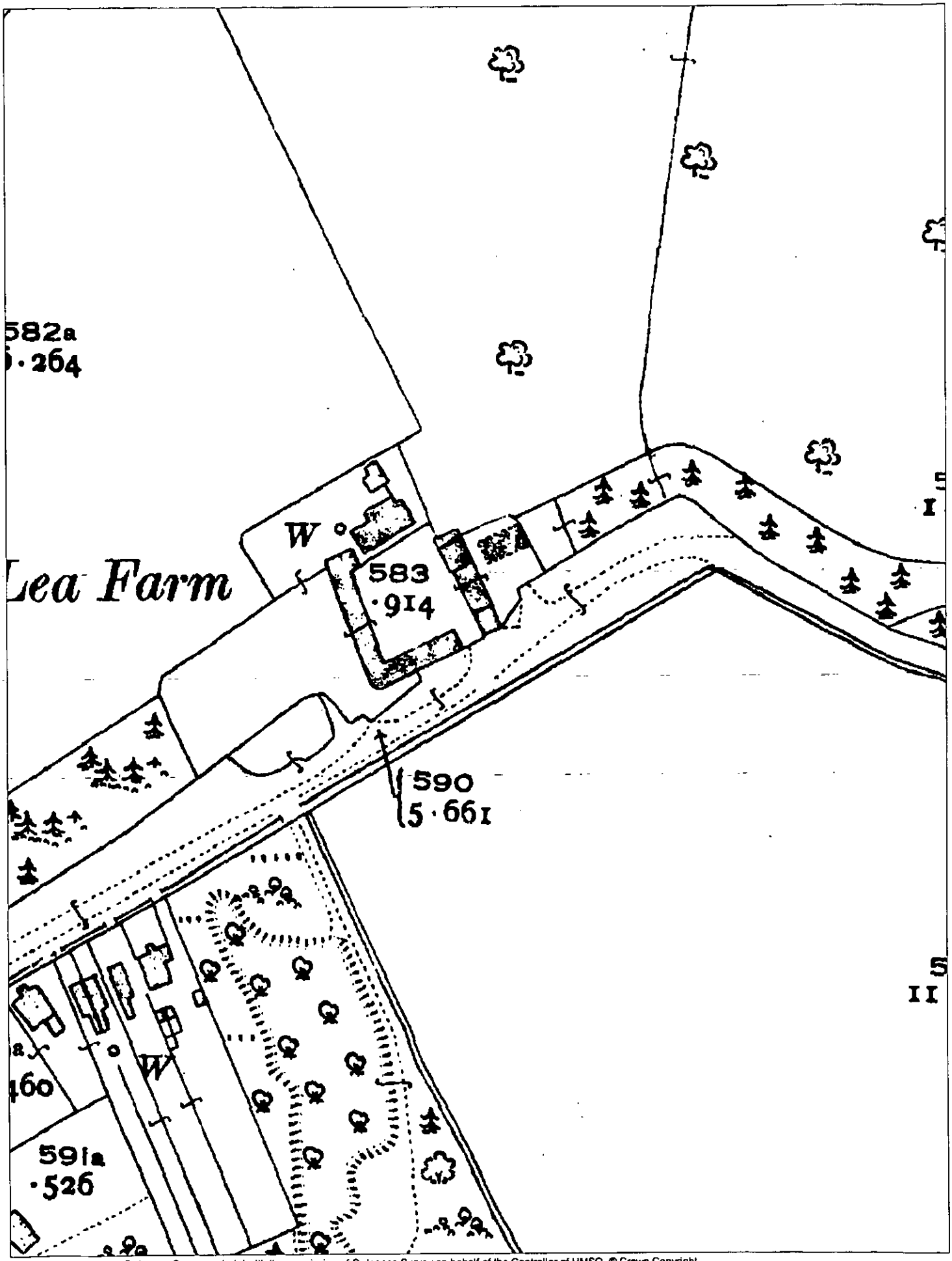
Historic map: 1912

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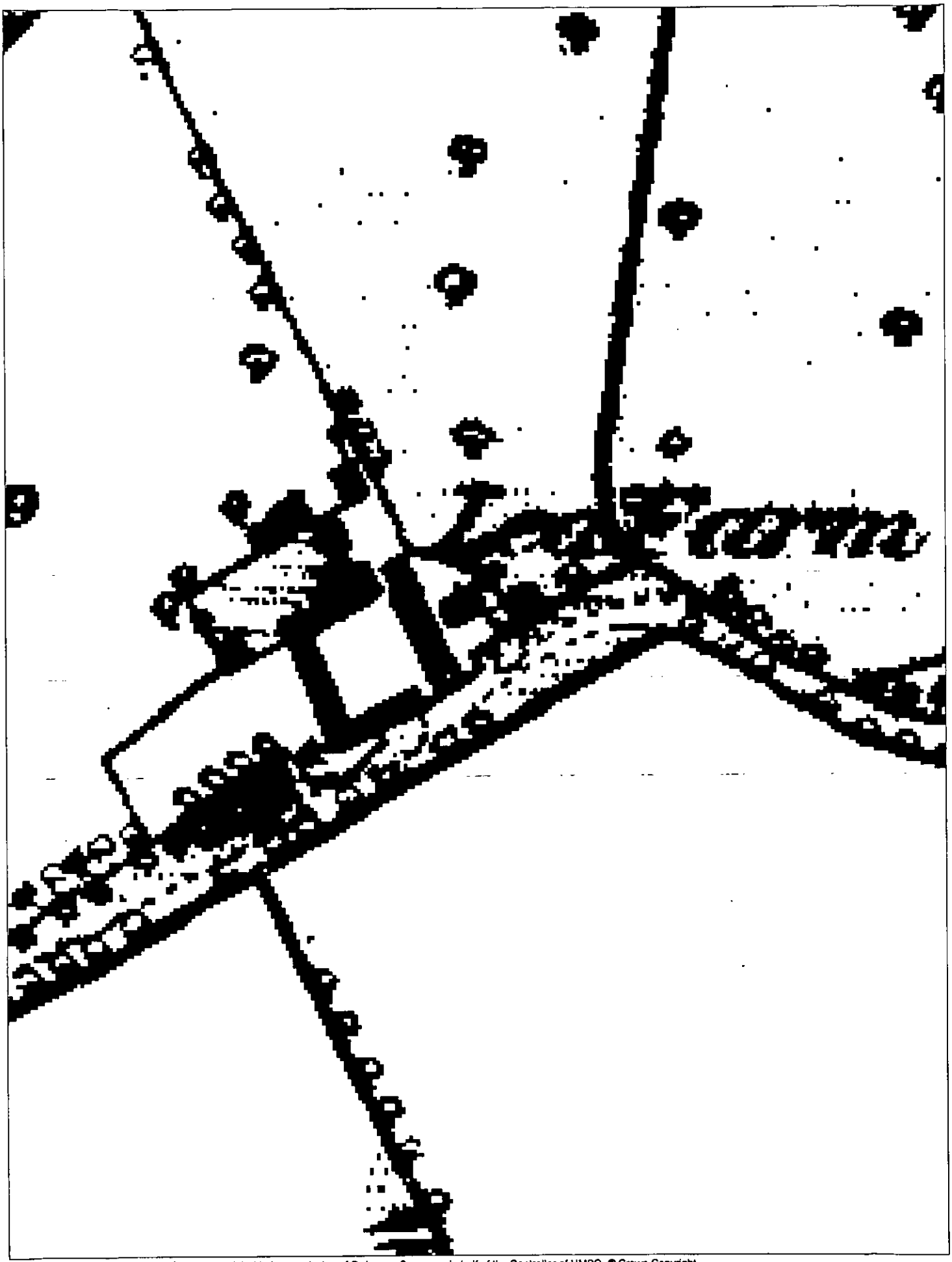
Development Control Section, Environmental Services, Wokingham District Council.
23 March 2001

Scale: 1 : 1250

N
W E
S

Historic Map: 1934



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Development Control Section, Environmental Services, Wokingham District Council.
23 March 2001

