APPLICATION NO:
F/2001/5144

LOCATION:
Ye Olde Rose & 29 Market Place, Wokingham.

APPLICANT:
Beefeater Restaurant & Pub C/O Street Elite Associates

PROPOSAL:
Proposed change of use from (A2) Financial Services to (A3) Food and Drink plus new frontage and toilet extensions and new rear lobby plus internal alterations.

EARLIEST DATE FOR DECISION: **29/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/12/2001

CASE OFFICER: ~~Emy Circuit~~ HP

RAILEX
Marbleboard

EASIFILE EP7

06 256

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beefeater Restaurant & Pub
C/O Street Elite Associates
Princes Drive
Kenilworth
Warks
CV8 2FD

Application Number: F/2001/5144

Parish: **WOKINGHAM**

Location: **Ye Olde Rose and 29 Market Place, Wokingham.**

Proposal: **Proposed change of use from (A2) Financial Services to (A3) Food and Drink plus new frontage and toilet extensions and new rear lobby plus internal alterations.**

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, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

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

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

Informative
1. This permission relates to the application as amended by the letter submitted to the Local Planning Authority on 10th January 2002 confirming the external signage, including the 'G' shown on the entrance doors and will be subject to an Advertisement Consent application, and does not approve the proposals as originally submitted.

Informative

2. 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 EN1, EN5 and S2.
South East Area Local Plan Policies SBE1, SBE2, SBE3, SBE11 and SBE15.
Deposit Draft Wokingham District Local Plan Policies WBE15, WBE17, WHE5, WHE13 and WSH5.

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

Notice checked by: _____

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

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5144

Applicant : Beefeater Restaurant & Pub C/O Street Elite Associates.

Location : Ye Olde Rose & 29, Market Place, , Wokingham.
Proposal : Proposed change of use from (A2) Financial Services to (A3) Food and Drink plus new frontage and toilet extensions and new rear lobby plus internal alterations.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/10/2001

Earliest Date for Decision : 29/11/2001

Latest Consultation Date/Site Notice Expiry Date : 29/11/2001

This application will have expired on: 26/12/2001. 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 :

Conservation officer : C/A

Access officer : As ~~[illegible]~~ the application involves only 'alterations' there is no formal obligation to improve access. - Copy of voluntary recomendation set to agent.

E.H : No objections

Bobbie : C/A

Wok.T.C : No objection

English Heritage : Concern over proposed shop frontage + 'G' Symbol → The Symbol no longer forms pot of the application + will be dealth with as pot of a seperate advertisment application.

Planning Issues :

Application Number: F/2001/5144

Appraisal :

Unit 29 has for many years been vacant, having formally been used as a bank. It is located in a predominat site in the market Square of Workingham in an area designated as primary Shop frontages and Conservation Area. It is proposed to encaporate the unit with the existing Whitbread pub next door + to use it as A3 a new concept 'grillbar'.

The proposed change from A2 financial to A3 food + Drink will have not Impact upon the character of the area. There are many financial units within the town Centre + this One has been vacant for such a period its loss would not be significant.

The shop frontage will be much improved by the proposals as at the moment the empty glass frontage has a -'ive Impact upon the area, the proposed alterations are inkeeping with the character of the area + the neighbouring listed building + are considered to represent a '+ive' Improvement to the Image of the town Centre. Some Concern was raised about the 'G' logo proposed on the front doors, this has been removed from the application + will be dealt with as part of a Seperate advertisement Consent.

This application is also for the proposed extension to Ye Olde Rose Toilets to the rear of the property by 1.6m and creation of a new lobby area, by extending out 1.7m². These proposals are both to the of the property within the enclosed Courtyard, have been designed to be inkeeping with the listed building + would have no Impact upon the property or area.

The proposals will positively enhance n° 29 + have no negative Impact to ye olde Rose or the Surrounding Market Square and as such is reccommended for Approval.

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

Application Number F/2001/5144
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	~~C0124~~	~~R012~~	
	C190	R190	
	Informative		~~TOA & Permission relates to the~~
		~~R002~~	This permission relates to the application as amended by the letter submitted to the LPA on 10/01/02 confirming the external signage, including the 'C' shown on the entrance doors will be subject to an advertisement Consent application - does not approve the proposals as originally submitted.

RECORD OF SITE VISIT

SITE ADDRESS: Ye Olde Rose & 29 Market Place Wokingham.

APPLICATION NUMBER: F/2001/5144

OFFICER: Emy Circuit

DATE OF SITE VISIT: 19/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Town Centre, Pedestrianised location, within the conservation area.

3. DESCRIPTION OF SITE/BUILDING

2 storey dis-used unit, with glass frontage (ex-bank). In need of attention.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Attached to Ye Olde Rose + Swift house.

See map.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

Vacant unit could only be improved by proposals.

To:
Harold Sanders
Urban Design And Conservation Officer

From: ~~Amy Orgill~~ Helen Pollock

Date: 05 November 2001

Application Number: F/2001/5144

Proposal: Proposed change of use from (A2) Financial Services to (A3) Food and Drink plus new frontage and toilet extensions and new rear lobby plus internal alterations..

Site Address:
Ye Olde Rose & 29, Market Place, , Wokingham.

Applicant:
Beefeater Restaurant & Pub C/O Street Elite Associates.

