SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
LB/2001/3211

LOCATION:
Apsley House 27 - 29 London Road, Twyford Reading.

APPLICANT:
Kimberley Developments C/O Farrell And Clarl

PROPOSAL:
Application for internal repairs and alterations to listed building.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Kimberley Developments
C/O Farrell and Clark
21 Little Portland Street
London
W1W 8BT

Application Number: LB/2001/3211

Parish: **TWYFORD**

Location: **Apsley House 27 - 29, London Road, Twyford, Reading.**

Proposal: **Application for internal repairs and alterations to listed building.**

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.

Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

The following details shall also be submitted to the Local Planning Authority prior to commencement of the development:

a) The construction of the new floor.
b) Partition construction details.
c) Doors and lining details.
d) 'Blocking up' details.
e) Details of the partition to be located.

Condition
4. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

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.

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

Reason
4. To preserve the architectural integrity of the listed building.

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

SU 77 NE | TWYFORD | LONDON ROAD (north west side)

2/29
1.8.52

Nos. 27 and 29 (Apsley House) (formerly listed as Aspley House now two Cottages)

G.V. | II

House now divided into 2. C18 extended C19 and C20. Vitreous brick with red dressings. Gabled slate roof. 2 storeys and attic, splayed plinth, moulded brick cornice, vitreous parapet; 2 small flat lead roof dormers and flanking chimneys. 5 bays segmental headed sash windows on first floor with raised brick aprons and guttae at outer corners. On ground floor at right a sash window below upper window, to left of this a doorway with eared architrave, small pulvinated frieze, dentilled and bracketted cornice and pediment, the door removed and 2, C20 doors inserted inside. To left of doorway a tripartite sash under second upper window from left. On the right hand an early one bay C19 extension set back with sash windows. All glazing bars altered. Old insurance plaque on first floor in centre. C20 extension at rear.

SU 77 NE | TWYFORD | LONDON ROAD (north west side)

2/30

No.77 (The White House)

G.V. | II

House. Early C19. Painted brick. Hipped slate roof. 2 storeys, flanking chimney on left and one on rear roof slope. 4 bays and sash windows with glazing bars and architrave surrounds; half glazed door in centre under wood lattice porch with concave lead roof. One additional similar sash window to right of porch. Small one storey C20 extension on left.

SU 77 NE | TWYFORD | LONDON ROAD (north west side)

2/31

No.79 (The Orchard)
II

House. Late C18 extended C19. Brick, Gabled slate roof. Parallel ridge plan with rear extension. 2 storeys, dentil eaves and flanking chimneys. 4 bays sash windows with glazing bars and 6-panelled door in second bay from right with segmental headed architrave under cast iron lattice porch with concave lead roof. Small one storey extension on left.

Fax

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
APP |
CS |
08 MAY 2001
COPIES TO: | ACK:
FILE:

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
email:london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 2590922
Fax: 0113 2589604
email:leeds@farrell-clark.co.uk

To: HARROLD SAUNDERS **Company:** WOKINGHAM DISTRICT COUNCIL.

Fax: 0118-974-6484 **From:** ED GRIFFIN.

No of Pages: 5 **Date:** 3 MAY 2001

Re: APSLEY HOUSE, TWYFORD. **CC:** J. MILLER - W.D.C. 0118-974-6484

D. ANDERSON - KIMBERLEY. [027]

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

• **Comments:**

LB/2001/3211 condition 3 part (e).
RELOCATION OF TIMBER PARTITION.

Following yesterdays site visit I can confirm that the partition was built on the (relatively) new floorboards, indicating that this partition has been relocated at some point.
We propose to fix the panelling to the adjacent brick wall as per the attached sketch. As can be seen, the partition length and position of the existing doorway corresponds to this wall very closely.
We also note, as a result of the above, that the main entrance door requires reinstating in the London Road doorway as shown. The new half-leaf doors as existing to be removed.
This work will be carried out in a few days.

Regards Ed Griffin

(copy in post)

Associates:
Anthony J Clark MBIAT
Richard J Smith ABIAT
IT Manager Mark Farrell ABIAT
Consultant: Donald K Clark BA Arch Dip TP RIBA MRTPI

Partners:
John Poole Dipl Arch RIBA
Brian Soppitt Dipl Arch RIBA
David Standhaven Dipl Arch RIBA
Paul Jagger BA (Hons) Dip Arch RIBA
John R Perry Dipl Arch RIBA

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
email:london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 2590922
Fax: 0113 2589604
email:leeds@farrell-clark.co.uk

PLANNING SERVICES
PO
DC
APP
CS
30 APR 2001
COPIES TO: ACK: FILE:

Fax

To: HARROLD SAUNDERS **Company:** W.D.C.

Fax: 0118-974-6484 **From:** ED GRIFFIN

No of Pages: 3 **Date:** 26 APRIL 2001

Re: APSLEY HOUSE, TWYFORD. (LB/2001/3211.) **CC:** J. MILLER - WDC
D. ANDERSON - KIMBERLEY

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

• **Comments:**

1. We have not received a reply of our letter dated 10 April 2001. Item 5 of this letter refers to Condition 3(e) of this Approval Notice (see attached). Please clarify which partition you are referring to, and whether it is to be removed or relocated.

2. We understand the timber panelling partition in room G7 (refer to attached extract from the Approved Drawing) has approval for its removal and none of the conditions require any further detail to be provided. This partition is due for removal on site next week

Yours sincerely

Ed Griffin.

Associates:
Anthony J Clark
MBIAT

Richard J Smith
ABIAT

IT Manager
Mark Farrell ABIAT

Consultant:
Donald K Clark
BA Arch Dip TP RIBA MRTPI

Partners:
John Poole
Dipl Arch RIBA

Brian Soppitt
Dipl Arch RIBA

David Standhaven
Dipl Arch RIBA

Paul Jagger
BA (Hons) Dip Arch RIBA

John R Perry
Dipl Arch RIBA

020 7291 9175

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

RECEIVED
16 MAR 2001
66

Kimberley Developments
C/O Farrell and Clark
21 Little Portland Street
London
W1W 8BT

Application Number: LB/2001/3211

Parish: TWYFORD

Location: Apsley House 27 - 29, London Road, Twyford, Reading.

Proposal: Application for internal repairs and alterations to listed building.

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.

