APPLICATION NO:
F/2001/3591

LOCATION:
White House School 161 Finchampstead Road, Wokingham.

APPLICANT:
White House Prep School C/O Abracad

PROPOSAL:
Proposed erection of detached building for use as art class room.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/05/2001

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

4

02

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

White House Prep School
C/O Abracad
The Atrium
Broad Lane
BRACKNELL
Berkshire
RG12 9BX

Application Number: F/2001/3591

Parish:	**WOKINGHAM**
Location:	**White House School, 161 Finchampstead Road, *Wokingham***
Proposal:	**Proposed erection of detached building for use as art class room.**

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. The building shall not be erected other than in the external materials specified on the application form and Drawing No. WHPSART/02 and listed below, or such other materials as have been specified in writing by the Local Planning Authority. These materials are slate roof, white painted pebbledash walls, white UPVC framed windows, stained timber pergola, all to match the existing school buildings.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. No development shall take place until there has been submitted to and approved in writing a scheme of landscaping. This should include indication of existing trees to be retained, in the vicinity of the proposed classroom, and additional planting along the Finchampstead Road boundary.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. Prior to commencement of development a scheme showing protection of the existing trees adjacent to Finchampstead Road, by stout fencing, in accordance with BS 5837 : 1991 shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to commencement of construction and retained for its duration.

Condition
7. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

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

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. To provide screening for the proposed classroom and protect the character of the Green Route, in the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To ensure adequate protection of Tree Preservation Order trees, in the interests of the visual amenity of the locality.

Reason

7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Informative

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

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE8, SBE9, SW2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE10, WBE11, WBE12, WT7

John Mitchell

John Mitchell
Development Control Manager
Date: 25/04/2001

Notice checked by: _____

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

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 3 August, 2001
My ref. BC/DC/F/2001/3591

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

White House School
c/o Abracad Architects
The Atrium
Broad Lane
Bracknell
RG12 9BX

Dear Sirs

PLANNING PERMISSION F/2001/3591
SITE: 161 FINCHAMPSTEAD ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/3591 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

Finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3591 EXC
BUILDING CONTROL NUMBER.	FP 2001/2000 South
APPLICANT/AGENT	Abracad.
ADDRESS OF SITE	White House Prep School 161 Finchampstead Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	detached art room.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	WHPSART/01A	WHPSART/01
ELEVATIONS	WHPSART/02A	WHPSART/02
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - Smaller side windows - 3 small additional rear windows - 3 rooflights omitted	
DATE	19/7/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3591

Applicant : White House Prep School C/O Abracad.

Location : White House School 161, Finchampstead Road, , Wokingham.

Proposal : Proposed erection of detached building for use as art class room.

Site Notice Displayed ? :	YES	NO	DATE
	✓	x 2	3 Apr

Date of Neighbour Notifications : .....

Date of Site Visit : 3 April 2001

Date Registered : 16/03/2001

Earliest Date for Decision : 19/04/2001

Latest Consultation Date/Site Notice Expiry Date : 19/04/2001

This application will have expired on: 11/05/2001. 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 :
Highways - no objection
Education - no comment - grant maintained
Env. Health - condition C07a - hours of construction
Arboriculture - acceptable - trees to be removed are poor quality.
- protection measures.

Planning Issues :

School, predominantly residential area in identified settlement
∴ street scene, neighbours amenities, highway issues.

F/2001/3591
White House School, 161 Finchampstead Road, Wokingham

History: No applications for use of the site as a school are recorded, which indicates that this use predates planning records. Since the early 1960s there have been numerous applications for extensions and alterations to the school.

Appraisal: The application site is situated within the Identified Settlement of Wokingham, at the junction of Finchampstead Road and Evendons Lane. This section of Finchampstead Road is designated as a Green Route. The current proposal is for a detached building to form an art room, to the north of the existing school buildings, adjacent to the boundary with Finchampstead Road. It would be sited partly within an area covered by a group TPO.

