APPLICATION NO:
LB/2001/3120

LOCATION:
Bear Place , Hare Hatch Reading.

APPLICANT:
Mezel Holdings Ltd The D & M Planning Partnership

PROPOSAL:
Proposed single storey extensions to dwelling and first floor extensions (retrospective).

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2001 Received by me 5/03/01

CASE OFFICER: ~~Jackie~~ **Emmett**
George Allpress.

REFUSED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mezel Holdings Ltd
The D & M Planning Partnership
Riverside Chambers
20 Bridge Street
Godalming
Surrey
GU7 1HY

Application Number: LB/2001/3120

Parish: **WARGRAVE**

Location: **Bear Place, Hare Hatch, Reading.**

Proposal: **Proposed single storey extensions to dwelling and first floor extensions (retrospective).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The works proposed by this application are considered to detract from the special architectural and historic interest of the Grade II* listed building and result in material harm to its character and appearance, because of the relationship between extensions, building and outbuildings, their design, size, siting and materials used. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN4 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WOS10 and WHE13.

Informative

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

Berkshire Structure Plan Policies C4 and EN4.
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS10, WHE13, WLL2, WGB1, WGB3, WBE1 and WT6.

Informative

2. The applicant should be aware that any persons carrying out, or who allow to be carried out, unauthorised works to a listed building may be guilty of an offence under the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter II, Section 9.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/04/2001

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.

WORK SHEET FOR : Jackie Emmett

Application Number : LB/2001/3120

Applicant : Mezel Holdings Ltd The D & M Planning Partnership.

Location : Bear Place, , Hare Hatch, Reading.
Proposal : Proposed single storey extensions to dwelling and first floor extensions (retrospective).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 01/03/2001. 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 :

Planning Issues :

Application Number: LB/2001/3120

Appraisal :

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

Application Number LB/2001/3120
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Bear Place Hare Hatch Reading.

APPLICATION NUMBER: LB/2001/3120

OFFICER: Jackie Emmett

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR: George Allpress

Application Number: LB F/2001/3120

Applicant: Mezel Holdings Ltd C/O The D & M Planning Partnership

Location: Bear Place, Hare Hatch, Reading

Proposal: Proposed single storey extensions to dwelling and first floor extensions (retrospective).

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications:

Date of Site Visit: 22/03/2001

Date Registered: 04/01/2001

Earliest Date for Decision: 04/02/2001

Latest Consultation Date/Site Notice Expiry Date: 04/02/2001

This application will have expired on: 01/03/2001. 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:

SEE REPORT NO. F/2001/3117 FOR DETAILS

Planning Issues: The issues raised by this application are the impact on the architectural and historic character and integrity of this Grade II* listed building, and the character and openness of the Metropolitan Green Belt.

The following policies apply: Berkshire Structure Plan policies C4, and EN4: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WOS10, WHE13, WLL2, WGB1, WGB3, WBE1 and WT6.

Application Number: LB/2001/3120

Appraisal:

SEE REPORT NO. F/2001/3117 FOR DETAILS

Both the current application for planning permission and listed building consent are made in retrospect the works having been carried out. Both applications are considered together in report to application no.F/2001/3117.

Recommendation: Approval: ☐ Refusal: ☑
(tick appropriate box)

LB

Application Number: F/2001/3120

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1			The works proposed by this application are considered to detract from the special architectural and historic interest of the Grade II* listed building, and result in material harm to its character and appearance, because of the relationship between extensions, building and outbuildings, their design, size, siting and materials used. The application is therefore considered to conflict with the following policies: Berkshire Structure Plan policies EN4: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WOS10, WHE13, ~~WLL2, WGB1, and WGB3~~.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policies C4, and EN4: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WOS10, WHE13, WLL2, WGB1, WGB3, WBE1 and WT6.

2)			See additional informative on 3117

11/4/01

RECORD OF SITE VISIT

SITE ADDRESS: Bear Place, Hare Hatch, Reading.