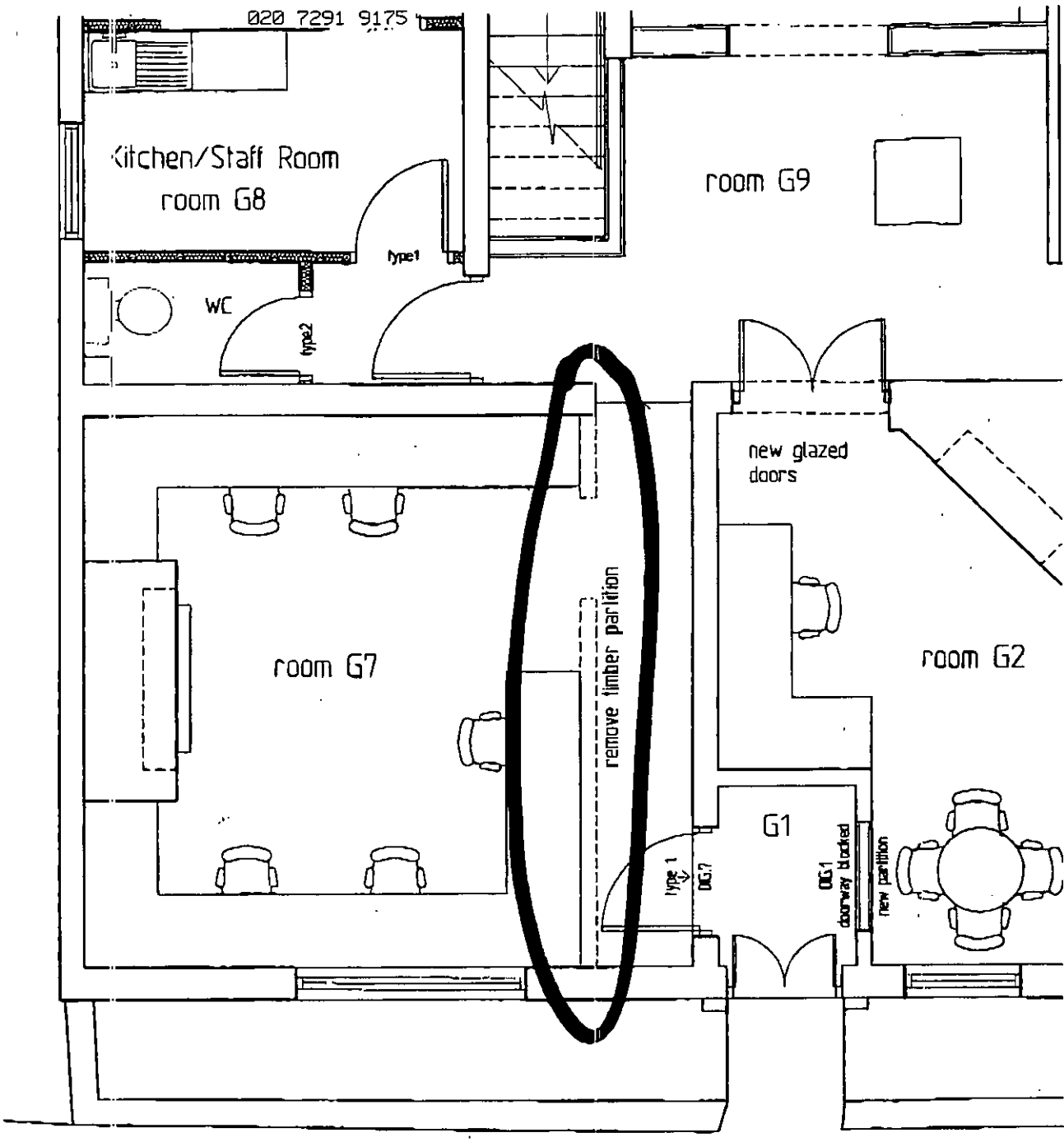
Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

The following details shall also be submitted to the Local Planning Authority prior to commencement of the development:

a) The construction of the new floor.
b) Partition construction details.
c) Doors and lining details.
d) 'Blocking up' details.
e) Details of the partition to be located.

which partition is being referred to?

Condition
4. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.



Proposed Ground Floor Plan

LONDON ROAD

FROM APPROVED DRAWING
113/280/411 rev. A.

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
Email: london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 259 0922
Fax: 0113 258 9604
Email: leeds@farrell-clark.co.uk

EG/ha/113.280.L.79

10th April 2001

PLAN[illegible] SERVICES	HPT 42187
POL	TLG
DC JSM	ENF
APP	
CS	
11 APR 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of Joss Miller

Dear Joss

Apsley House, Twyford. Ref LB/2001/3211

1. With reference to Condition 3(a):
Please find attached drawing no. 113/280/SK585 showing the new floor constructions in:

(i) the end of Unit 1 (Room G9)
(ii) conservatory and adjacent room (G5 + G6).

2. Condition 3(b)
Please find attached drawing no. 113/280/SK586 showing the partition construction details.

3. Condition 3(c)
Please find attached drawing no. 113/280/SK587 showing the proposed door and lining details.

4. Condition 3(d)
Please find attached drawing no. 113/280/SK588 showing the proposed doorway blocking up details.

5. Condition 3(e)
Please can you provide further detail of your requirements to meet this condition. We will not carry out any works to any existing partitions until your requirements are clarified.

Associates:
Anthony J Clark MBIAT
Richard J Smith ABIAT
I.T. Manager Mark Farrell ABIAT

Consultant:
Donald K Clark BA Arch Dipl TP RIBA MRTPI

Partners:
John Poole Dipl Arch RIBA
Brian Soppitt Dipl Arch RIBA
David A Standhaven Dipl Arch RIBA
Paul Jagger BA (Hons) Dipl Arch RIBA
John R Perry Dipl Arch RIBA

6. Removal of Existing Fireplaces
The proposed new tenants have requested the removal of 3 no. existing fireplaces and surrounds. Please find attached the location plan 113/280/411 rev A and the following photos:

Photo 1: Existing fireplace 1 in Room G8
Photo 2: Existing fireplace 2 in Room G4.
Photo 3: Existing fireplace 3 in Room G3.

Following their removal it is intended to make good the plasterwork to match the existing, infill the opening with plasterboard and skim, and install a low level vent to the chimney flue.

Please contact us if you require any further information.

Yours sincerely

Edward Griffin

Encs

Cc (letter only): D Anderson, Kimberley Developments
S Turoff, EC Harris
H Sanders, Wokingham DC

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
Email: london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 259 0922
Fax: 0113 258 9604
Email: leeds@farrell-clark.co.uk

EG/ha/113.280.L.79

10th April 2001

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

For the attention of Joss Miller

3211
TO COMPLY WITH CONDITIONS.

Dear Joss

Apsley House, Twyford. Ref LB/2001/3211

ACCEPTABLE TO ME ✓ 1. With reference to Condition 3(a):
Please find attached drawing no. 113/280/SK585 showing the new floor constructions in:

(i) the end of Unit 1 (Room G9)
(ii) conservatory and adjacent room (G5 + G6).

OK ✓ 2. Condition 3(b)
Please find attached drawing no. 113/280/SK586 showing the partition construction details.