Since the site is within the settlement, development is acceptable in principle. The surrounding area is predominantly residential - the proposed building would be over 40 metres from the nearest dwellings, sufficiently far to prevent it having a detrimental impact on their living conditions. As the art room is required to improved existing facilities (note on drawing WHPSART/02 indicates the existing art room is also used as a science room), rather than to accommodate additional pupils, use of the site, and, therefore, disturbance, would not intensify and highway issue are not a concern. Hence, the main consideration is the impact on the character of the surrounding area, with particular reference to the TPO trees and green character of Finchampstead Road.

The building would be single-storey with a 4.7 metre high pitched roof. It would relate well to the existing school buildings, in terms of its location design and the proposed materials. Its height and the distance from the boundary - 12 metres from the boundary with Finchampstead Road and separated from it by and existing store - would prevent it being unduly prominent in the Finchampstead Road street scene, providing suitable additional planting is provided. Construction of the building would require the removal of two trees and an area of shrubbery but the trees are poor quality specimens and it is not considered that their removal would have a significant impact on the surrounding area. However, the existing planting contains some thin sections in the vicinity of the existing store, which should be strengthened, to screen the proposed building and protect the character of the green route. Conditions are recommended, to ensure adequate protection of the TPO trees and additional planting.

Recommendation: conditional approval

Application Number F/2001/3591
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02		R013	The building shall not be erected other than in the ~~finishing~~ external materials specified on the application form and drawing No WHPSART/02 & listed below, or such other materials as have been specified in writing by the LPA. These materials are [redacted] Slate roof; white painted pebbledash walls; white uPVC framed windows; [redacted] stained timber pergola, all to match the existing school buildings.
03	C070	R070	~~N/A~~
04			No development shall take place until there has been submitted to and approved in writing a scheme of landscaping. This should include [redacted] indication of existing trees to be retained, in the vicinity of the proposed classroom, and additional planting along the Finchampstead Road boundary.

Informative for approvals	PTO
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1/SBE1/SBE2/SBE8/SBE9/SW2	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2/WOS3/WBE1/WBE10/WBE11/WBE12/WT7	
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES: ENI	
MINERALS LOCAL PLAN POLICIES:	

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

Date: 25/4/01

Reason 04. To provide screening for the proposed classroom and protect the character of the Green Route, in the interests of visual amenity.

05. C151 / R151

06 Prior to commencement of development a scheme showing protection of the existing trees adjacent to Finchampstead Road, by stout fencing, in accordance with BS 5837 : 1991 shall be submitted to and approved in writing by the LPA. The agreed scheme shall be implimented prior to commencement of construction and retained for its duration.

Reason: To ensure adequate protection of the TPO trees, in the interests of the visual amenity of the locality.

07 C100 / R100

RECORD OF SITE VISIT

SITE ADDRESS: White House School
161 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2001/3591

OFFICER: Emy Circuit

DATE OF SITE VISIT: 3 April 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? Finchampstead Rd + Evendons Lane - see plan

2. DESCRIPTION OF SURROUNDINGS
School in mature landscaped grounds
predominantly residential (2st detached)

3. DESCRIPTION OF SITE/BUILDING
Mainly 2st, part 3/st
lawns around, store largely hidden by shrubbery/trees -
thin area in Finchampstead Rd boundary - would
benefit from additional planting if approved

4. RELATIONSHIP TO ADJOINING PROPERTIES
nearest neighbours, dwellings on opposite side of
Finchampstead Rd - detail impact unlikely