Scale: 1 : 1250

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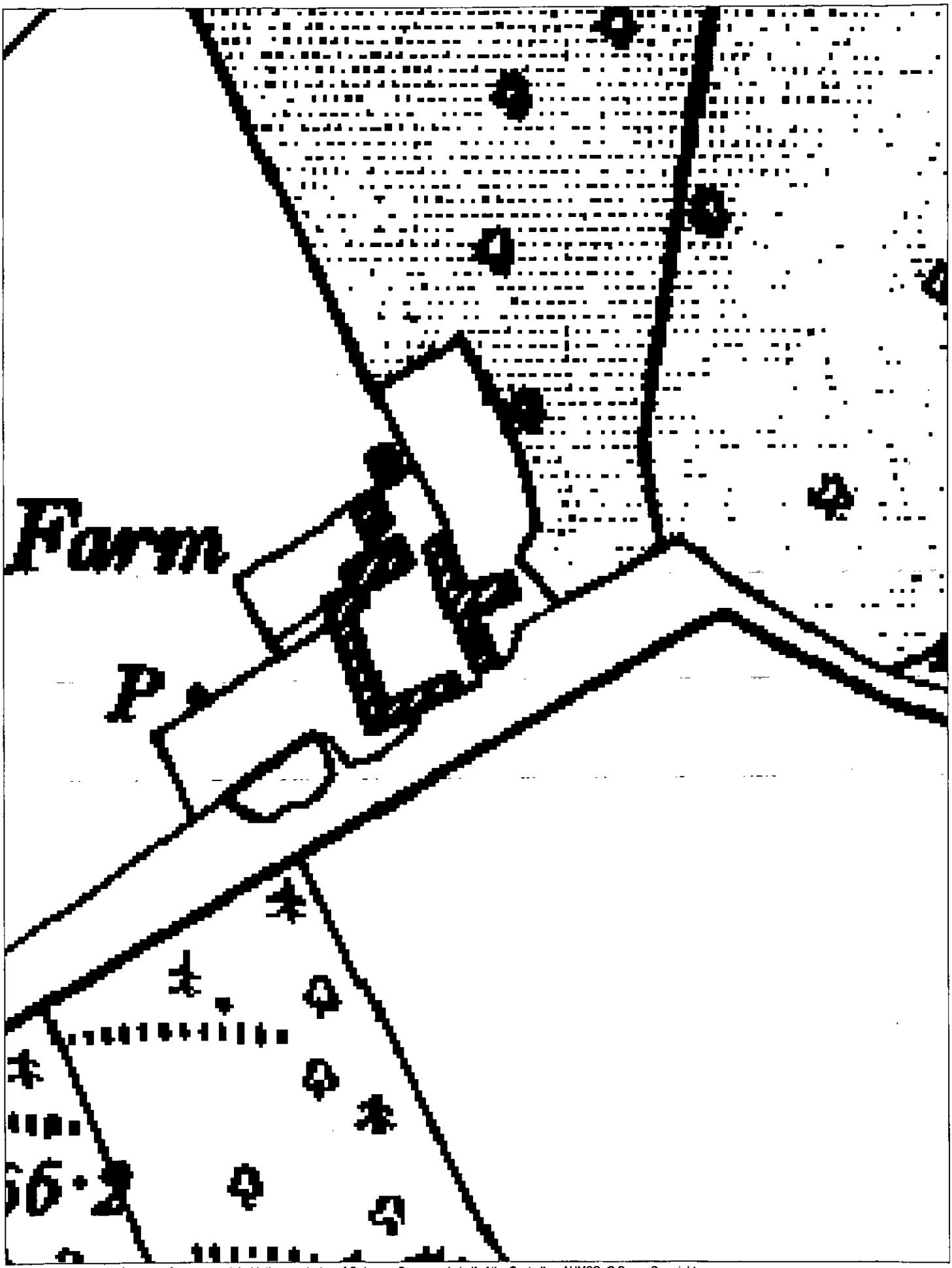
Historic map: 1880

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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2001