APPLICATION NUMBER: LB/2001/3120

OFFICER: George Allpress

DATE OF SITE VISIT: 22/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Metropolitan Green Belt and Area of Special Landscape Importance.

3. DESCRIPTION OF SITE/BUILDING Grade II* listed building situated on high point within parkland and accessed by private drive.

4. RELATIONSHIP TO ADJOINING PROPERTIES No other dwellings within immediate vicinity.

5. SITE CONSTRAINTS

TREES No trees within the vicinity of the extensions/alterations.

ACCESS/PARKING Private drive.

LEVELS Ground falls to north, south and west.

BOUNDARY TREATMENT

OTHERS Metropolitan Green Belt & Area of Special Landscape Importance.

THE GEORGIAN GROUP

PATRON: HM QUEEN ELIZABETH THE QUEEN MOTHER

VICE PATRON: HRH THE PRINCE OF WALES

TCL	TLS
DC GA	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

Development Control Manager
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

28th March 2001

Application No: LB/2001/3120
Our Ref: CNC/01/03/17

For the attention of George Allpress

Dear Sir,

BEAR PLACE, HARE HATCH, READING

Thank you for notifying the Group of a retrospective listed building consent application for works to Bear Place, Hare Hatch. The Group are alarmed at the scale of works that have been undertaken at Bear Place without listed building consent. The house is a grade II* listed building, this identifies it as part of a small proportion of all listed buildings (about 6%) that are of outstanding architectural or historic interest; its significance should be beyond dispute.

The application is for a first floor conservatory extension, a ground floor conservatory and studio and a first floor kitchen extension. PPG 15, Planning & the Historic Environment, states that, *"Modern extensions should not dominate the existing building in either scale, material or situation. Successful extensions require the application of an intimate knowledge of the building type that is being extended together with a sensitive handling of scale and detail."* None of the individual extensions meet these criteria and their cumulative effect is particularly damaging to the integrity of the listed building.

1. The first floor conservatory

The proposed conservatory is situated in a prominent position adjacent to the body of the eighteenth century house. The Group would be unlikely to consent to any modern addition in this position, but we find the conservatory especially damaging. It is an alien addition to the eighteenth century building, and the raised position lends it an undue dominance.

Cont'd.

President: Lord Crathorne M.A. Chairman: Lady Nutting O.B.E. J.P. Secretary: Neil Burton B.A. F.S.A.

6 Fitzroy Square, London. W1T 5DX Telephone: 020 7387 1720 Fax: 020 7387 1721 Email: office@georgian-group.org.uk

Registered office as above Registered Charity No. 209934 VAT No. 447 1613 54

2. The ground floor conservatory
The conservatory replaces the pre-existing, low level, glazed link connecting the main house to the swimming pool extension on the south front of the building. The glazed link was presumably constructed as a method of distancing the modern swimming pool addition from the historic house, the idea being that it is clearly a distinct, recent addition. By infilling this area with a conservatory that is almost twice the height, the principal of this has been lost. The Group find the pitched roof design particularly aggressive.

3. The Studio
The studio replaces the link building on the entrance elevation. The Group object to this addition on the same grounds as conservatory. The enlargement of the link and the architectural design have destroyed the justification for the pool building itself. No floor plans of the house have been submitted so the Group are unable to judge how the studio lies in relation to the existing buildings, or to compare to footprint of the previous link building to that of the new conservatory and studio.

4. The Kitchen
The kitchen is a first floor extension above what was a garage building. The latter was a small-scale building, detached from the main house. The extension has elevated the roofline to almost the same height as that of the side extensions to the house; this and the creation of a link to the house have physically incorporated it within the historic building. The design of the new build, with windows of alien proportions to the main house, also makes this an inappropriate addition.

The Group strongly object the application and urge your Council to refuse listed building consent. It is unacceptable to erode the character of the historic building with these modern additions, all of which are inappropriate in their positioning, style and in the reported use of poor quality materials. We insist you take enforcement action.