5. SITE CONSTRAINTS

TREES

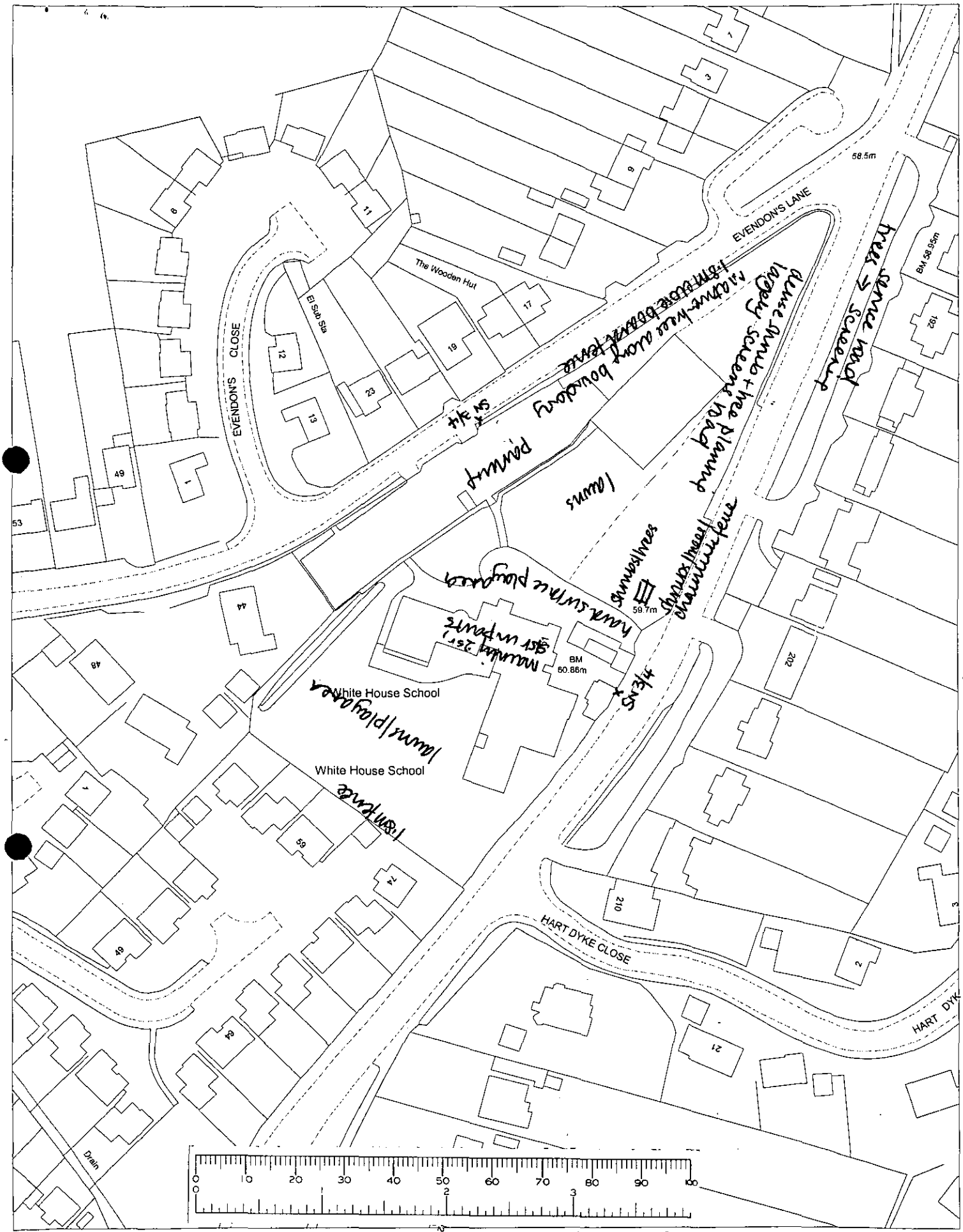
ACCESS/PARKING from Evendons Lane

LEVELS

BOUNDARY TREATMENT See attached

OTHERS

Parking - enlarged car park in accordance with conditions of 99/68947/F
Highway realignment - County proposal, no plans & implmnt
Recent history - extns to SW of main buildg



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2001

Scale: 1 : 1250

N
W E
S

Tel: (0118) 974 6479

Date: 26 April 2001

My ref: F/2001/3591

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 Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2001/3591
White House School 161, Finchampstead Road, , Wokingham.
Proposed erection of detached building for use as art class room.