Scale: 1 : 1250

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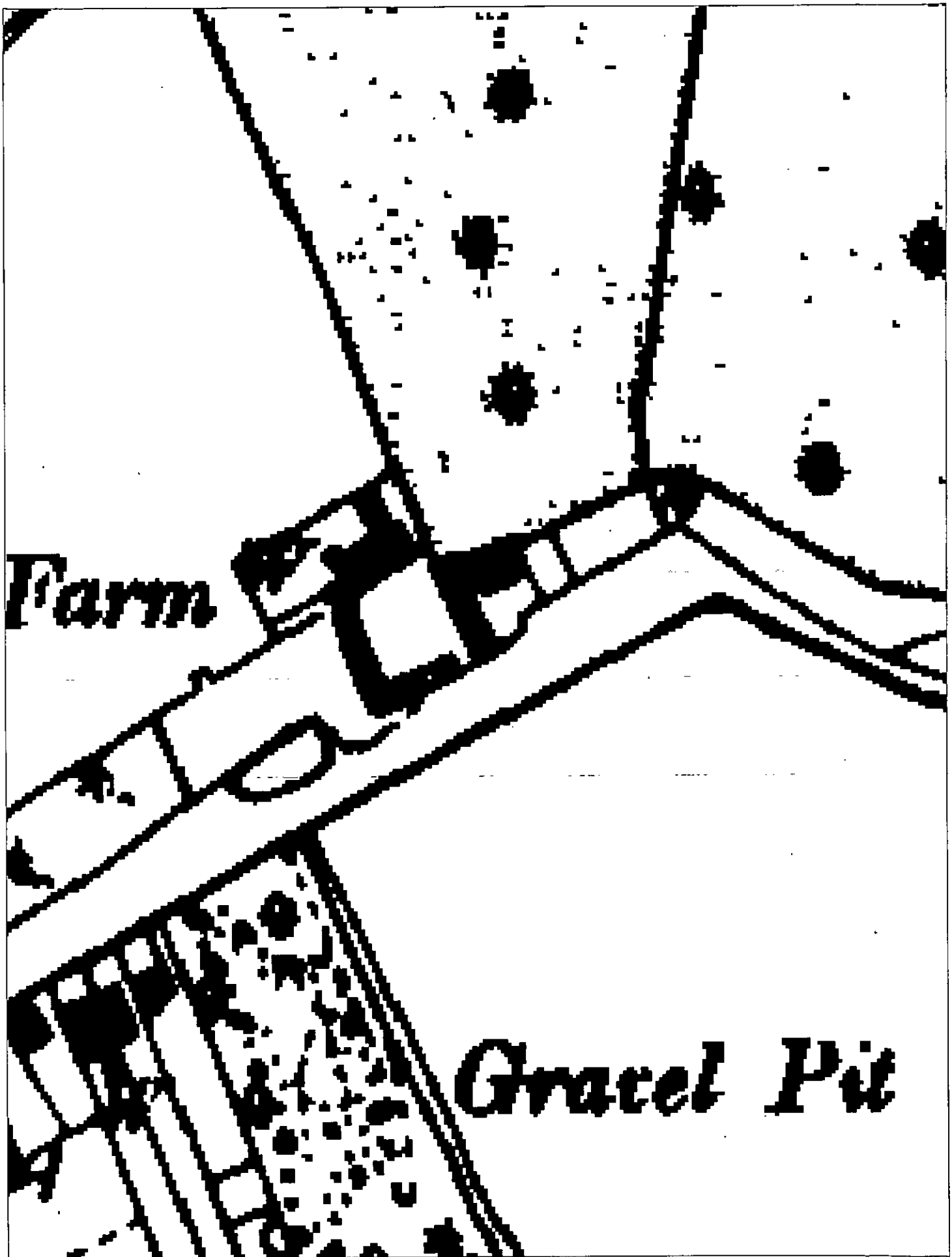
Historic Map: 1900

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Development Control Section, Environmental Services, Wokingham District Council.
23 March 2001