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

PROPOSED CHANGE OF USE ACCEPTABLE TO ME

TOILET EXTENSION + LOBBY ALTERATIONS ALSO ACCEPTABLE TO ME

SEE DETAILED COMMENTS ON LISTED BUILDING APPLICATION NO. LB/2001/5142

Harold Sanders
19.12.01.

Street Eite Associates
Architectural & Interior Design Consultants

PLANNING SERVICES | HPT 51711
POL | TLS
C HP | ENF
PP |
CS |
11 JAN 2002
COPIES TO: | ACK:
FILE:

10 January 2002

Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR

FOR THE ATTENTION OF HELEN POLLOCK

Your ref. F/20001/5144
Our ref. MS/20062.18

Dear Sirs

Re: Ye Olde Rose, 29 Market Place, Wokingham

Further to the writer's telephone conversation with Ms. Pollock of today, we write to confirm our agreement that all external signage, including the 'G' shown on the entrance doors, will be subject to an advertisement consent application, which we confirm we are happy to have conditioned on the approval.

We trust this now clarifies all matters and will obtain approval, hopefully by the end of this month.

Should you have any other queries, please do not hesitate to contact the writer.

Yours faithfully

Mike Street

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

To:
Harold Sanders
Urban Design And Conservation Officer

From: ~~Emy Circuit~~ HELEN POLLOCK

Date: 05 November 2001

Application Number: LB/2001/5142

Proposal: Listed building application for toilet and lobby extension at rear of building plus internal alterations..

Site Address:
Ye Olde Rose & 29, Market Place, , Wokingham.

Applicant:
Beefeater Restaurant Pub C/O Street Elite Associates.

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

FOLLOWING SITE VISITS WITH PREVIOUS CASE OFFICER THE REVISED PLAN REFLECT DISCUSSIONS AND AGREEMENTS MADE WITH AGENT.

THE PRINCIPLES AT NOW OUTLINED ARE ACCEPTA
TO ME SUBJECT TO FURTHER INFORMATION / CONFIRMATION WHICH COULD BE COVERED BY A CONDITION IF THE APPLICATION IS RECOMM FOR APPROVAL.

DETAILED COMMENTS / OBSERVATIONS.

PLAN 01A. EXISTING GROUND FLOOR. — NON
PLAN 02A PROPOSED GROUND FLOOR

NEW FRONT TO STREET — BRICK. WINDOW + DOOR DETAILS TO BE AGREED.
LINING DETAIL — WITHIN DOORS + FRAM AND WINDOWS REMOVED TO BE PROV
DISABLED TOILET — NEW WALLS — MATERIALS + SPECIFICATION REQ

- ANY VENTILATION SYSTEMS TO NEW TOILETS TO BE AGREED
- LOBBY CONSTRUCTION, INCLUDING GATES + R.W. GOODS TO BE PROVIDED.
- OPENINGS (2 NO) THROUGH STRUCTURAL WALL AGREED IN PRINCIPLE. CONSTRUCTION AND DIMENSIONS AGREED FOLLOWING ADDITIONAL REMOVAL OF C20 LINING.
- DESIGN + DETAIL OF SCREEN + DOORS TO FUNCTION ROOM.
- DETAIL DESIGN OF CLOSE BOARDED FENCE + GATES, INCLUDING FINISH + COLOUR REQUIRED

PLAN SK3B. — NONE

PLAN 03. EXISTING ELEVATIONS — NONE

PLAN 05.A. DETAIL OF PORCH ROOF TO BE PROVIDED, INCLUDING GATES R.W. GOODS. RENDER.
NOTE SIDE PANEL SHOWN SOLID ON PLAN

PLAN 06 ALL AS PREVIOUSLY DISCUSSED BUT FULLY GLAZED NEW FRAME DETAIL. TO CORRIDOR TO BE AGREED

ALL ALTERATIONS AR TO RECENT C20 WORKS.

Harold Sanders.

19. DEC. 01.

I CONSIDER THE REPLACEMENT OF THE FRONTAGE OF THE FORMER BANK WILL ENHANCE THE CONSERVATION AREA AND MARKET PLACE.

PLANNING SERVICES | 50402
EC
28 NOV 2001
COPIES TO: | ACK: | FILE:

ENGLISH HERITAGE

SOUTH EAST REGION

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Direct dial: 01483 252030

Your ref: LB/2001/5142

Our ref: WO/37610

Fao: Emy Circuit

27th November 2001

Dear Ms Circuit

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

ADDRESS: Ye Olde Rose & 29 Market Place, Wokingham

Thank you for notifying English Heritage of this application for listed building consent for the above buildings. We are content to leave the detail and affect on the timber frame and features of the interior to the Planning Authorities Conservation Architect, similarly the design of the frontage to the new grill bar area.

However, the presentation of the new frontage should either be more inventive and contemporary, or designed as a traditional shopfront. The current proposal, although better than existing, has overtones of the late 70's shopfront standard applied virtually anywhere.

The use of the 'G' logo in the overstated manner proposed is particularly poor. It is considered that a more attractive design solution should be negotiated, given the prominent location of the buiding within the market place.

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: Site plan; 20062/01 rev A; /02 rev A; /03 rev A; /sk3 rev B; /05 rev A; /06; /08

Yours sincerely

pp S. Angell

Graham Steaggles
Historic Areas Advisor
South East Region

These comments are not relevant to this application + would apply only to Grade I + II* buildings As Ye Olde Rose is grade II, English Heritage ask this paragraph be disregarded. 14/02/02.