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 **Emy Circuit** on **(0118) 974 6479**. 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 8 May 01.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FOR
Case officer: Emy Circuit Application Number: **F/2001/3591**
White House School 161, Finchampstead Road, , Wokingham.
Proposed erection of detached building for use as art class room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M. Marinos

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 6479

Date: 26 April 2001

My ref: F/2001/3591

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2001/3591
White House School 161, Finchampstead Road, , Wokingham.
Proposed erection of detached building for use as art class room.

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 **Emy Circuit** on **(0118) 974 6479**. 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 8 May '01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: Emy Circuit Application Number: **F/2001/3591**
White House School 161, Finchampstead Road, , Wokingham.
Proposed erection of detached building for use as art class room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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 6479

Date: 26 April 2001

My ref: F/2001/3591

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 C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2001/3591
White House School 161, Finchampstead Road, , Wokingham.
Proposed erection of detached building for use as art class room.

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 ***Emy Circuit*** *on* ***(0118) 974 6479****. 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 8 May '01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: Emy Circuit Application Number: **F/2001/3591**
White House School 161, Finchampstead Road, , Wokingham.
Proposed erection of detached building for use as art class room.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 11th April 2001

Location: White House School, 161, Finchampstead Road, Wokingham

Proposal: Proposed erection of detached building for use as an art classroom.

Application Number: F/2001/3591

In response to your consultation dated 27th March 2000 for the above application, the arboricultural comments are as follows:

The application is acceptable in relation to tree and landscape issues.

The Lime and Sycamore shown to be removed are poor quality specimens and their removal will have little impact on the surrounding landscape. Some additional planting of species such as Holly could be carried out to improve the screening next to the Finchampstead Road.

The existing boundary trees are included in Tree Preservation Order No.851/1997. Protected fences should be erected around those in the vicinity of the proposed classroom and all development activity kept outside the protected areas (BS5837:1991).

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

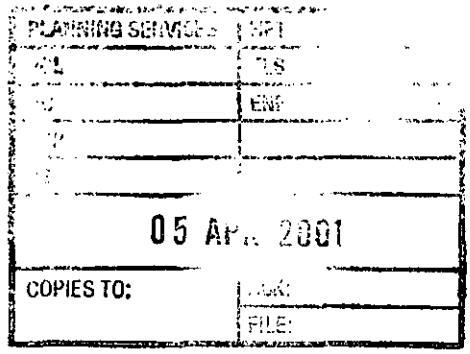
Your Ref: F/2001/3591

Date. April 4, 2001

PROPOSED: ERECTION OF BUILDING FOR ART CLASS ROOM.
LOCATION: WHITE HOUSE SCHOOL, 161 FINCHAMPSTEAD ROAD.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should planing consent be granted:

Standard Planning condition C70.



JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGH[redacted]S CONSULTATION SHEET

From: Emy Circuit **Date:** 27 March 2001

Application Number: F/2001/3591

Proposal: Proposed erection of detached building for use as art class room.

Parish: WOKINGHAM TOWN

Site Address:
White House School 161, Finchampstead Road, , Wokingham.

Applicant:
White House Prep School C/O Abracad.

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).

Signed: _____ **Print name:** Adam Coggins 04/04/01

Emy Circuit

From: Nancy Dean
Sent: 29 March 2001 15:28
To: Emy Circuit
Subject: Application no: F/2001/3591

Further to above application plese note this is not a maintained school, and we are unable to comment on this proposal.

If you have any further queries please let me know.

H. Rowlay

Received by Wokingham District Council

Application No: F/2001/3591

Proposal:
Proposed erection of detached building for use as art class room.

Location:
White House School 161, Finchampstead Road, , Wokingham.

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

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

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

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 19/04/2001*. 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

27 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~18 MAR 2001~~ 16 MAR 2001

Officer: EXC | Application No. F/2001/3591

Map No. 83 Site 106

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DETACHED BUILDING CLASS FOR USE AS ART ROOM

Location: WHITE HOUSE SCHOOL, FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Evendons.