Yours faithfully

Clare Campbell
Southern Caseworker

c.c. Dr. Diane Kay, Historic Buildings Inspector, English Heritage

FROM: Jackie Emmett

DATE: 11 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
24 JAN 2001	
COPIES TO:	ACK:
	FILE:

Application Number: LB/2001/3120

Proposal: Proposed single storey extensions to dwelling and first floor extensions (retrospective)..

Site Address: Bear Place, , Hare Hatch, Reading.

Applicant: Mezel Holdings Ltd The D & M Planning Partnership.

Your observations are required in respect of this application **by 04/02/2001** .

No comment

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

FROM: Jackie Emmett

DATE: 11 January 2001

RECEIVED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2001/3120

Proposal: Proposed single storey extensions to dwelling and first-floor extensions (retrospective)..

Site Address: Bear Place, , Hare Hatch, Reading.

Applicant: Mezel Holdings Ltd The D & M Planning Partnership.

PLANNING SERVICES | HPT
POL | TLS
DC
APP
CS
29 JAN 2001
COPIES TO: | ACK:
FILE:

Your observations are required in respect of this application **by 04/02/2001**.

No comment

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2001/3120

Proposal:
Proposed single storey extensions to dwelling and first floor extensions (retrospective).

Location:
Bear Place Hare Hatch Reading

This application is being advertised in the Henley Standard newspaper on the 19/01/2001 for the following reason(s);

SITE IS A LISTED BUILDING

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **09/02/2001**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 19/01/2001

Received by Wokingham District Council

Application No: LB/2001/3120

Proposal:
Proposed single storey extensions to dwelling and first floor extensions (retrospective).

Location:
Bear Place, , Hare Hatch, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001

Tel: 0118 974 6449

Date:

My ref: LB/2001/3120

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: LB/2001/3120
Bear Place, , Hare Hatch, Reading.
Proposed single storey extensions to dwelling and first floor extensions (retrospective)..

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 **Jackie Emmett** on **0118 974 6449**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: 0118 974 6449

Date:

My ref: LB/2001/3120

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2001/3120
Bear Place, , Hare Hatch, Reading.
Proposed single storey extensions to dwelling and first floor extensions (retrospective).

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 **Jackie Emmett** on **0118 974 6449**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Jackie Emmett** Application Number: **LB/2001/3120**
Bear Place, , Hare Hatch, Reading.
Proposed single storey extensions to dwelling and first floor extensions (retrospective).