Scale: 1 : 1250

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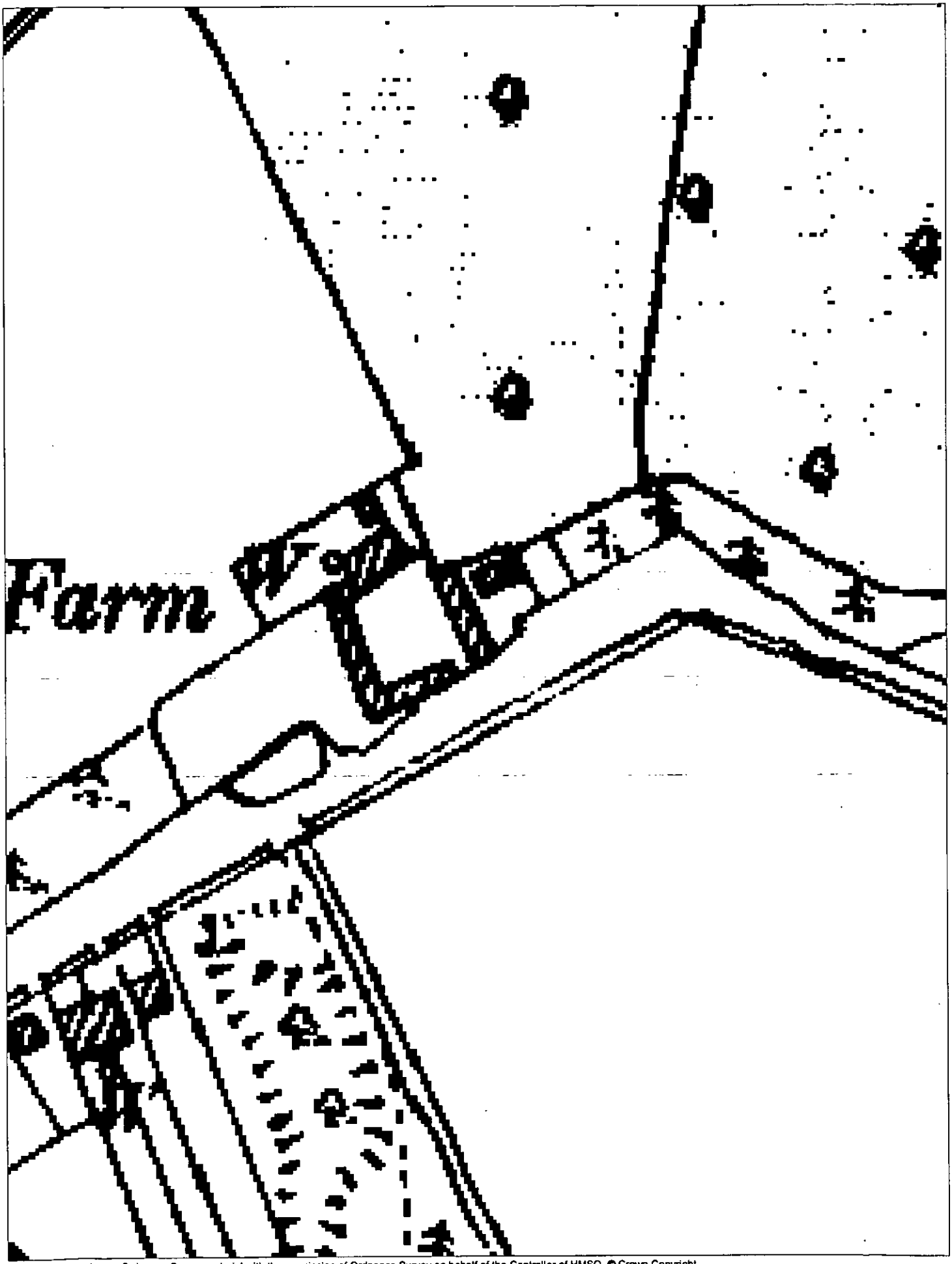
Historic map: 1013

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Development Control Section, Environmental Services, Wokingham District Council.
23 March 2001

Scale: 1 : 1250

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Historic map : 1930.