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5144
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Wokingham TCMI (John Bingham) ✓	21	22/11

PLANNING	
POL	
APP	
CS	
26 NOV 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/5144

Proposal: Proposed change of use from (A2) financial services to (A3) food & drink plus new frontage to 29 Market Place, toilet extension and new rear lobby plus internal alterations.

Site Address: Ye Olde Rose & 29 Market Place, Wokingham

Applicant: Beefeater Restaurant Pub C/O Street Elite Associates

Your observations are required in respect of this application **by 29/11/01**

At its meeting on 20 November 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 22/11/01

CLERK TO Wokingham Town Council

Emy Circuit

From: John Mullaney
Sent: 20 November 2001 08:50
To: Emy Circuit
Subject: Listed building application for toilet and lobby extension at rear of building plus internal alterations LB/2001/514229 & F/2001/5144 OLDE ROSE INN, 31 MARKET PLACE, WOKINGHAM

Re: Listed building application for toilet and lobby extension at rear of building plus internal alterations LB/2001/5142 & F/2001/5144
29 OLDE ROSE INN, 31 MARKET PLACE, WOKINGHAM

I have no environmental health objections to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

PLANNING SERVICES 49758
EFC Your ref As below
NOV 2001
COPIES TO: FILE:

Our ref Kgb02

12th November 2001.

Emy Circuit
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

APPLICATION F/2001/5144
Ye Olde Rose & 29 Market Place, Wokingham

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Medieval remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
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Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

YE OLDE ROSE & 29 MARKET PLACE, WOKINGHAM

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

YE OLDE ROSE & 29 MARKET PLACE, WOKINGHAM
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the District should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Ye Olde Rose & 29 Market Place, Wokingham, at grid reference SU 8125 6852.

3 PLANNING BACKGROUND

3.1 Planning application number F/2001/5144 submitted to Wokingham District Council, proposes a change of use from A2 Financial Services to A3 Food and Drink plus new frontage and toilet extensions and new rear lobby plus internal alterations.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies close to the Medieval centre of Wokingham and is a listed building. The proposed construction may disturb archaeological remains associated with possible earlier uses on the site

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

Babtie
Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Grou

Our ref Kgb02

Your ref As below

12th November 2001.

Emy Circuit
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Emy,

APPLICATION F/2001/5144
Ye Olde Rose & 29 Market Place, Wokingham

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

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Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
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Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

YE OLDE ROSE & 29 MARKET PLACE, WOKINGHAM

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
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YE OLDE ROSE & 29 MARKET PLACE, WOKINGHAM
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5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

Received by Wokingham District Council

Application No: F/2001/5144

Proposal:
Proposed change of use from (A2) Financial Services to (A3) Food and Drink plus new frontage and toilet extensions and new rear lobby plus internal alterations.

Location:
Ye Olde Rose & 29, Market Place, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5144 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/11/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

05 November 2001

Helen Pollock

From: Trevor Watson
Sent: 02 January 2002 14:22
To: Paula Berry; Karen Satterford
Cc: Anna Cronin; Helen Pollock
Subject: RE: Ye Olde Rose

Further to your note below I have now had the opportunity to speak to Helen Pollock the case officer for this application. There would not appear to be any major issues with this, simply a case of workloads and time pressures in getting it through the system. There are no objections in principle to the proposals from English Heritage and I understand that Harold has okayed it. Helen is hoping to be in a position to write it up next week with a favourable recommendation. It will then be subject to the listing timescale and will be a delegated approval assuming there is no request received for it to be dealt with by Committee. There is an accompanying listed building application and that will as I understand it need to be referred to the S of S for clearance. As English Heritage do not object I do not see this as being a problem.

Hope that this is of help.

As I say sorry about the delay in the update.

Trevor

-----Original Message-----
From: Paula Berry **On Behalf Of** Karen Satterford
Sent: Monday, December 17, 2001 11:31 AM
To: Trevor Watson
Subject: FW: Ye Olde Rose

Trevor

As a key site in the town, Ye Olde Rose is an important application. Please can you keep me updated on progress.

many thanks
Karen

-----Original Message-----
From: Kathy Davies
Sent: Thursday, December 13, 2001 11:31 AM
To: Andrew Spicer
Cc: Karen Satterford; Anna Cronin
Subject: FW: Ye Olde Rose

Andrew,

For information.
In his last remark, I assume John is referring to buildings owned by WDC - is the outside of the building the responsibility of the tenants and if so can we put any pressure on them to tidy the frontages up.

Any news yet on Tesco? - OR - as I used to have ringing in my ears when taking my kids anywhere - "are we there yet Mum", "are we there yet Mum"?

Regards,
Kathy

-----Original Message-----
From: John W. Bingham [SMTP:jb@tcmi-wokingham.freeserve.co.uk]
Sent: 13 December 2001 10:56
To: Brian Morris; Anna Cronin
Cc: Kathy Davies; Karen Satterford
Subject: Re: Ye Olde Rose

Brian,
You have pre-empted me by just a few minutes. Aren't e.mails wonderful?
Following our conversation on Tuesday I was amazed that the planning application for the Rose was effectively being put on a 'back burner'.
Surely the authority has to consider the impact on the town by leaving the Rose in such a dreadful state when the

owners are seeking permission to refurbish. The refurbishment could bring the centre of the town back to life and dispel the unruly elements that now frequent its dreary bars.
The town is not best served by having run down properties on view and this is even more evident from the constant complaints about the old 'Tesco site';
Incidentally, early in the new year I shall be sending photographs and 'suggestions' to the agents/lessees/landlords of empty premise in the town. This will have to include the run down state of the building as you enter the Peach Street end of town from London Road housing Sorrento's - Wokingham Glass and a number of offices!!