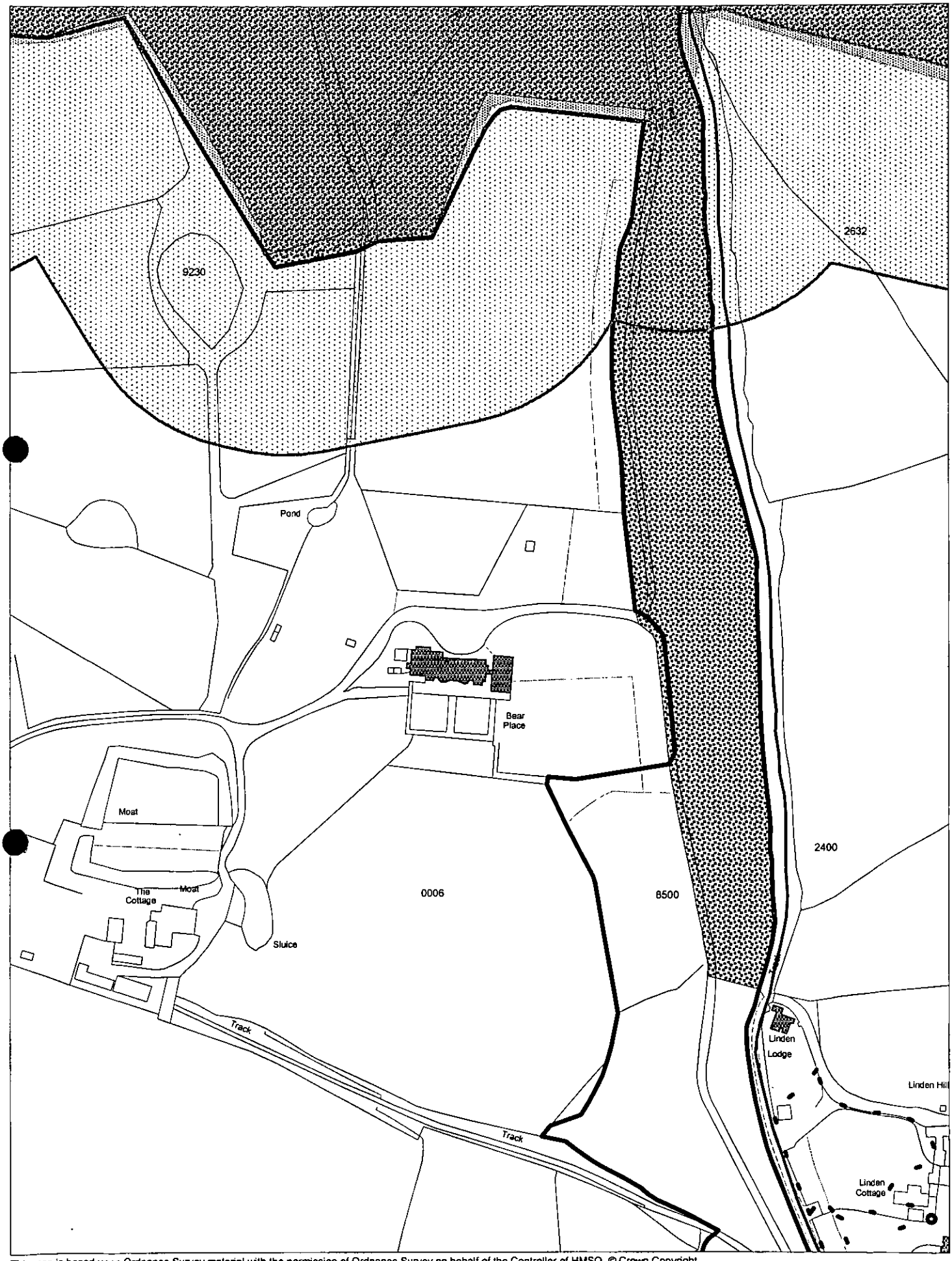
Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor F Browne

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

04 JAN 2001* 3120



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2000 Scale: 1 : 2500

N W E S

D & M

The D&M Planning Partnership
Chartered Town Planners

RIVERSIDE CHAMBERS 20 BRIDGE STREET GODALMING SURREY GU7 1HY
Tel. No. 01483 425705 Fax. No. 01483 425707

e-mail info@dm-planning.co.uk web site www.dm-planning.co.uk

04 JAN 2001 3120

Our Ref PAD/PAD/091/00
Your Ref JE/RFS/3698

10 November 2000

Ms J Emmett
Wokingham District Council
Environment Services Department
PO Box 157 Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Ms Emmett

THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
BEAR PLACE LINDEN HILL HARE HATCH WARGRAVE

I refer to our meeting on site at the beginning of September and to our subsequent telephone conversation at the end of last week in connection with the above site. I write to confirm that I have received instructions from my clients, Mezel Holdings Ltd, to prepare and submit the enclosed planning and Listed Building applications for your consideration and determination.

Both applications refer to the works recently carried out and comprise the following information:-

6 No. copies Planning Application Forms,
1 No. copy of the Certificate of Ownership,
5 No. copies Listed Building Consent Forms,
1 No. copy Listed Buildings & Conservation Areas Certificate,
A cheque for the amount of £95.00 being the required Statutory Planning Fee in this instance.