NEW PARTITION DOOR DETAILS ✓ OK 3. Condition 3(c)
Please find attached drawing no. 113/280/SK587 showing the proposed door and lining details. LINING DETAILS ON SK588, ARCHITRAVE NOT ACCEPTABLE AS DRAWN

PUSH DOOR NOT ACCEPTABLE

4. Condition 3(d)
Please find attached drawing no. 113/280/SK588 showing the proposed doorway blocking up details.

O/K 5. Condition 3(e)
Please can you provide further detail of your requirements to meet this condition. We will not carry out any works to any existing partitions until your requirements are clarified.

DC JKM	ENF
APP	
CS	
12 APR 2001	
COPIES TO:	ACK:
	FILE:

POST NO 42249

Associates:
Anthony J Clark MBIAT
Richard J Smith ABIAT
I.T. Manager Mark Farrell ABIAT

Consultant:
Donald K Clark BA Arch Dipl TP RIBA MRTPI

Partners:
John Poole Dipl Arch RIBA
Brian Soppitt Dipl Arch RIBA
David A Standhaven Dipl Arch RIBA
Paul Jagger BA (Hons) Dipl Arch RIBA
John R Perry Dipl Arch RIBA

6. Removal of Existing Fireplaces
The proposed new tenants have requested the removal of 3 no. existing fireplaces and surrounds. Please find attached the location plan 113/280/411 rev A and the following photos:

Photo 1: Existing fireplace 1 in Room G8
Photo 2: Existing fireplace 2 in Room G4.
Photo 3: Existing fireplace 3 in Room G3.

Following their removal it is intended to make good the plasterwork to match the existing, infill the opening with plasterboard and skim, and install a low level vent to the chimney flue.

Please contact us if you require any further information.

Yours sincerely

Edward Griffin

Encs

Cc (letter only): D Anderson, Kimberley Developments
S Turoff, EC Harris
H Sanders, Wokingham DC

24 APR 2001

Date: 23 April 2001

To: Harold Sanders, Conservation

- Please comment on points 5 & 6 on accompanying letter.

We have received Details to Comply with Conditions for the following planning application:

Application Number: LB/2001/3211

Location: Apsley House 27 - 29, London Road, Twyford, Reading.

Proposal: Application for internal repairs and alterations to listed building.

Applicant: Kimberley Developments C/O Farrell And Clark.

Case Officer: Joss Miller

The new plans show the following: New floor construction, partition construction details (113/280/SK586), proposed door & lining details (113/280/SK587), blocking up doorway details (113/280/SR588).

Comments are required by 30/04/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

NO 5 — CONDITION 3(E) IT WAS AGREED WITH THE ARCHITECT AND DEVELOPER (KIMBERLEY DEV.) ~~THAT~~ THAT THE PARTITION COULD BE REMOVED PROVIDED A NEW LOCATION WITHIN APSLEY HOUSE WAS FOUND THE ARCHITECTS WERE TO SUBMIT DETAILS OF THE NEW LOCATION.

NO 6. THE FIREPLACES ARE RECENT ADDITIONS BUT I CONSIDER THERE REMOVAL WOULD NOT RETAIN THE VISUAL FOCUS FOR THE ROOMS, RADICALLY CHANGE THE CHARACTER AND TO REPLACE THEM WITH PLASTERBOARD WOULD BE DETRIMENTAL TO THE CHARACTER OF THE LISTED BUILDING.

I COULD NOT SUPPORT THIS PROPOSAL.

A SCHEME FOR RE-FURBISHMENT OF ALL FIREPLACES SHOULD BE AGREED.

Harold Sanders

CONSERVATION ARCHITECT.

27-04-01.

30.04.01.

Joes.

Have you now answered this or will you and ask them to send all letters discharging conditions to you. (D.C).

H

020 7291 9175

42677

REPLY RECEIVED

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
email:london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 2589922
Fax: 0113 2589604
email:leeds@farrell-clark.co.uk

Fax

To: HARROLD SAUNDERS **Company:** W.D.C.

Fax: ~~0118-971-6484~~ **From:** ED GRIFFIN

No of Pages: 3 **Date:** 26 APRIL 2001

Re: APSLEY HOUSE, TWYFORD. **cc:** J. MILLER - WDC

(LB/2001/3211.) D. ANDERSON - KIMBERLEY.

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

• **Comments:**

1. We have not received a reply of our letter dated 10 April 2001. Item 5 of this letter refers to Condition 3(e) of this Approval Notice (see attached). Please clarify which partition you are referring to, and whether it is to be removed or relocated.

2. We understand the timber panelling partition in room G7 (refer to attached extract from the Approved Drawing) has approval for its removal and none of the conditions require any further detail to be provided. This partition is clear for removal on site next week

Yours sincerely

Ed Griffin.

Associates:
Anthony J Clark MBIAT
Richard J Smith ABIAT
IT Manager
Mark Farrell ABIAT
Consultant:
Donald K Clark BA Arch Dip TP RIBA MRTPI

Partners:
John Poole Dipl Arch RIBA
Brian Soppitt Dipl Arch RIBA
David Standhaven Dipl Arch RIBA
Paul Jagger BA (Hons) Dip Arch RIBA
John R Perry Dipl Arch RIBA

020 7291 9175

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

RECEIVED
16 MAR 2001

Kimberley Developments
C/O Farrell and Clark
21 Little Portland Street
London
W1W 8BT

Application Number: LB/2001/3211

Parish: TWYFORD

Location: Apsley House 27 - 29, London Road, Twyford, Reading.

Proposal: Application for internal repairs and alterations to listed building.

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.