See you later
John W. Bingham

-----Original Message-----
From: Brian Morris < brmbrian@waitrose.com <mailto:brmbrian@waitrose.com>>
To: Anna Cronin < Anna.Cronin@wokingham.gov.uk <mailto:Anna.Cronin@wokingham.gov.uk>>
Cc: Kathy Davies < Kathy.Davies@wokingham.gov.uk <mailto:Kathy.Davies@wokingham.gov.uk>>; Karen Satterford < Karen.Satterford@wokingham.gov.uk <mailto:Karen.Satterford@wokingham.gov.uk>>; John W. Bingham < jb@tcmi-wokingham.freeserve.co.uk <mailto:jb@tcmi-wokingham.freeserve.co.uk>>
Date: Thursday, December 13, 2001 10:25
Subject: Ye Olde Rose

Anna

The refurbishing of the Olde Rose Inn into a Whitbreads continental style GRILLE BAR outlet will be of significant benefit to the town centre. **Application F2001/5144.**

The revised planning application has been delegated to Helen Pollock. Unfortunately Helen does not see that she can deal with this in the statutory period and we in TCMI are concerned that Whitbreads do not go off the boil. Can you please see that this application is decided so that the applicants can be advised very soon after the Christmas New Year break.

Local people will be pleased to note that Whitbreads now intend to retain the Olde Rose name but I suggest that you question them on why they see a need to retain the "Beefeater" sign on the front facade. In addition can you ascertain that the applicants will redecorate the whole of the facade when they alter the adjoining shop unit to include it into the restaurant premises. Also can they see their way clear to removing the "PVC" graffiti that has disgraced and down valued their building from early 2001.

I should be pleased to receive your comments on this

Brian

Helen Pollock

From: Emy Circuit
Sent: 19 December 2001 13:36
To: Helen Pollock
Subject: FW: Listed building application for toilet and lobby extension at rear of building plus internal alterations LB/2001/514229 & F/2001/5144 OLDE ROSE INN, 31 MARKET PLACE, WOKINGHAM

Helen,

I hope you had a copy of this with the file but, if not, here it is now.

Emy

-----Original Message-----
From: John Mullaney
Sent: 20 November 2001 08:50
To: Emy Circuit
Subject: Listed building application for toilet and lobby extension at rear of building plus internal alterations LB/2001/514229 & F/2001/5144 OLDE ROSE INN, 31 MARKET PLACE, WOKINGHAM

Re: Listed building application for toilet and lobby extension at rear of building plus internal alterations LB/2001/5142 & F/2001/5144
29 OLDE ROSE INN, 31 MARKET PLACE, WOKINGHAM

I have no environmental health objections to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

☎ 0118 974 6379 (Direct Line)
Tuesday, 13 November 2001

Street Eite Associates
Princess Drive
Kenilworth
Warks
CV8 2FD

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: LB/2001/5144

Address: Ye Olde Rose & 29 Market Place Wokingham

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

The proposed works are considered '*alterations*' and therefore there is no formal obligation to improve access and facilities for disabled people under the Building Regulations.

Please note that the existing level of provision for such access should not be worse after any proposed alterations and to this end the following points are made:

Proposed changes to;

1. Principal entrance;
2. Rear entrance to courtyard, and;
3. Former building society (new restaurant) entrance

Are considered to make access for disabled people worse when compared with the existing facilities. These proposed changes therefore do not comply with Part M of the building regulations.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995)*

1. For all approaches/entrances to be level access and where this is not possible for a combined ramped and stepped approach to be included consistent with Part M2.
2. To consider external circulation routes and clearly identify potential hazards to circulation e.g. Fire escape, outward opening doors and windows etc.

3. For all doorways across an accessible corridor or passageway to have a glazed panel, giving a zone of visibility from 900mm to 1500mm above finished floor level.
4. For all doors to have an unobstructed space for at least 300mm next to the leading edge (unless automatic).
5. To consider the design and location of door furniture with regard to reach and grip.
6. Accessible WC to have an **outward opening** door and to have a pull cord alarm system and externally accessible emergency lock.
7. To consider the use of colour and tonal contrast of floors, walls, doors and door fixtures to improve visibility for all users.
8. To consider the appropriate design and location of accessible signage and way-finding information both internal and external to the building.
9. To ensure that there is sufficient accessible parking spaces close to an accessible entrance (3 bays or 6% of total capacity which ever higher).
10. To consider the provision of external, transitional, and internal lighting levels and their impact on accessibility.
11. To clearly identify internal steps/stairs with colour and tonal contrasted nosings and to consider the additional provision of hand rails where appropriate.
12. To ensure that any auxiliary services (e.g. vending machines, telephones etc.) are accessible.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Emy Circuit - WDC Planning Dept**

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date: ~~15 OCT 2001~~ Valid 31 OCT 2001	Map No. 75B Site 027
Officer: EJC Application No. F/2001/5144	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) Proposed Change of use from (A2) Financial Services to (A3) Food + Drink plus new frontage ~~plus~~ and toilet extension + new rear lobby plus internal alterations.