In addition, each application is accompanied by the requisite number of drawings, as follows:-

Site Location Plan,
Drg. No. 99/453/01 – Plans, elevations, sections and details of the first floor conservatory. Scale 1:50;
Drg. No. 99/453/06 – Plans, elevations, sections and details of the first floor kitchen and linkway above the existing garage. Scale 1:50;

Drg. No. 99/453/11 – Plans, elevations, sections and details of the single storey studio attached to the existing pool house. Scale 1:50; and
Drg. No. 99/453/17 – Front and rear elevations of Bear Place, also showing the link ground floor conservatory. Scale 1:100.

As you are aware and can see from the drawings, a number of domestic extensions have taken place and these applications seek retrospective permission for their retention. The works comprise four main elements.

Development has occurred to strengthen the link between the existing pool house and the original conservatory whilst enhancing the style of the existing building. During their design, careful consideration has been given to the scale and massing of the additional studio and conservatories with use of sympathetic materials and detailing to compliment the historic core of the central main structure.

The studio and conservatories balance the proportions of the existing building and that of the western wing. The massing, materials, detailing and minutia have been chosen specifically to harmonise with this Listed Building. The extensions are not considered to detract nor dominate the central historic core of the main dwelling.

Single Storey Studio.

The new studio is located on the eastern wing of the Bear Place and is attached to the existing pool house. It has a floor area of some 50 square metres and is constructed of high quality materials throughout. It has been designed to complement the existing structure and does not detract from the proportions and scale of the overall building.

The parapet has been carried through, the fenestration been designed to match the pool house and the roof glazing necessary for the studio to function has been carefully designed to ensure continuity with this wing.

Ground Floor Conservatory.

This is located to the rear of the studio and provides a visual extension from the original conservatory to the pool house. It is glazed throughout, is in proportion to the main dwelling and is contained with the confines of the existing building.

First Floor Conservatory.

The roof terrace conservatory leads from the existing main first floor bedroom suite and has been designed in such a way not to impact on the symmetry of the building.

It has a floor area of some 27.5 square metres and is set back some 3 metres from the front and rear elevations of this wing. The apex of the conservatory is well below the parapet detailing of the main house and is situated between the flank wall of the house and the dominant chimney to the east. The use of materials reflects those of the main property, with a slate roof and complementary fenestration.

The terrace to the front of this conservatory is protected by a wrought iron railing designed to reflect the style and period of the house. The dwelling has previously benefited from permission to introduce glazed elements on this side and this conservatory complements the style of the east wing.

First Floor Kitchen Extension.

This has been constructed on the western wing of the main house, above the existing double garage. Having a floor area of some 36 square metres the extension has been designed with a flat roof and parapet in order to follow through the line and style of the remainder of the house. Matching materials have been used throughout and care has been paid to fenestration detailing.

National Guidance.

With regard for Planning Policy Guidance Note 15, advice in paragraphs 3.12 – 3.15 indicates that listed buildings can sustain sensitive alteration or extension, acknowledging that cumulative changes reflecting the history of use and ownership are themselves of special interest in some cases. However, the PPG Note also warns that, with some listed buildings, successive applications for alteration or extension with work of indifferent quality may, cumulatively, not be in the interest of the building.

We submit that the application proposals, far from being of 'indifferent quality' are of high architectural merit, with a design fully sympathetic to the character of the Listed Building.

Paragraph 3.15 of PPG15 states that:

> *"Achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved. Thus, a better solution may be possible if a local planning authority is prepared to apply normal development control policies flexibility; or if an applicant is willing to exploit unorthodox spaces rather than set a standardised requirement; or if an architect can respect the structural limitations of a building and abandon conventional design solutions in favour of a more imaginative approach."*

D & M

It is considered that the Architect's approach in these particular cases has taken into account and given due and proper regard to the original historic core of the main dwelling. The extensions all play a subservient role and are situated within or adjacent to each of the wings of the main house, thus protecting and preserving the central main structure. None of the extensions mask the historic core, which remains in tact as originally constructed.

Accordingly, we trust that you will be in a position to favourably recommend the applications for approval.

We trust that we have provided you with sufficient information by which to determine the applications. However, if you require any additional information or if we can be of any further assistance in this regard then please do not hesitate to contact us.