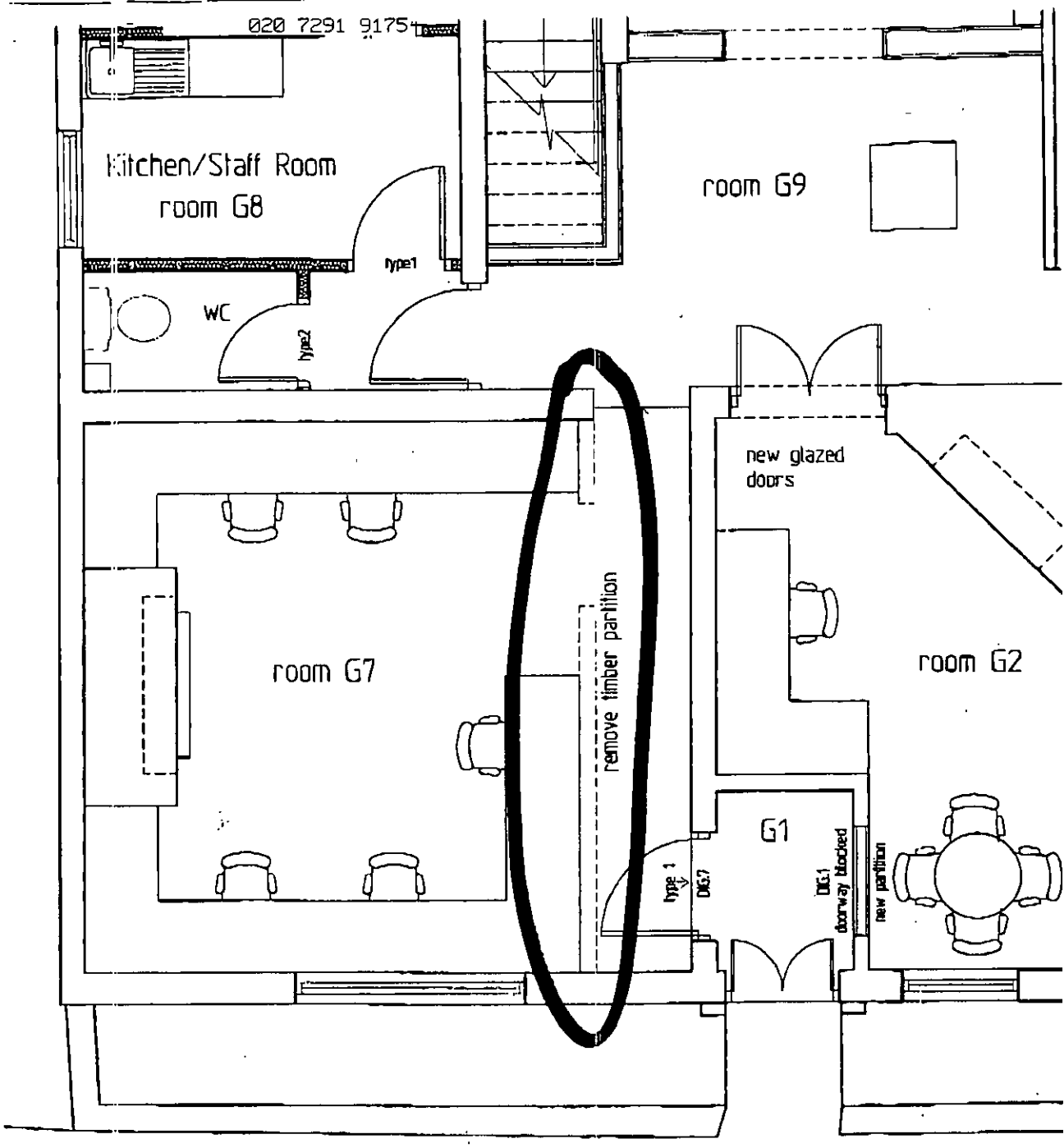
Condition
3. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

The following details shall also be submitted to the Local Planning Authority prior to commencement of the development:

a) The construction of the new floor.
b) Partition construction details.
c) Doors and lining details.
d) 'Blocking up' details.
e) Details of the partition to be located.

which partition is being referred to?

Condition
4. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.



Proposed Ground Floor Plan

LONDON ROAD

FROM APPROVED DRAWING
113/280/411 rev. A.

020 7291 9175

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
email:london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 2590922
Fax: 0113 2589604
email:leeds@farrell-clark.co.uk

Fax

CS	
04 MAY 2001	
COPIES TO:	ACK:
	FILE:

To: HARROLD SAUNDERS Company: WOKINGHAM DISTRICT COUNCIL.

Fax: 0118-974-6484 From: ED GRIFFIN.

No of Pages: 5 Date: 3 MAY 2001

Re: APSLEY HOUSE, TWYFORD CC: J. MILLER - W.D.C. 0118-974-6484

D. ANDERSON - KIMBERLEY. [02]

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

• Comments:

LB/2001/3211 condition 3 part (e).

RELOCATION OF TIMBER PARTITION.

Following yesterdays site visit I can confirm that the partition was built on the (relatively) new floorboards, indicating that this partition has been relocated at some point.

We propose to fix the panelling to the adjacent brick wall as per the attached sketch. As can be seen, the partition length and position of the existing doorway correspond to this wall very closely.

We also note, as a result of the above, that the main entrance door requires reinstating in the London Road doorway as shown. The new half-leaf doors as existing to be removed.

This work will be carried out in a few days.

Regards Ed Griffin.

(copy in post)

Associates:
Anthony J Clark
MBIAT

Richard J Smith
ABIAT

IT Manager
Mark Farrell ABIAT

Consultant:
Donald K Clark
BA Arch Dip TP RIBA MRTPI

Partners:
John Poole
Dipl Arch RIBA

Brian Soppitt
Dipl Arch RIBA

David Standhaven
Dipl Arch RIBA

Paul Jagger
BA (Hons) Dip Arch RIBA

John R Perry
Dipl Arch RIBA

Tel. 0118 974 6463 (Direct Line)

Date. 1 June, 2001

My ref. JM/JM/LB/2001/3211

Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr E Griffin
Farrell And Clark Architects
21 Little Potland Street
London
W1W 8BT

Dear Mr Farrell,

RE; CONDITIONS RELATING TO APSLEY HOUSE, LONDON ROAD, TWYFORD LB/2001/3211).

Thankyou for your letters which were received on 11 & 30 April, and 4 May 2001.

Having assessed the details relating to the conditions, I can comment as follows.

- Condition 3a relating to floor details is acceptable.
- Condition 3b showing the partition construction is acceptable.
- Condition 3c showing the proposed door and lining details requires further information in relation to the door details in the new partition. Also, the architrave shown on drawing number 113/280/SK587 is not considered acceptable and, therefore, a new detail is required. May I remind you that condition 3 cannot be discharged until these details have been submitted and approved in writing by the Council.
- Condition 3d showing details of the blocking up of the doorway are acceptable.
- Condition 3e showing details of the relocation of the partition wall is acceptable.

I should also remind you that any alterations to the fireplaces will require a further application for Listed Building consent and furthermore, their removal or 'blocking up' as discussed with the Conservation Architect and refered to in your letter of 11 April 2001, would not be encouraged.

I hope this advice is of use to you, however, it is given without prejudice to the determination of any application received. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

File:
conditions.LB.2001.
3211

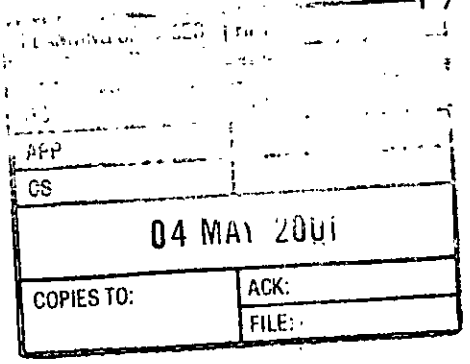
Jobs: Were you at the site visit? Have you agreed items (1) & (2)? Harold 08.05.01

FARRELL & CLARK

ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
email:london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 2590922
Fax: 0113 2589604
email:leeds@farrell-clark.co.uk



Fax

To: HARROLD SAUNDERS **Company:** WOKINGHAM DISTRICT COUNCIL.