Location: The Olde Rose Market Place & 29 Market Place

Parish: Wokingham Ward: Wescott 5.11.01 B

Applicant: ~~Beefeater~~ Beefeater Restaurant + Pub

Fee Received 110.00 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	Not supplied – show position of rear extensions, also details of parking (as requested by Highways for previous apps)	25/10	✓ 31/10
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	– other side elevation of toilet ext & fire escape	"	✓ 31/10
6	Floor plans	– Elevs of new fence & gates to rear		
7	Metric scale disclaimer			
8	Encroachment letter	Toilet ext – possible encroachment at side boundary	"	✓ 31/10
9	Miscellaneous	None.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ... Wokingham ...

Listed Building 1 (2) 2*

Advertisement Required ... See LB application ...

Date Site Notice Sent : 5.11.013 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 ✓ .....
Disabled Access officer ✓

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:

.....
.....
Pre-apps attached x 2

NEIGHBOURS:

S/N + See map ✓
+ The Wokingham Society c/o Brian Morris, 1 Bird Mews, Wokingham, RG40 1DZ
+ A. Barzycki, 1 Denton Road, Wokingham RG40 2DX

Street Eite Associates
Architectural & Interior Design Consultants

PLANNING
31 OCT 2001
COPIES TO:
FILE

30 October 2001

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berks. RG40 1WR

31.OCT.2001 5144

FOR THE ATTENTION OF MRS C HURST
DEVELOPMENT CONTROL ADMIN.

Our ref. IP/20062.08

Dear Sirs

Re: Ye Olde Rose, Wokingham

Further to your letter dated 25 October 2001 requesting further information, please find enclosed 11 copies of each of our drawing nos. 20062/05A and 08. We confirm the extension is designed such that no encroachment is intended at side boundary.

We trust the enclosed is satisfactory and that you are now able to process our application. In the meantime, should you require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully
for Street Eite Associates

Ian Poole

Enc.

Princes Drive • Kenilworth • Warwickshire • CV8 2FD
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@streeteite.co.uk

partners ***Mike Street • Gary Eite***

VAT No. 585 0664 18

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I *certify that:* 31.OCT.2001* 5144

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has given the required notice to everyone else who,* at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

\+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- *I have/The applicant has* given the required notice to the persons* specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert *description of steps* taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but *have/has* been unable to do so. These steps were as follows:*

(b) .....

.....

(c) Name of local newspaper circulating in the area *where the land* is situated.

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(d) Date of publication (which *must be not earlier than the* beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . ●

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . For S.E.A. . . . . .

On behalf of BEEFEATER . . . . . .

Date . 12/10/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1933

(1)

ADDRESS 29 MARKET PLACE PARISH WOKINGHAM

PLOT No. NATIONWIDE BUILDING SOCIETY ORD. SHEET No. 75B

BUILDER COPY - ORIGINAL MISSING

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
R/28/61	WORLD STEAM	LB./ALR	W/DR.	
R/45/61	"	"	21.8.61	AP.
R/31/63	"			CA
R/39/66	KEY MARKETS	ADVT. & REDEV.	ADVMOD	REFUSE
R/45/66	"	"	"	
R/141/69	LEGAL INNS	ALTS/EXTS.	19.2.70	CA
R/140/71	LEGAL INNS	REINSTATE (DESTROYED BY FIRE)	29.9.71	CA
R/23/72	NATIONWIDE	REBUILD / SHOP FRONT ETC.		CA

MINISTRY DECISION

SPECIAL ORDERS

2 ADDRESS 29 MARKET PLACE PARISH WOKINGHAM

PLOT No. NATIONWIDE BUILDING SOCIETY ORD. SHEET No. 75B.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12919	Nationwide Building Soc	Non fascia sign	10.4.80	N/A Ref
26328	"		7.11.86	Ap
BRA 1343	"	AUTOMATIC TELLER MACHINE	26.8.86	APP
29224	"	ILL. FASCIA SIGN	26.11.87	CA
34857 CAC		DEM. REAR BOUNDARY WALL	21.5.91	See Status CA
LB/2001/3316	Whitbread Plc			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1) ADDRESS 30 MARKET PLACE PARISH WOK

PLOT No. Ye Old Rose Inn ORD. SHEET No. 75B

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 174	County Inns	Neon lettering	18/4/50	app
A/5/58	do	Advertisement	10/4/58	REF
A/9/58	do	do	10/7/58	S/C
R/18/59		Change of use	9/7/59	app
R/45/61		Alts	31/8/61	app
R/31/63	World Stores	Form accessed rear	27/6/63	C/A
A/9/63		Advertisement	25/7/63	S/C
A/33/69	Berni Inns	Fascia	27/11/69	S/C
R/141/69	do	Alts & adds	19/2/70	C/A
A/32/69	do	Advertisement	27/11/69	REF
A/8/71	do	Illum & non illum signs	23/11/71	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2) ADDRESS 30 MARKET PLACE PARISH WOK