We look forward to receiving your early acknowledgement of the applications and would be grateful if you would keep us informed as to their progress and as to the likely date when the proposals will be presented to Members of your Planning Committee.

Yours sincerely
THE D&M PLANNING PARTNERSHIP

Paul Darking

PAUL A DARKING

Encl

cc Mr C Brown – Mitchell Evans Partnership

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~22 NOV 2000~~ 04 JAN 2001	
Officer: JE	Application No. LB | 2001 | 3120

Map No. 22 **Site** 1.38
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(LB) PROPOSED SINGLE STOREY EXTENSIONS TO DWELLING AND FIRST FLOOR EXTENSIONS (RETROSPECTIVE)

Location: BEAR PLACE LINDEN HILL BATH ROAD

Parish: WARGRAVE Ward: Remenham + Wargrave ✓ 12/1

Applicant: MEZEL HOLDINGS LTD

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	incompleat red line	✓ 4/12	✓ phoned 4/1 OK
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Need more detailed plan to show positions of extensions	✓	✓
3	Forms unsigned			
4	Correct S 66 certificate	uncorrect Section 66	✓	✓
5	Elevation plans	- all elevations of the 4 buildings required	✓	✓
6	Floor plans	~~- For listed application, need~~ existing elevations as well as proposed		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) ? (2*) — Grade 2 on GIS but Grade 2* according to Harold's pre-app note

Advertisement Required Listed Building .....

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

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer ✓ 12/1 .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

The Georgian Group .....
The Victorian Society .....
Ancient Monuments Society ✓ 12/1
Society for Protection of Ancient Monuments .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....
English Heritage * ✓ 12/1

OTHERS: Green Belt

.....

.....

Pre-apps attached to full application.

NEIGHBOURS: S/N.

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

Mitchell Evans Partnership
Anchor House, Station Row, Shalford,
Guildford, Surrey GU4 8BY

Tel: +44 (0)1483 453453 Fax: +44 (0)1483 453563

email: arch@mitchellevans.co.uk

Environmental Services Dept
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

04 JAN 2001 3120

For the attention of Mrs C Hurst

3rd January 2001

Our Ref: 99:453/CB/JB

Dear Mrs Hurst

Reference: Bear Place, Linden Hill, Hare Hatch, Wargrave, Maidenhead, Berkshire

I refer to your letters dated 4th December 2000 to D & M Planning requesting further information in respect of the application submitted for the above property.

We believe we have now provided all the information requested and would ask you to progress the application.

Yours sincerely,

For the Mitchell Evans Partnership
Charles Brown Tech. R.I.C.S.

c.c. Mr P Darking, D & M Planning
Mezel Holdings

317090 005

(1) ADDRESS BEAR PLACE & LARM OFF BLAKES ROAD PARISH WARGRAVE

PLOT No. BEAR LANE ORD. SHEET No. SU. 8079

BUILDER Listed Building 3/93.

Plan No.	Applicant	Description of Development	Date of Decision	Deci
PR/90/68	Rt. Hon. Lord Rowmaw	Internal Alt	14.3.68	APP
~~BR 1043~~	~~"~~	~~ALTERATIONS & EXTENSION~~	~~24.1.79~~	~~APP~~
BR12949	Mr C M McAlpin	Internal alteration	10.3.80	APP
		foul drainage		
12854	"	LBC. "	10.4.80	N/A
13766	MR. W. LONE FARM	1ST FLT, 1ST FLOOR EXTENSION	31.7.80	N/A
14121	MR. C. McALPINE	LBC. ENCL. SWIMMING POOL	25.9.80	N/A
BR15635	Mr W. Lane. FARM	Extn to increase kitchen		
~~BR15892~~		bedroom ext for bathroom	1.10.80	APP
BR15892	MR. C. McALPIN	ENCL. TO EXISTING SWIMMING POOL	9.12.80 24.11.80	REF-APP REF
20294	Mezel Holdings Ltd.	ERECT OF FENCE HEIGHT 2300 MM.	25/8/83.	N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) BEAR PLACE - LARM