Applicant: WHITE HOUSE PREP SCHOOL

Fee Received 380-00 Required ..... Additional ..... Refund .....

(6)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			16 MAR 2001
4	Correct S 66 certificate	20 day certificate.	Faxed 16/3	
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is store to rear of art room existing or new? If new, need to supply elevations.	phoned 16/3	

Store is ex shop

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 27.3.01 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 : .....

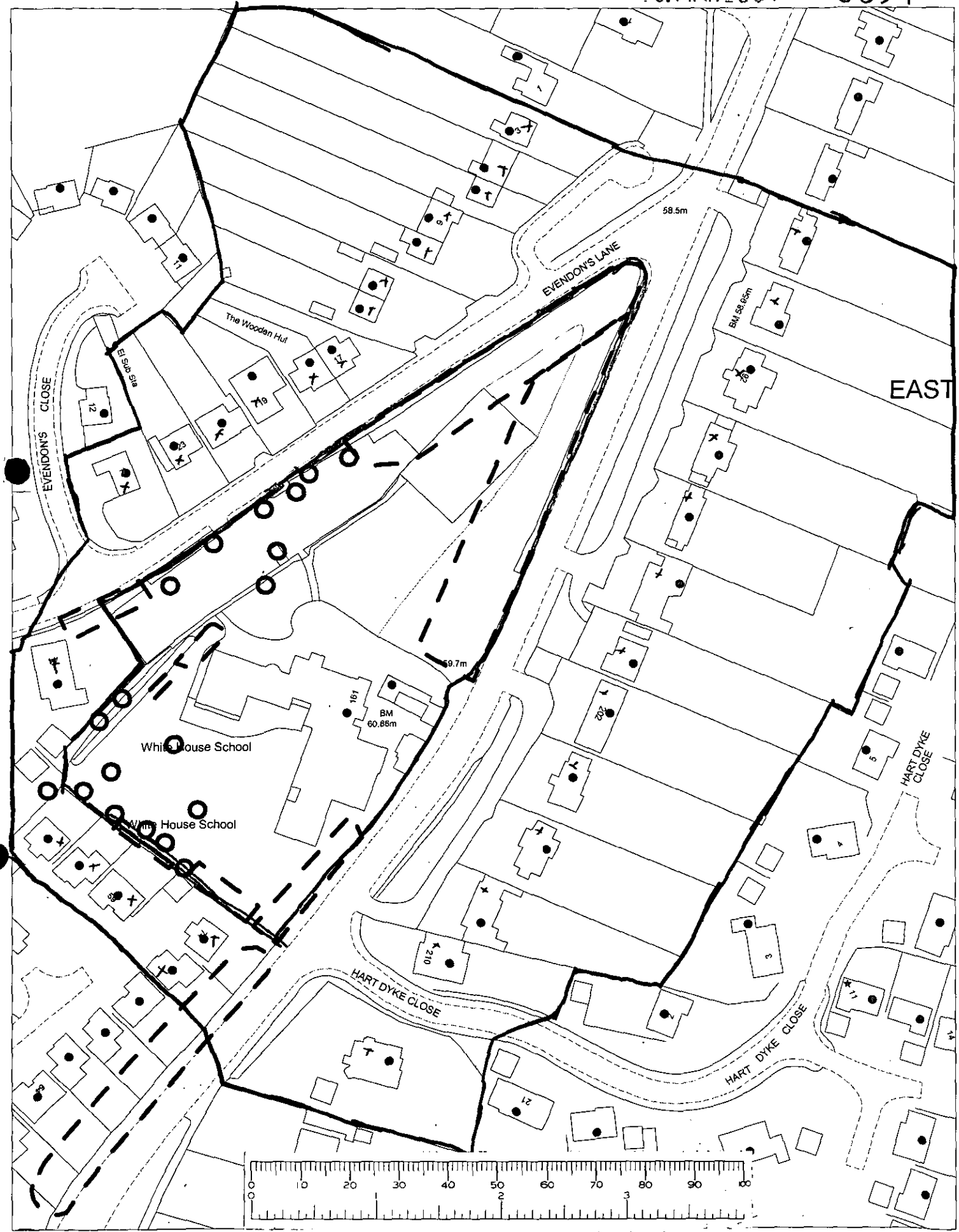
OTHERS:

No pre apps.