Fax: 0118-974-6484 **From:** ED GRIFFIN.

No of Pages: 5 **Date:** 3 MAY 2001

Re: APSLEY HOUSE, TWYFORD. **CC:** J. MILLER - W.D.C. 0118-974-6484

D. ANDERSON - KIMBERLEY. [02]

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

• **Comments:**

LB/2001/3211 condition 3 part (e).

RELOCATION OF TIMBER PARTITION.

Following yesterdays site visit I can confirm that the partition was built on the (relatively) new floorboards, indicating that this partition has been relocated at some point.

✓ we propose to fix the panelling to the adjacent brick wall as per the attached sketch. As can be seen, the partition length and position of the existing doorway corresponds to this wall very closely.

ACCEPTABLE to ME HS.

(2) We also note, as a result of the above, that the main entrance door requires reinstating in the London Road doorway as shown. The new half-leaf doors as existing to be removed.

This work will be carried out in a few days.

T.C.BC. REQUIRED.

Regards Ed Griffin

(copy in post)

Associates:
Anthony J Clark MBIAT
Richard J Smith ABIAT
IT Manager
Mark Farrell ABIAT
Consultant:
Donald K Clark BA Arch Dip TP RIBA MRTPI

Partners:
John Poole Dipl Arch RIBA
Brian Soppitt Dipl Arch RIBA
David Standhaven Dipl Arch RIBA
Paul Jagger BA (Hons) Dip Arch RIBA
John R Perry Dipl Arch RIBA

WORK SHEET FOR : Joss Miller

Application Number : LB/2001/3211

Applicant : Kimberley Developments C/O Farrell And Clark.

Location : Apsley House 27 - 29, London Road, Twyford, Reading.

Proposal : Application for internal repairs and alterations to listed building.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/2/01.

cons: S/N - 12/2/01

Date of Neighbour Notifications : 25/1/01

Date of Site Visit : 7/2/01

Date Registered : 18/01/2001

Earliest Date for Decision : 18/02/2001

Latest Consultation Date/Site Notice Expiry Date : 18/02/2001

This application will have expired on: 15/03/2001. 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 :

Twyford PC - Alterations would alter character of listed bldg.
Conservation - conditions.

Planning Issues :

Effect on character of listed building & conservation area.
Identified settlement.

Application Number: LB/2001/3211

Appraisal :

This application is for the internal repairs and alterations to a listed building.

1. The construction of a new floor will be monitored in order to protect the character of the area.
2. The removal of the partitions in unit 1 is acceptable.
3. The partition construction and doors are acceptable providing details are submitted to ensure they are constructed in character.
4. Details of all new doors & linings should be agreed.
5. Details of blocking up to be provided.
6. Removal of partition acceptable.
7. Details of floor construction to be agreed.

Providing conditions are satisfied the application would be considered acceptable and, therefore, would not be detrimental to the character of the listed building or conservation area.

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

Application Number LB/2001/3211
Conditions/Reasons for Refusal

listed → building

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C190	R190	
3	C191	R191	ADD – The following details shall be submitted: a) The construction of the new floor b) Partition construction & ~~door~~ details c) Doors & lining details d) Blocking up details e) Details of the partition to be located.
4	C195	R195	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 27/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Apsley House 27 - 29 London Road Twyford Reading.

APPLICATION NUMBER: LB/2001/3211

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/2/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front window.

2. DESCRIPTION OF SURROUNDINGS

Cons. Area.

3. DESCRIPTION OF SITE/BUILDING

Listed building.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Alterations (internal).
No neighbours immediately affected?

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING \

LEVELS \

BOUNDARY TREATMENT open.

OTHERS See Harold.
Watch fireplaces OK to remove???

Tel: (0118) 974 6463

Date: 2/3/01

My ref: LB/2001/3211

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 D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: LB/2001/3211
Apsley House 27 - 29, London Road, Twyford, Reading.
Application for internal repairs and alterations to listed building..

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 **Joss Miller** on **(0118) 974 6463**. 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 6463

Date: 2/3/01

My ref: LB/2001/3211

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

Dear Councillor

Application Number: LB/2001/3211
Apsley House 27 - 29, London Road, Twyford, Reading.
Application for internal repairs and alterations to listed building..

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 **Joss Miller** on **(0118) 974 6463**. 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 6463

Date: 2/3/01

My ref: LB/2001/3211

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 Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: LB/2001/3211
Apsley House 27 - 29, London Road, Twyford, Reading.
Application for internal repairs and alterations to listed building.

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 **Joss Miller** on **(0118) 974 6463**. 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 12/3/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **LB/2001/3211**
Apsley House 27 - 29, London Road, Twyford, Reading.
Application for internal repairs and alterations to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor S Conway

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

26/1/01 AB

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joss Miller

Date: 25 January 2001

Application Number: LB/2001/3211

Proposal: Application for internal repairs and alterations to listed building..

Site Address:
Apsley House 27 - 29, London Road, Twyford, Reading.

Applicant:
Kimberley Developments C/O Farrell And Clark.

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

---

1. CONSTRUCTION OF NEW FLOOR TO BE PROVIDED AND AGREED
2. REMOVAL OF PARTITIONS ALREADY AGREED IN UNIT 1.
3. PARTITION CONSTRUCTION + DOOR DETAILS TO BE PROVIDED + AGREED
4. DESIGN OF DOORS + LININGS TO BE AGREED
5. CONSTRUCTION OF 'BLOCKING UP' TO BE PROVIDED
6. THE REMOVAL OF THIS PARTITION HAD PREVIOUSLY BEEN AGREED. THE AGENT HAD ALSO AGREED IT COULD BE RE LOCATED WITHIN THE LISTED BUILDING. — . WHERE ?
7. FLOOR CONSTRUCTION TO BE PROVIDED + AGREED.

Harold Sanders

09.02.01

FROM: Joss Miller

DATE: 25 January 2001

RECEIVED
26 JAN 2001

DELEGATED

PLANNING SERVICES RPT 39495
POL
DC
APP
CES
02 FEB 2001
COPIES TO:
ACK:
FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: LB/2001/3211

Proposal: Application for internal repairs and alterations to listed building..

Site Address: Apsley House 27 - 29, London Road, Twyford, Reading.

Applicant: Kimberley Developments C/O Farrell And Clark.

Your observations are required in respect of this application **by 18/02/2001** .

The Council has no objections to the proposals for the single storey rear extension, but strongly objects to the proposed internal changes to the main house as this is a listed building. Changing the doorways will alter the character of the house.