ADDRESS BEAR LANE BLAKES ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU.8079

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
BR21174	EASTLORDS LTD.	LIFT INSTALLATION	14.7.83	APP N
20935	MEZEL HOLDINGS LTD	SPORTS PAVILION & ADD. BEDROOM ACC.	5.4.84	N/A C
21203	" LBC	"	5.4.84	N/A SEE C
23524	"	CHAIN LINK FENCE, LIGHTING, GATES	14.8.85	N/A RE
24921	MR. W. LONE FARM	CONSERVATORY (FARM)	24.2.86	C
25776,7	SHEIKH ABDALLA	SATELLITE DISH AERIAL	9.7.86	C
26045	" ASSAD	DEM. OF IMPLEMENT STORE/	6.8.86	CO
		ERECT GARAGE FOR MAINTENANCE		
		VEHICLES		
33547	MEZEL HOLDINGS	IRON RAILINGS ON 3' WALL	7.6.89	C
36461	MR & MRS LONE FARM	ENTRANCE PORCH/CLOAKROOM	17.10.90	C
BRA 9765	" "	CLOAKROOM/PART BARN TO ~~FARM~~ OFFICE	11.12.90	APP

DATE OF COMPLETION

MINISTRY DECISION APPEAL AGAINST ENF NOTICE PART GRANTED - PART REFUSED PE-23524

SPECIAL ORDERS

DRAINAGE

0910 FP95/3825 UNDERPINNING CHIMNEY 22-9-95 APP

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

04 JAN 90 * 3120

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

I hereby certify that:-

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

or:-

~~CERTIFICATE B~~

I hereby certify that:-

1. *I have / The applicant has given the requisite notice to all the persons other than *myself / the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *I am / The applicant is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

† See note (a) to Certificate A

2. *I have / The applicant has given the requisite notice to the following persons other than *myself / the applicant who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner	Address	Date of service of notice

3. *I have / The applicant has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of the other owners† of the building and *have / has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

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

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(c) .....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(d) on.....

~~Copy of notice as published~~

SEE OVERLEAF

1772B

or:-

~~CERTIFICATE D~~

I hereby certify that:-

1. *~~The applicant~~ I am unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *~~have~~ / has taken the steps listed below, being steps reasonably open to *~~me~~ / him to ascertain the names and addresses of all the persons, other than *~~myself~~ / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *~~have~~ / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

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

(c) .....

(d) on .....

~~Copy of notice as published~~

Signed ...THE D&M PLANNING PARTNERSHIP.....

*On behalf of ...MEZEL HOLDINGS LTD.....

Date .....10 NOVEMBER 2000.....

* Delete where inappropriate

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received _____

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

04 JAN 1991 * 3120

1.		APPLICANTS NAME ADDRESS	MEZEL HOLDINGS LTD C/O AGENTS
		POST CODE PHONE	
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS	THE D&M PLANNING PARTNERSHIP RIVERSIDE CHAMBERS 20 BRIDGE STREET GODALMING SURREY
		POST CODE PHONE	GU7 1HY 01483 425705
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	BEAR PLACE LINDEN HILL WARGRAVE MAIDENHEAD
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	DWELLING
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	RESIDENTIAL
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	II

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

DRAWINGS NUMBERED 99/453/01, 06, 11, 17 & SITE PLAN

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser

OWNERS

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.

DOMESTIC EXTENSIONS INCLUDING CONSERVATORIES, KITCHEN AND STUDIO

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

ALL TO MATCH EXISTING
SEE DRAWINGS

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

Listed Building Consent	x
Relaxation of Condition	

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

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

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

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

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

(a) What is the cubic content of the building as originally listed?

(b) What is the cubic content of the part to be removed?