NEIGHBOURS:

2 x S/N & see map for neighbour notices

16.MAR2001 3591



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Development Control Section, Environmental Services, Wokingham District Council.

12 March 2001

Scale: 1 : 1250

16.MAR.2001 3591

FAX COVER SHEET

TO: Alisdair Lloyd – ABRACAD

FROM: Carol Hurst. Planning Admin

DESTINATION FAX No: 01344 459152

DATE: 16/3/01

TIME: 9.15

SUBJECT: Section 66

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 3

Please return - signed & dated.

for White House School

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

1780/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: 16.MAR2001* 3591

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 issue 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.

(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).

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

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

Agricultural Holdings Certificate

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

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.

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 . Alistair Lloyd.

On behalf of . White House Prep. School.

Date . 16/3/2001

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

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

16 MAR 2001 3591

1.	APPLICANT'S NAME	WHITE HOUSE PREP SCHOOL
	ADDRESS	FINCHAMPSTEAD ROAD, WOKINGHAM, BERKS.,
	POST CODE	RG40 3HD PHONE 01189 785151
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ABRACAD
	ADDRESS	THE ATRIUM, BROAD LANE, BRACKNELL, BERKS.,
	POST CODE	RG12 9BX PHONE 01344 481047
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	WHITE HOUSE PREP. SCHOOL, FINCHAMPSTEAD ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ART CLASSROOM.
5. Give the area in hectares or part of a hectare	AREA OF SITE	8,000m² approx. = 0·8ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER (Trustees of governing body own the property).
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	WHPSART/01 & 02

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.

SCHOOL

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
see plan

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.

Matching slate roof.
Matching white painted rendered walls
Matching white uPVC windows.
Matching blue pergola.

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.

As existing.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To soakaway(s)

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

No change

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

Yes – ramped access etc. to comply with building regulations.

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.

£380 (2 x £190, for each 75m² or part)

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 Alistair Lloyd ON BEHALF OF White House Prep. School DATE 6/3/2001

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				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
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 SCHOOL	1400 m² approx.	0	100 m² approx.	0
OTHER	Please Specify				
	TOTAL	1400 m²	0	100 m²	0

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

/

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	45	0
Proposed	45	0

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.

ART ROOM.

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

WHITE HOUSE PREP. SCHOOL — no change

NO.

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
19	0	0	19

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.'

(3) ADDRESS WHITE HOUSE PREP SCHOOL PARISH WOKINGHAM

PLOT No. EVENDONS LANE ORD. SHEET No. 83 E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37257	W/DR.			
40935	W.H. SCHOOL	PORTAKABIN	26.5.93	31.5.9
43857	"	NURSERY BLOCK	22.3.95	Cl
94/60030/F				
95/63059/F	" RE-POS. COURT	2/ST. EXTENSION	8.2.96	Cl
~~95/63086/O~~	~~"~~	~~O/L 5 DWELLINGS~~	~~24.1.96~~	~~Re~~
~~95/63395/O~~	~~"~~	~~O/L 3 DET. HOUSES & GARAGES~~	~~31.7.96~~	~~Cl~~
		(SWIMMING POOL SITE)		
~~FP96/5338~~	~~"~~	~~2/ST. EXT. (4 CLASSROOMS)~~	~~2.6.96~~	~~C/App~~
~~96/64142/F~~	~~"~~	~~4 DET. HOUSES & GARAGES~~	~~1.11.96~~	~~Re~~
~~96/64143/F~~	~~NOW 44/46/48~~	~~3 " "~~	~~10.1.97~~	~~Cl~~
~~A/96/0140~~	~~EVENDONS LANE~~	~~3 UNITS~~	~~8.11.96~~	~~APP~~