SIGNED: _____ DATE: 30-01-01

Clerk To Twyford Parish/Town Council.

Received by Wokingham District Council

Application No: LB/2001/3211

Proposal:
Application for internal repairs and alterations to listed building.

Location:
Apsley House 27 - 29, London Road, Twyford, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. 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

25 January 2001

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/2001/3211

Proposal:
Application for internal repairs and alterations to listed building.

Location:
Apsley House 27 - 29 London Road Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 16/02/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **09/03/2001**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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: 16/02/2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JAN 2001
Officer: JM	Application No. LB|2001|3211

Map No. 29. **Site** 0.02....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(LB) APPLICATION FOR INTERNAL REPAIRS AND ALTERATIONS TO LISTED BUILDING

Location: APSLEY HOUSE 27-29 LONDON ROAD

Parish: TWYFORD Ward: Twyford 25.01.01 JD

Applicant: KIMBERLEY DEVELOPMENTS

Fee Received 0.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

(Advertisement Required) Listed building in Cons. Area

Date Site Notice Sent : 25.01.01 BY Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps

NEIGHBOURS: S/N+

as for applications VAR/2000/2920 or VAR/2000/2922

Waitrose Hd, London Rd & Tuxford
The JW Greens, 25 London Rd
M.C.K. Harrison, The John Lewis Partnership, 171 Victoria St, London SW1E 5NN
3, 9, 41, 18–32 (evens) London Rd Tuxford
~~Hannah Cottages~~

FARRELL & CLARK
ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

EG/ha/113.280.L.76

19 JAN 2001 * 3211

21 Little Portland Street
London W1W 8BT
Tel: 020 7291 9170
Fax: 020 7291 9175
Email: london@farrell-clark.co.uk

2 Drury Lane Horsforth
Leeds LS18 4BQ
Tel: 0113 259 0922
Fax: 0113 258 9604
Email: leeds@farrell-clark.co.uk

17th January 2001

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

For the attention of Joss Miller

Dear Ms Miller

Listed Building Application
Ground Floor, Apsley House, 27-29 London Road, Twyford

This application is for internal additions and alterations to suit a tenant's requirements for an A1 retail use.

Please find enclosed the following:-

1. 5 no. copies of the completed application forms.
2. Certificate A.
3. 5 no copies of drawings:
   113/280/411 - Existing and Proposed Ground Floor Plans
   113/280/412 - Location Plan

We understand no fee is required.

Previous applications relating to this building are:

Listed building consent	Ref 99/70852/LA	30 Aug 2000
Planning application	Ref 99/70851/F	29 Aug 2000
Listed building consent	Ref 97/65165/LA	
Planning application	Ref 97/6738/F	

We suggest a meeting is held on site to discuss our proposals in detail. There are a number of repairs only commencing on site.

Yours sincerely

Edward Griffin

cc: D. Anderson – Kimberley Developments

Associates:
Anthony J Clark MBIAT
Richard J Smith ABIAT
I.T. Manager Mark Farrell ABIAT

Consultant:
Donald K Clark BA Arch Dipl TP RIBA MRTPI

Partners:
John Poole Dipl Arch RIBA
Brian Soppitt Dipl Arch RIBA
David A Standhaven Dipl Arch RIBA
Paul Jagger BA (Hons) Dipl Arch RIBA
John R Perry Dipl Arch RIBA

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

(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:-~~

19 JAN 2001 * 3211

~~**CERTIFICATE B**~~

~~I hereby certify that:-~~

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

~~Name of owner Address Date of service of notice~~

or:-

~~**CERTIFICATE C**~~

~~I hereby certify that:-~~

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

Name of owner	Address	Date of service of notice

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

.....

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 .....

*On behalf of Farrell & Clark Architects

Date 17.01.01

* Delete where inappropriate

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. 3211

TOWN AND COUNTRY PLANNING ACT 1990 19 JAN 2001 *

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

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	Kimberley Developments 33 St James's Street London SW1A 1HD 020 7839 5550
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	Farrell & Clark 21 Little Portland St: London W1W 8BT 020 7291 9170
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	Ground Floor only Apsley House, 27-29 London Road, Twyford
	(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	Vacant (previously residential)
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	Grade II
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		113/280/411 - Existing and Proposed Plans 113/280/412 - Location Plan
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		Owner
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.		Internal repairs and alterations for new retail unit
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		(No new walls or roofs)

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

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

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

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

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

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

(a) What is the cubic content of the building as originally listed? N/A
(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. No

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 ..... on behalf of Farrell & Clark Architects

Date 17.01.01

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

DATE PROTECTION ACT 1984

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

1 Apsley House

ADDRESS 27/29 London Road PARISH Twyford

PLOT No. Listed Building ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65165/LA	Kimberley Securities	Renov + Refurb / Dem. Part Rear Ext.	22.12.98	C/A
97/65015	Appeal Kimberley Securities	A1 Retail Dev. Etc	6.11.97	Ref
97/66681/F	"	" Parking	22.12.98	C/ALA
97/66711/LC	"	Dem. Wall (5 Dwellings)	22.12.98	C/A
98/67381/F	"	Conv. 2 Flats on upper floors / A1 A2 uses Gr. Floor	22.12.98	C/A
99/70851/F	Kimberley Investments.	Conv 2 flats on upper floors. A3 on ground floor with	29.8.00	C/A
99/70852/LA	" "	Conservatory Exh		LB Consent C/A
67381/10	" Securities plc	Comp. w cond 10 of 67381 for app. of hours of deliveries	16.12.99	APP
c/67381/07	" " "	Comp. w. cond. 07 of 67381 for app. of rear garden wall	16.12.99	APP
c/65165/07	" " "	Comp. w. cond. 07 of 65165/LA for app. of rear garden wall.	16.12.99	APP
FP/2000/0235	Farrell & Clark	Refurb. & ext. 2St house with attic rooms	23/3/00	REF

1933

2 APSLEY HOUSE

ADDRESS 27/29 LONDON ROAD PARISH TWYFORD

PLOT No ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2000/0235 A	Farrell & Clark	Refurb & extend 2St house with attic rooms	7.6.00	APP
VAR/2000/2920				
VAR/2000/2922				