PLOT No. ROSE INN ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/140/71	Berni Inns	Reinstate property		
8492K		destroyed by fire	29/9/71	C/A
			11/10/71	
8529x		Rebuilding: 29		
BR 18470	"	RECONSTR. FR ROOF (DESTROYED BY FIRE)	7.6.82	APP N/A
BR19136	"	" REAR " "	18.8.82	APP. N/A
17974	" LBC	DEM. OF FIRE DAMAGED STRUCTURE & RESTORE & BETTERED BY SERVICE AREAS, RESTAURANT, BARS, RECONSTR. ROOF	26.8.82	N/A C/A
17975	"	"	26.8.82	N/A C/A
BR19353	"	INT. REDEVELOPMENT	17.9.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) Ye Olde Rose Inn

ADDRESS 30 Market Place PARISH Workingham

PLOT No. ORD. SHEET No. SU 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18527	BERNI WNS LTD. LBC	RE-DEC. FR. ELEVATION, NEW BLINDS, NEW SIGN AT REAR	16.12.82	N/A RE
18528	"	"	16.12.82	N/A RE
18592	"			
BR19912	"	SIDE EXT. & GR. FLOOR ALTS.	6.2.83	APP. N/
18896	" LBC	DEM. OF 2 GR. FLOOR CHIMNEY STACKS & REBUILD SURROUNDS IN REVISED POSITIONS.	10.3.83	N/A C/
38997	WHITBREAD	ILL & GEN. SIGNS	21.4.92	C/
38998 LBC	WHITBREAD	REFURB. / INT. STAIRCASE	23.3.92	C/
39074 LBC	"	ILL. SIGN	21.4.92	C/
FP/92/0197	"	INT. ALTS / DIS. TOILET	27.3.92	APP
34957 CAC		DEM. REAR BOUNDARY WALL	21.5.91	SEE STATE C/
99/70291/LA				
LB/2001/3316	"			

SPECIAL ORDERS

DRAINAGE

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

31.OCT.2001 * 5144

1.	APPLICANT'S NAME	BEEFEATER RESTAURANT & PUB
	ADDRESS	WHITBREAD COURT, HOUGHTON HALL PARK, PORZ AVENUE, DUNSTABLE, BEDS.
	POST CODE	LU5 5XE PHONE 01582 844300
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	STREET EITE ASSOCIATES
	ADDRESS	PRINCES DRIVE, KENILWORTH, WARKS.
	POST CODE	CV8 2FD PHONE 01926 864440
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	YE OLDE ROSE, MARKET PLACE, WOKINGHAM, BERKS. RG40 1AP
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW SHOPFRONT TO EXTG. BUILDING SOCIETY, TOILET EXTENSION & NEW LOBBY TO REAR, INTERNAL ALTERATIONS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	20062/01,02,03,05,06 & 1SK3

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☑	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

PUBLIC HOUSE & BUILDING SOCIETY

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

WALLS - BRICKWORK PAINTED TO MATCH EXTG.
ROOFS - FLAT ROOF - SOLAR REFLECTIVE PAINT FINISH TO MATCH EXTG.
HIP PORCH ROOF - SLATE ROOF TO MATCH EXTG.
JOINERY - PAINTED TO MATCH EXISTING

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

1800mm HIGH CLOSE BOARDED FENCE & GATES TO REAR YARD.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

REMAIN AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] FOR SCA ON BEHALF OF BEEFEATER DATE 12/10/01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES		98·47		
A3	FOOD AND DRINK	369·80			98·47
B1(a)	OFFICE (other than A2)	17·05			
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify TOILETS	35·90		7·33	
OTHER	Please Specify TRADE KITCHEN	68·60			
	TOTAL	491·80	98·47	7·33	98·47