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mrs. C.I. Sayer,
Lea Farm,
Park Lane,
FINCHAMPSTEAD.
Berks.

Application No. 61/58

Proposal Farm Cottage at Lea Farm, Park Lane, Finchampstead. Berks.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 13th day of May, 1958 [illegible]—

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

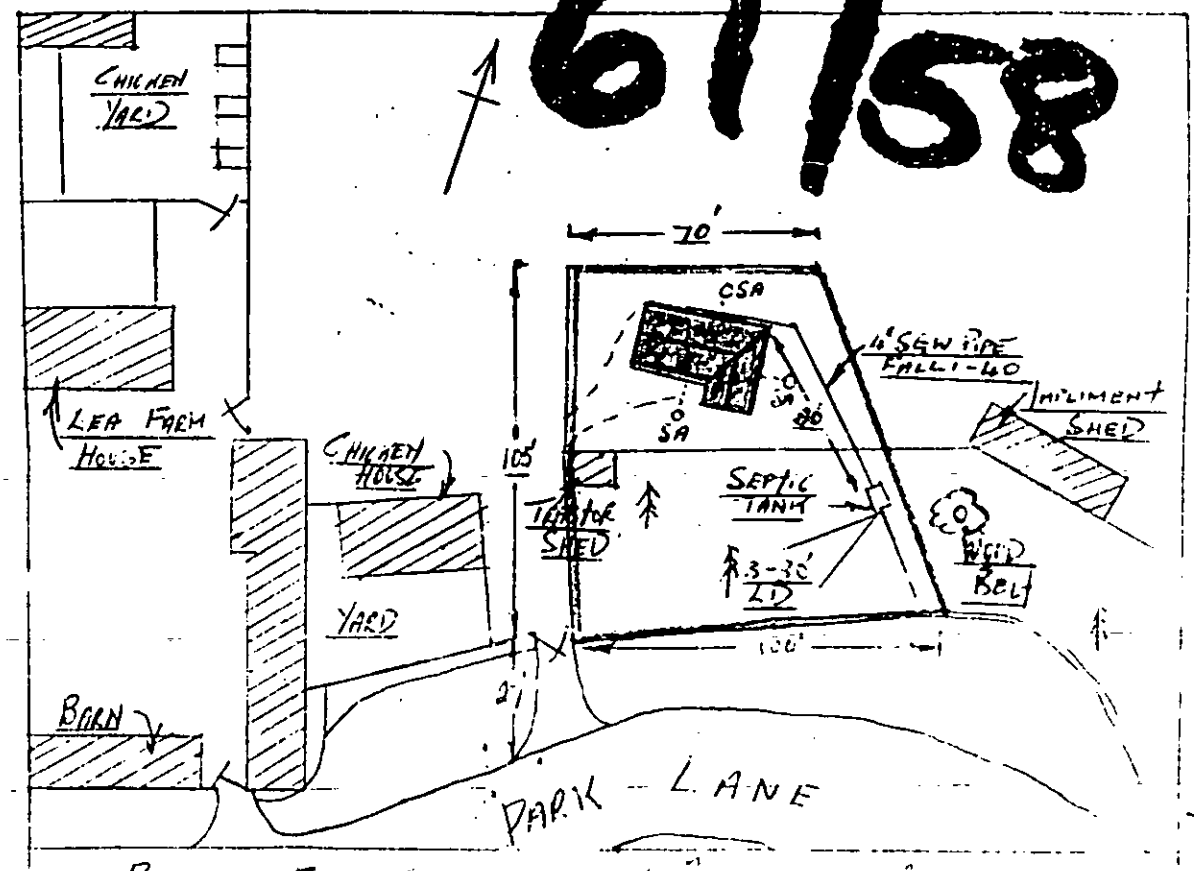
Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 6th June 1958

Clerk to the Council

N.B.—A statement of the applicant's rights is set out overleaf.

61/58




PROPOSED FARM COTTAGE AT LEA FARM
PARK LANE FINGHAMPSTEAD BERKS SCALE 1/500

61/52