MINISTRY DECISION

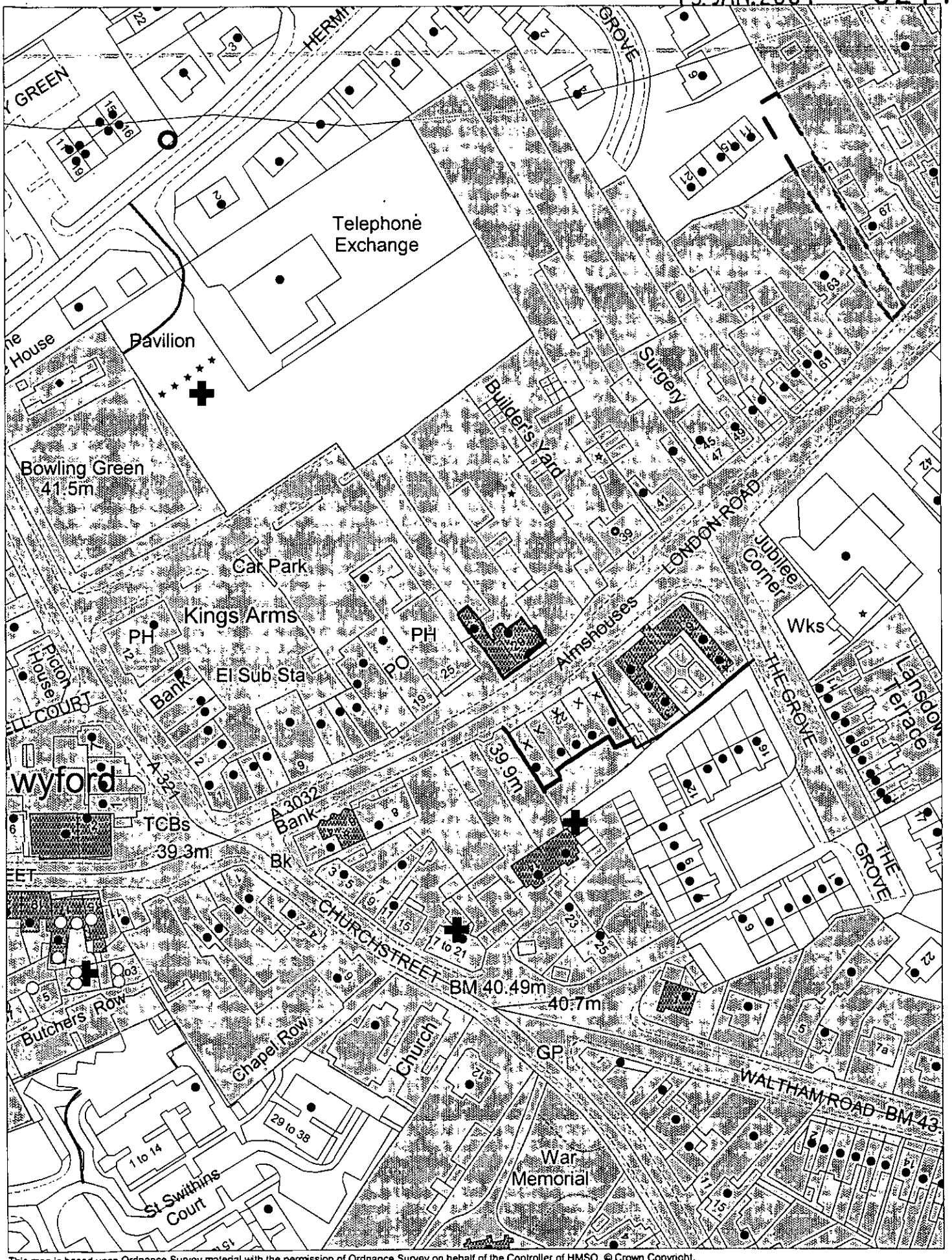
SPECIAL ORDERS

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **LB/2001/3211**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

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

19 JAN 2001 * 3211



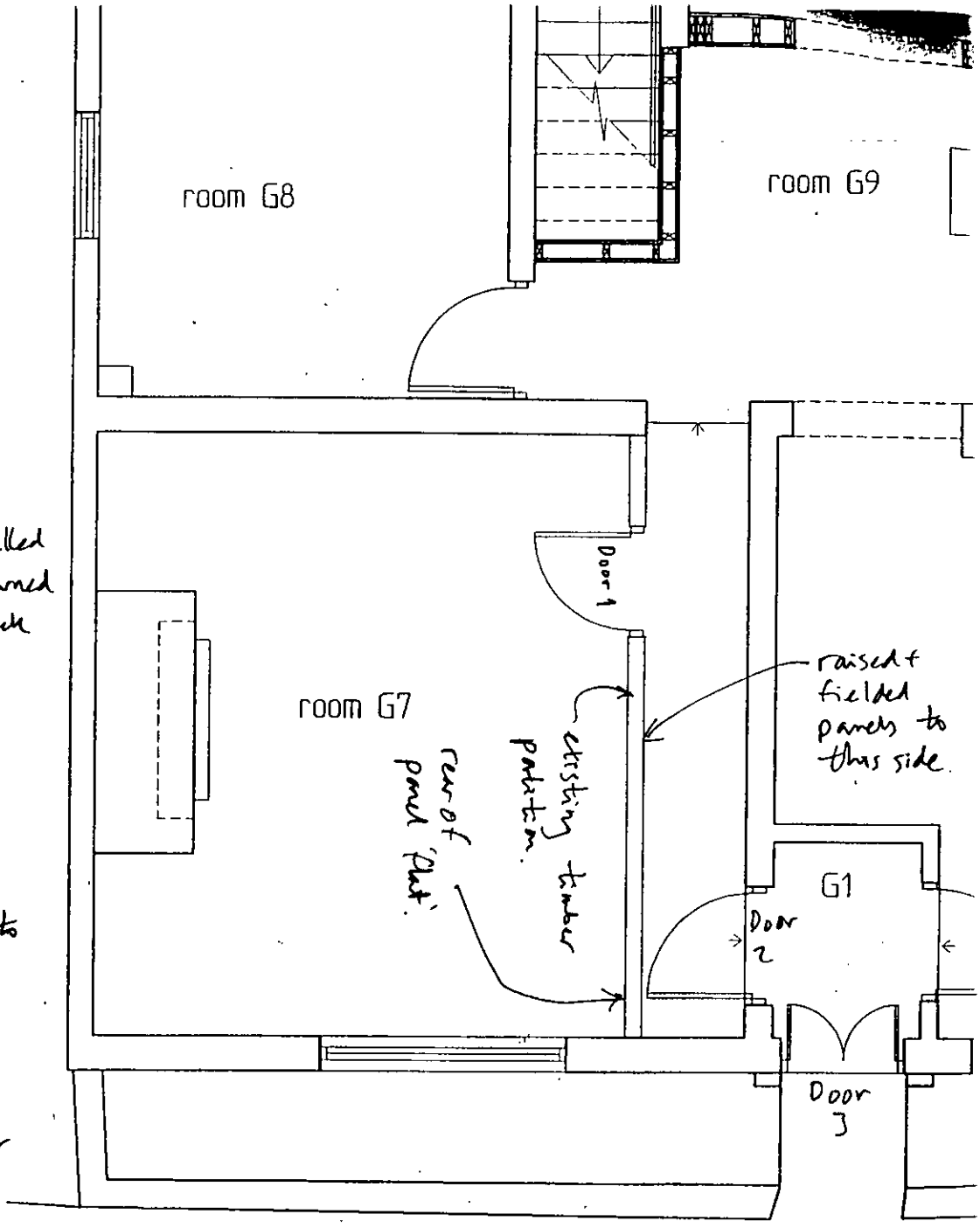
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

23 January 2001

Scale: 1 : 1250

N
W E
S



Existing timber panelled partition removed, turned around and fixed back to brick wall.