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

AS EXISTING

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

PUBLIC HOUSE & RESTAURANT SALES

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NOT KNOWN			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on 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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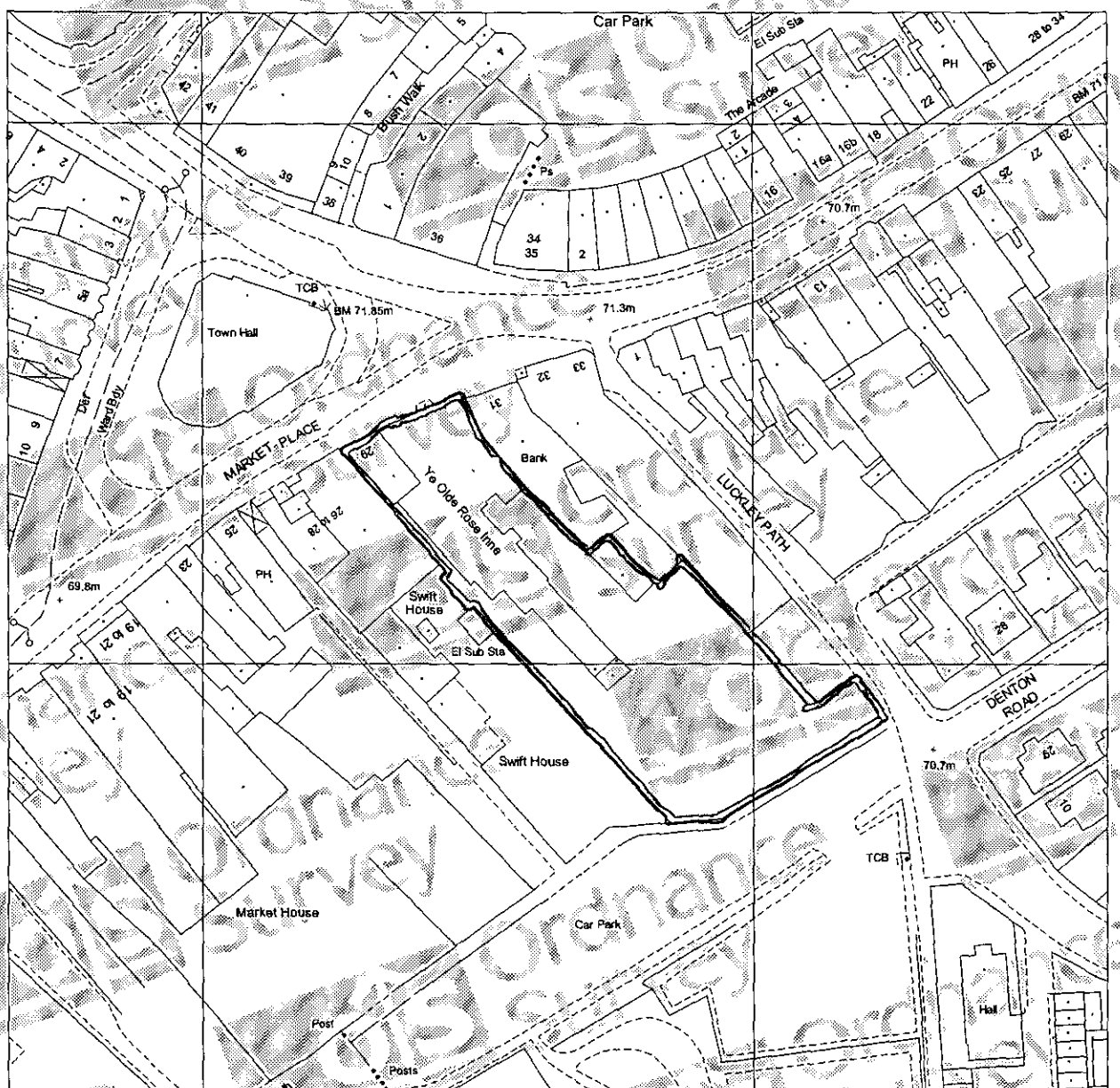
Siteplan®

1:1250 Scale



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20 0 20 40 60 80

Metres

YE OLDE ROSE INN, MARKET PLACE
WOKINGHAM
RG40 1AP

Centre coordinates: 481264mE 168520mN

National Grid sheet reference at centre of this Siteplan: SU8168NW

Supplied by : Map Shop Upton-on-Severn
Serial Number : 3149

Ordnance Survey

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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
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4228

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
Meml ..... 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/

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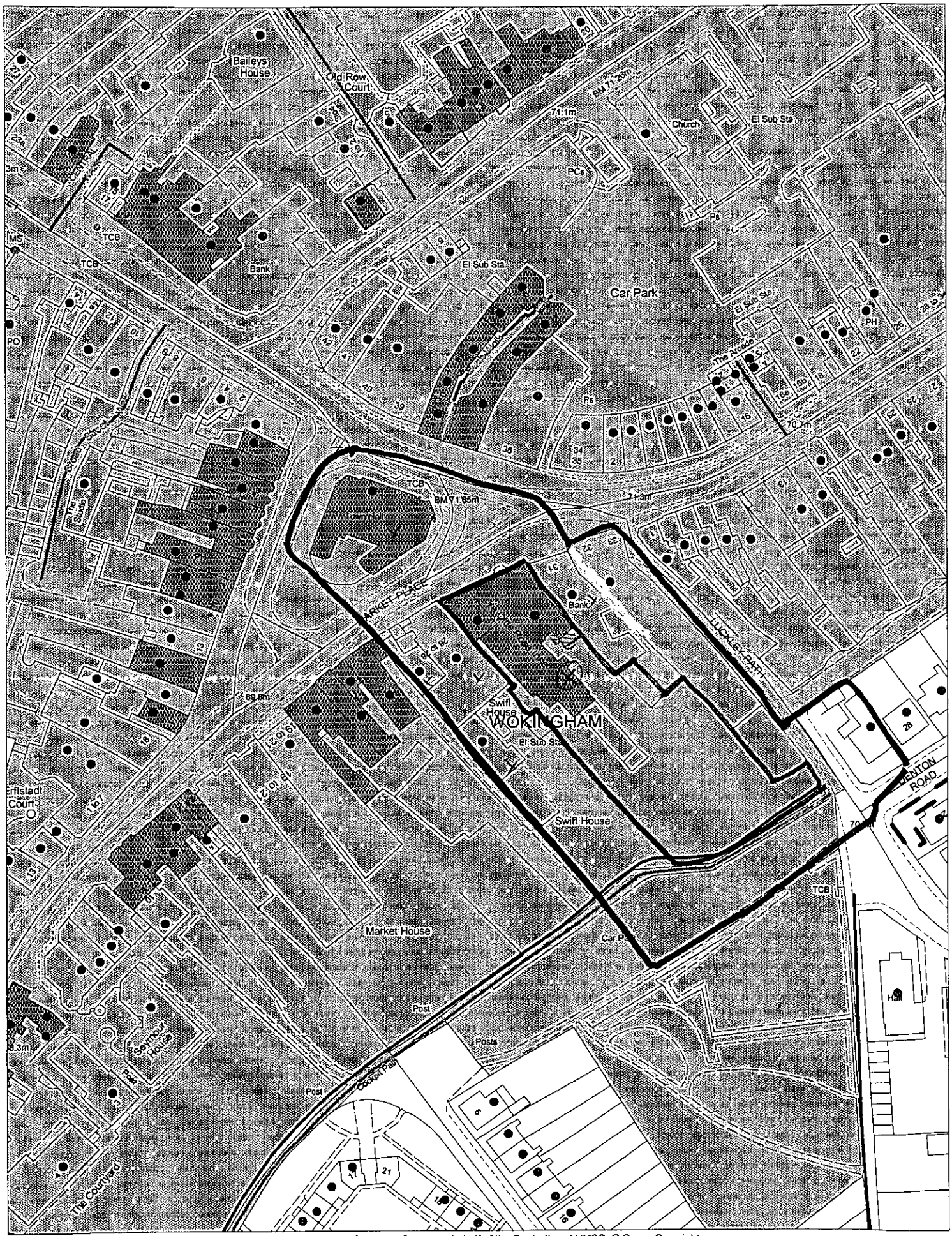

