APPLICATION NO:
F/2001/3117

LOCATION:
Bear Place , Hare Hatch Reading.

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

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

EARLIEST DATE FOR DECISION: **03/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2001 RECEIVED BY NLE 5/03/01

CASE OFFICER: **Jackie Emmett**

George Allpress

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

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

Application Number: F/2001/3117

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 reasons for which are 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 extension, building and outbuilding, 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, WHE13, WLL2, WGB1 and WGB3.

Reason
2. The works proposed by this application are considered to detract from the openness and character of the Metropolitan Green Belt and therefore to conflict with the Berkshire Structure Plan policy EN4 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WOS10, WLL2, WGB1 and WGB3.

Reason

3. The works proposed by this application are considered to detract from the openness and character of this Area of Special Landscape Importance, and therefore to conflict with the Berkshire Structure Plan policy C4 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WLL2, WGB1 and WGB3.

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: George Allpress

Application Number: F/2001/3117

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: 10/01/2001

Date of Site Visit: 22/03/2001

Date Registered: 04/01/2001

Earliest Date for Decision: 03/02/2001

Latest Consultation Date/Site Notice Expiry Date: 03/02/2001

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:

English Heritage - Thank you for notifying English Heritage about this application. This application is retrospective. However, the works carried out do not fully correspond with the drawings - for example, the first floor conservatory is described on the drawings as having timber windows with lambs tongue moulded glazing bars, but in fact the windows are of UPVC. There are also shortcomings in the drawings - for example, the ground floor conservatory is shown neither on the block plan nor in ground plan and there are no floor plans of the house itself.

I have visited the site and I am writing to express my grave concern about the works that have been carried out. There are five new elements, none of which are acceptable in historic buildings terms in association with this fine 18th century country house, which is Grade II* listed building.

1. The first floor conservatory:

This is probably the most visually damaging of the proposals. It is located in an extremely prominent position, dominating the historic building and being entirely out of character with it. The materials of which it is constructed are highly unsuitable in the context of a Grade II* listed building - UPVC windows with artificial 'glazing bars' between the panes of the double glazing; UPVC cladding to the structure and what appears to be artificial slate, hung vertically at the junction with the main building. Both of these are alien materials in this context, and neither have the quality that English Heritage would expect in association with a Grade II* listed building. The painted ply panels beneath the windows are themselves no worthier of this site. Furthermore, the service pipe-work exposed above the structure is unsightly in the extreme. We believe this was not exposed before the present works were constructed. The window that was adapted, without consent to form the entrance to the conservatory, appears to have had its gauged brick head removed (judging by comparison with the adjacent window). We consider that no structure in this position would be acceptable.

2. The ground floor conservatory:

The ground floor conservatory fills in what was clearly a deliberate gap between the historic structure and the pre-existing modern pool. The pool had previously been linked to the main house by a narrow, glazed corridor. English Heritage considers this clear separation between the house and the modern pool to have been an important aspect of the design of the pool, helping to mitigate its presence on the site. The structural distinction between them. Like the first floor conservatory it tends to dominate the historic building. The steeply pitched roofline is alien to the character of the house and the materials are again entirely unsuitable - UPVC windows with artificial 'glazing bars' between the panes and a brown tinted glass roof. The presence of this structure is a visual blockage on the site. This and the first floor conservatory create a clash of discordant elements when seen with the pre-existing conservatory adjacent. We consider that no structure in this position would be acceptable.

3. The studio:

The new studio on the entrance front is unsuitably large and dominant in this conspicuous position. It is poorly proportioned, with a lack of consistency between the front and side elevations, in the height of the window arch springings and the tops of the arches. The flat roof and large modern roof lights are alien to the character of the historic building to which it is attached and the roof lights are intrusive in scale.

4. The kitchen:

The kitchen is a first floor extension to a small, nondescript, pre-existing garage (which appears to have itself been an adaptation of an earlier service building). However, whereas the garage was obscured by evergreen buses, the kitchen extension rises above them, so that it is visible from the entrance side of the house and is visually intrusive. The bricks are unsuitable, failing to match those of the adjacent parts of the listed building both in colour and texture (They are too rough and too plum in colour). The copings are inappropriately of concrete; the artificial vertical slate hanging is also entirely inappropriate, both in nature and quality, for this site (There is none elsewhere on the site, except on the new first floor conservatory discussed above). The Windows are entirely inappropriate in their proportions and are inappropriately flush with the surrounding brickwork, rather than being recessed. The flat roof also appears inappropriate. We note that the ground floor of this building appears to be unfinished, with an exposed RSJ and no garage doors below.

4. Two air conditioning units and associated fence, adjacent to the pool house:

These are highly conspicuous in the approach to the house and are inappropriate in quality and nature for so prominent a location. They do not appear to have been included in the application.

Comments of the Wokingham District Council: Urban Design and Conservation Officer:

I do not consider any of the four elements of additional accommodation are of sufficient standard of design or detail to be acceptable. The extent of the enforcement action to be agreed with English Heritage following their site visit, 27.02.01.

Detailed comments as follows:

1.KITCHEN:

This extension, built over a recently construction c20 double garage, is located on the west side of this large country house. Set back from and much lower than the principal north and south elevations, the garage was detached and therefore clearly a subservient structure, part of the service core with a pitched roof. It was a modest building in scale and design, with little reference to the historic setting and grandeur of the host building. The latest construction has added a kitchen, joined to the main house with a hanging tiled link and concrete steps and metal balustrade providing an additional service entrance. This new structure has a flat roof with a felt finish. The entrance door link staircase, window design, (which are inconsistent between the detailed design and general elevations) and roof-form all appear

unacceptable in relation to the Grade II* listed building. Major changes to the design would be necessary to create a solution appropriate to this listed building of national importance.