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

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NOT KNOWN

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

Signed THE D&M PLANNING PARTNERSHIP on behalf of MEZEL HOLDINGS LTD

Date 10 NOVEMBER 2000

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

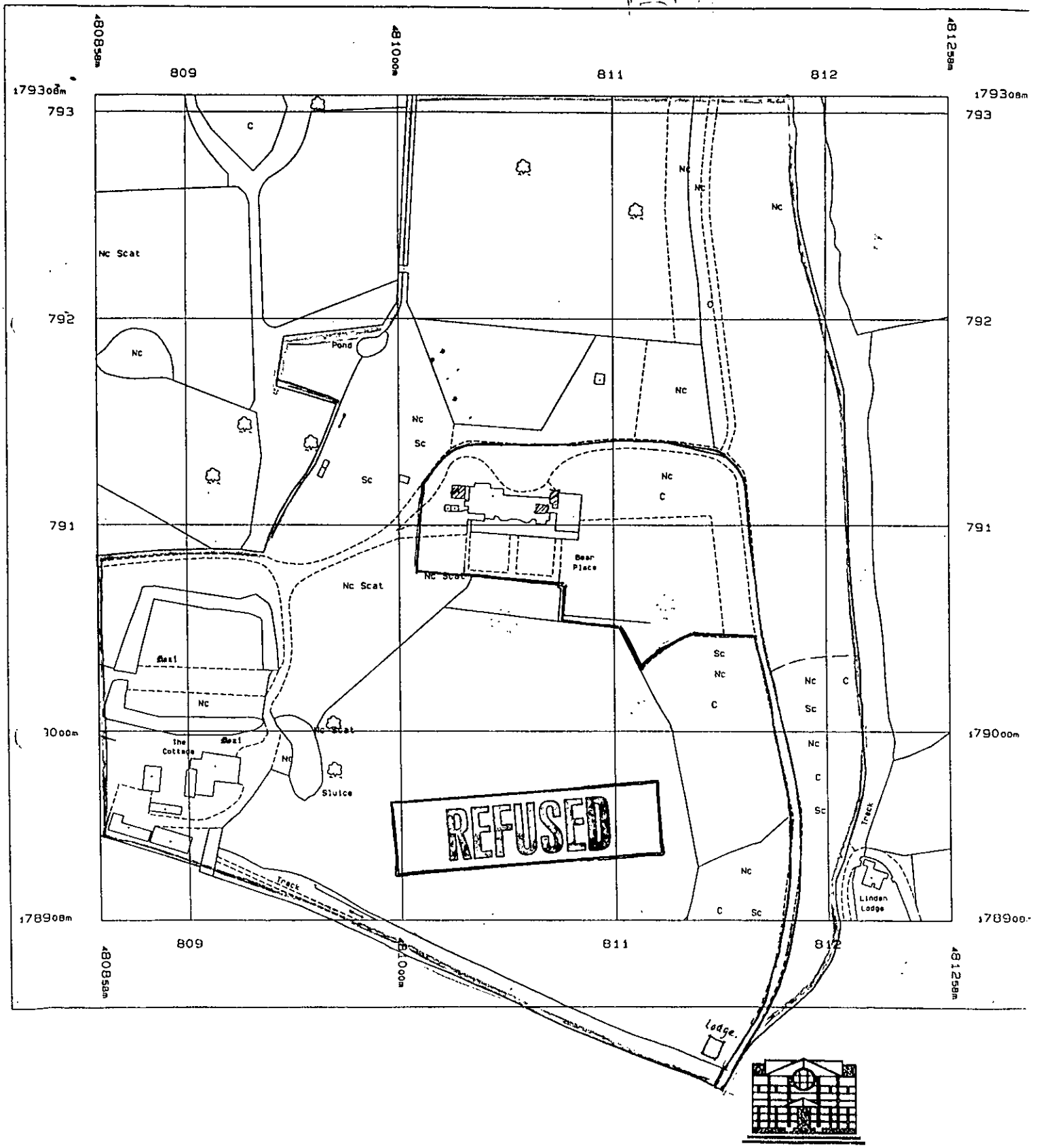
DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

BEAR PLACE
LINDEN HILL LANE

SITE PLAN. 1:2500

04.JAN.2001* 3120



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