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Development Control Section, Environmental Services, Wokingham District Council.
23 October 2001 Scale: 1 : 1250

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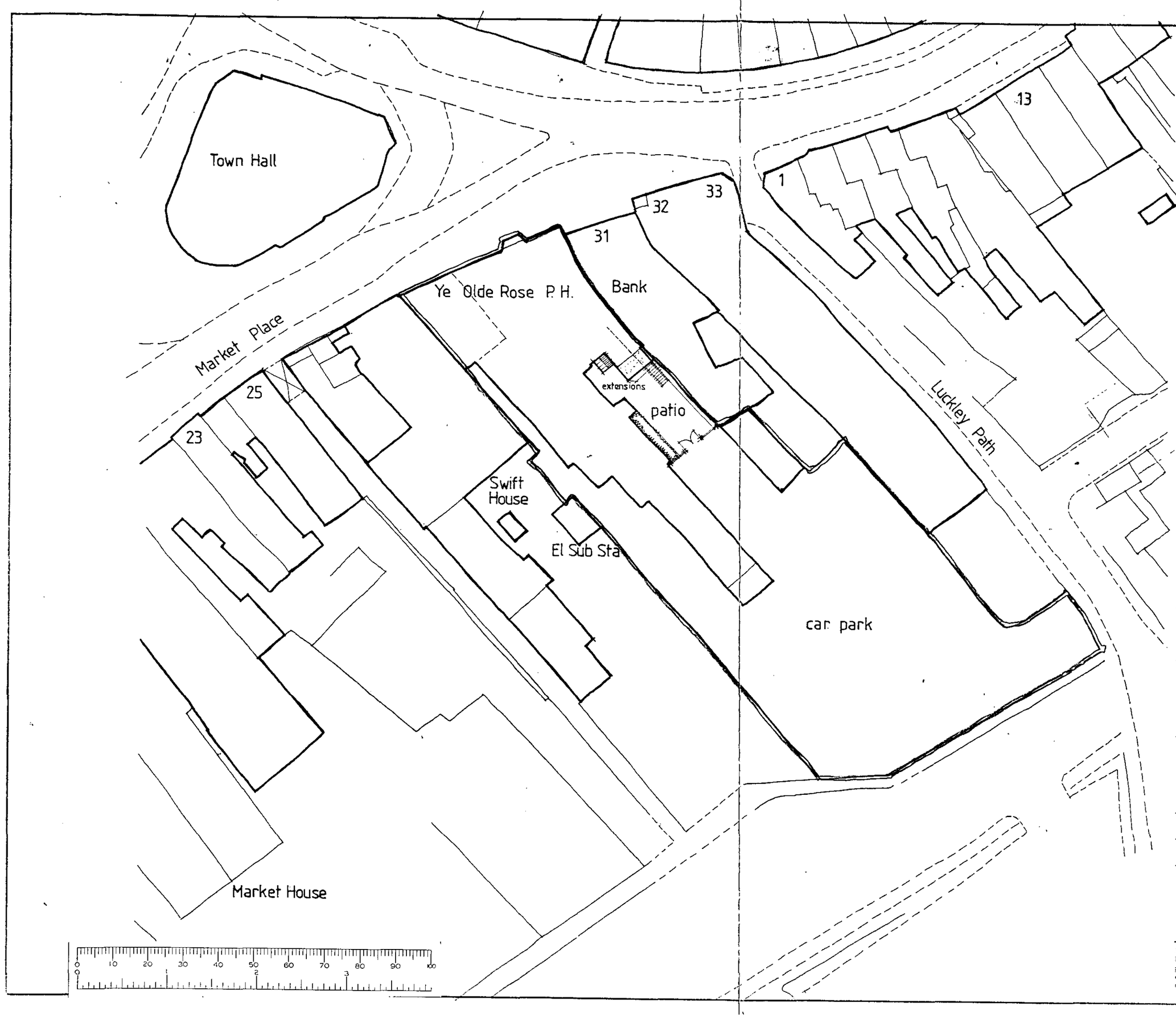

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SEIA
Street Eite Associates
Architectural & Interior Design Consultants
29a Bridge Street • Kenilworth • Warwickshire • CV8 1BP
Tel: 01926 864440 • Fax: 01926 864441 • E-mail: sea@dial.pipex.com

Client
Grillbar

Project
Ye Olde Rose
Wokingham

Drawing Title
Block Plan

Scale 1:500 Date Oct 2001

Drawing no. 20062/08 Rev.

Revisions

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