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 850/97 - CHARLES CHURCH SITE

DRAINAGE

091074

1933

(4) ADDRESS WHITE HOUSE PREP SCHOOL EVENDONS LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/64930/A	CHARLES CHURCH	SIGN BOARD	28.02.97	28.2
97/64964/F	GOVERNORS	REPL. CLASSROOM	26.3.97	Cl
FP97/6253	"	2x SW of main build	20.5.97	APP
99/68947/F	WHITE HOUSE PREP SCHOOL / ⌀ ABRACAD ARCHITECTS (ATTN A LLOYD)	SINGLE STOREY EXT'NS TO SCHOOL.	23/3/99	GR
FP 99/8378	White House Prep School.	s/st music rm, extended day room + art rm internal alt's.	22/2/99	App
F/2000/0994	" " " "	S/st ext to 2 classrooms	17/5/00	C
FP/2000/0445	Abracad Architects	S/St - 2 Southern classrooms enlarge existing classes	17/4/00	APP
	SW of Finehampstead Rd wing			
	no condemn parking			

MINISTRY DECISION

SPECIAL ORDERS

① ADDRESS ~~161 Finchampstead Road~~ WHITE HOUSE PREP SCHOOL PARISH WOK E

PLOT No. 'WHITE HOUSE PREP SCHOOL' ORD. SHEET No. 83

BUILDER EVENDONS LANE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP683	Cauldwell	Swimming Pool	11/2/54	App
5/3/63	Cauldwell	Prefab. games room	26/9/63	App
BR 3123	GOVERNORS OF WHITE HOUSE SCHOOL	NEW SANITARY FITTINGS	21.7.75	APP N/A
03695	MISS B.E. CAUDWELL	5 DET DWELLINGS & GARAGES ADS.	27.11.75	N/A REF
BR 4969	The Governors of White House School	Conv. Garage Coach Hse to Classroom	21 6 76	App N/A
04942	" "	" "	5.7.76	N/A CL
06779	LUFE BUILDING	HOUSE & GARAGE ADS.	WITHDRAWN	
07032	"	" "	29-9-77	N/A RE
07197	The Trustees White House School	Classroom	24.11.77	N/A TP. 30.11
BR 9057	" "	"	18.7.78	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 774/95 NOT CONFIRMED TPO 851/97

DRAINAGE

091074

② ADDRESS ~~161 Finchampstead Road~~ PARISH WOK E

PLOT No. 'WHITE HOUSE PREP SCHOOL' ORD. SHEET No. 83

BUILDER EVENDONS LANE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08902	The Governors of White Hse School	classroom	3.8.78	TP. 30.11.82
12268	Mr W. Greenwood	Mobile Home	13.12.79	N/A R.
76666	W.H. PREP. SCHOOL	SCHOOL HALL	17.12.81	N/A CL
BR18108	"	" & MINOR ALTS.	17.2.82	APP. N/
17118	MRS B COLLINS	RE-SITE ACCESS	8.4.82	N/A CL
21477	W.H PREP SCHOOL	RENEWAL 08902	31.5.84	N/A 31.5 TP
28123			7.8.87	CLA
BRA2637	"	S/ST. LINK BUILDING	5.5.87	APP
31594	MANOR "	S/ST. CLASSROOMS & STORES	29.9.88	CLA
33213 *	SEE ~~FINCHAMPSTEAD~~ ROAD EASTHEATH PROPS.	24 DWELLINGS FR. FINCHAMPST. ROAD	8.6.89	RE
36153	W. HOUSE PREP SCHOOL	S/ST. CLASSROOM	1.8.90	CLA

DATE OF COMPLETION

MINISTRY DECISION * 33213 - APPEAL DISMISSED - 19.6.90

SPECIAL ORDERS * TPO 573/89 ON FIELD FR. FINCH. ROAD.

DRAINAGE

091074

BRA 9354 CLASSROOM BLOCK 7.9.90 APP