Door 3:
pair of ½ leaf double hinged doors to lobby G1.
– to BE REMOVED.

Door 2:
main entrance door
– to be put back into front door position.

(Refer to attached photos)

Existing Ground Floor Plan

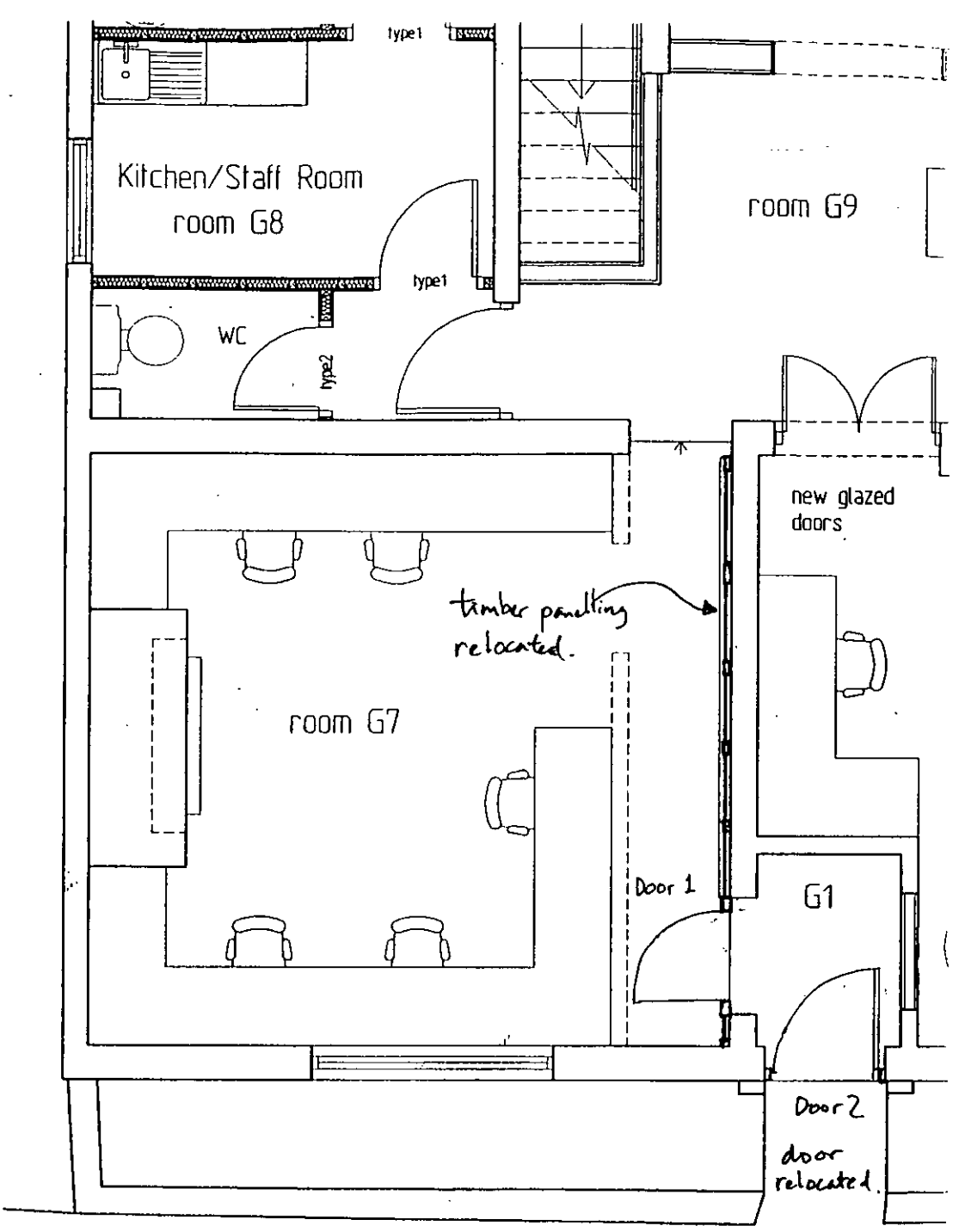
LONDON ROAD

Apsley House 27-29 London

FARRELL & CLARK Architects

FROM DRAWING NO. 117/280/411. rev. A.

SCALE 1:50 approx.



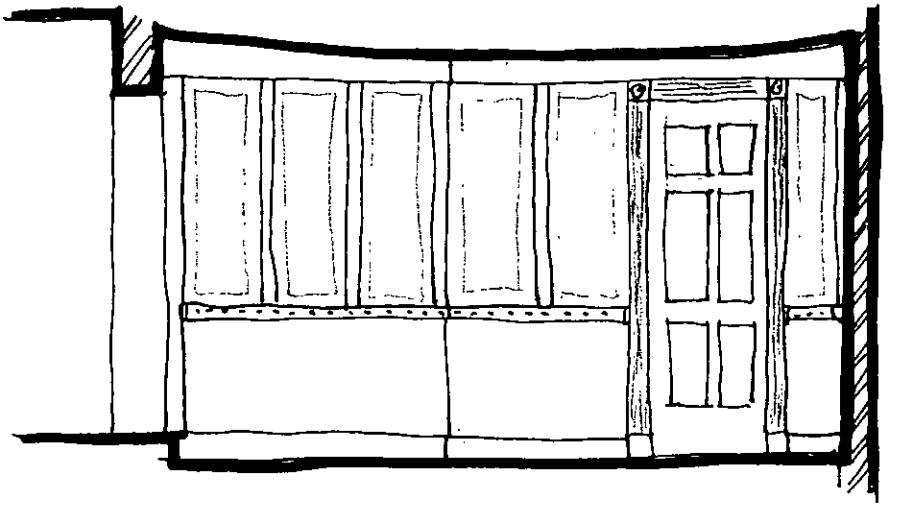
Proposed Ground Floor Plan

LONDON ROAD

s plc

FROM DRAWING NO. 113/280/4LL. rev.A.

SCALE 1:50 approx



ELEVATION OF RE-LOCATED TIMBER PANEL.
scale 1:50 approx



PROPOSED ENTRANCE DOOR.
(From Door 2 location).

To be repainted Dulux DH Oxford Blue.

EXISTING ENTRANCE DOOR
(Door 3)

pair of ½ leaf double-hinged doors to lobby. G1.