2 CONSERVATORY AT GROUND FLOOR LEVEL, (on east side of south elevation):

There are no plans to illustrate this addition. The location is an infill space created as a result of the addition of the swimming pool which was visually separated from the principal historic south elevation, but joined by a modest glazed link corridor. The swimming pool structure contrasted with the classic proportions and detailing of the listed building but the coping pitched roof and windows had some reference to former historic detail. The conservatory now added ignores the principle of visually separating any new additions from the historic core and its from and materials appear inappropriate in this particularly visually sensitive and historic location. I cannot support its retention.

3 STUDIO (at ground floor level):

A new studio has been added adjoining the swimming pool to the same height; it also infills the visual gap between the pool and historic structure. This infill has a major impact on the entrance facade and is visually incongruous from the approach to the principal entrance to the listed building, on the north side. The felt flat roof with two north lights, are also considered an inappropriate choice of material and detail for a listed building of national importance. Major changes to roof, eaves and roof-lights would be necessary to create an acceptable addition in this particular visually sensitive location.

4 CONSERVATORY (at first floor level):

The location of this structure is clearly visible soon after entering the site from the driveway. Its form, materials used and details suggest a total of abrogation of the fundamental design advice provided by PPG15 in relation to the preservation and enhancement of listed buildings. The designers had been advised of the unlikely acceptability of a structure in this particularly sensitive location, at first floor level and on a Grade II* listed building. No pre-application advice was sought and its construction is clearly a breach of listed building control. The works of removing an existing window to form an access and the re-routing of cables to ventilation plant on the north side of the building is also considered a breach of the Act. I do not consider the structure to be a suitable type or standard, and therefore should be removed and the building restored to its original form.

Comments of Wargrave Parish Council - no comment.

The Georgian Group have responded to the application, their comments in summery are:

> 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 Group strongly object to 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.

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: F/2001/3117

Appraisal:

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 the following report.

The Berkshire Structure Plan, states: The quality of the County's environment relates to its character, identifiable 'sense of place', and people's living conditions. These depend partly on care for its environment as a whole, ... It also concerns: safeguarding and enhancing a number of specific environmental interests, which together contribute to the character of the County.... Paragraph 6.10 explains the provision of legislation providing for the protection of statutorily listed buildings from demolition or unnecessary or over-radical change.

Policy EN4, follows and aims to protect listed buildings and buildings in conservation areas form demolition, inappropriate alteration and other adverse change.

The Policy continues: "... Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair."

Further paragraph 6.12 states: "Should, in exceptional circumstances, the complete or partial demolition or the large scale alteration of an historic building be permitted, detailed prior recording of the building will be required."

Local Plan policy with respect to the historic environment commences with the overall strategy of the Wokingham District Local Plan Deposit Draft 1997.

The justification to Policy WOS10, at paragraph 1.19 reiterates the aims of Government Guidance set out with PPG15. Emphasised is, the concept of environmental stewardship and the need to ensure effective protection for all aspects of the historic environment. The pre-amble continues: "its is important that the historic environment is properly respected for the importance it makes to our cultural heritage and identity and that it is an irreplaceable resource".

Policy WOS10 therefore states: "The Council recognises the value of the District's historical environment and will seek to protect listed buildings and their settings...".

Policy WH13: Extensions/Alterations to Listed Buildings, sets out the criteria against which extensions or alterations to listed buildings will be considered.

Of relevance are: (inter-alia), (b) extensions should be subservient to the listed building: (c) extensions and alterations should be sympathetic to the building's historic or architectural character, including important extensions and alterations: (d) extensions and alterations should retain original architectural/historic features for example fireplaces, stairs, panelling, windows, decoration, detailing, etc: (e) extensions and alterations should be sympathetic to the proportions of the listed building, including interior spaces: (f) windows doors on extensions/alterations should match or respect the windows/doors of the listed building including proportions, scale, materials, detailing and glazing bars: and, (g) repairs or alterations to listed buildings should be carried out using traditional methods that would have been used in the original construction, unless the Council can be satisfied that modern methods would not affect the historic/architectural integrity of the building.

The applicant writes in support of the applications that the: development has occurred to strengthen the link between the existing pool house and the original conservatory whilst enhancing the style of the existing building.

The writer continues that: 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.

In the writer's opinion the studio and conservatory balance the proportions of the existing building and that of the western wing. The massing, materials, detailing and minutia have been, it is stated, chosen specifically to harmonise with this Listed Building.

The applicant concludes: the extensions are not considered to detract nor dominate the central historic core of the main dwelling.

Further detailed comments are provided on an item by item basis, and the writer's interpretation of national guidance (PPG15) is given. In conclusion, they submit, that: the application proposals are: "far from being of 'indifferent quality' are of high architectural merit, with a design fully sympathetic to the character of the Listed Building". The extensions are considered to play a subservient role and are considered 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, it is argued, are considered to mask the historic core which remains in tact as originally constructed.

The applicant's interpretation of PPG15 is considered to be selective in the extreme and moreover, completely at odds with the requirement of planning legislation that aims to protect historic buildings.

The extensions and alterations that have been carried out, have been undertaken in a far form scholarly manner. The materials and methods are completely inappropriate to a building of this construction, period and design. Moreover, the application as submitted is inadequate, in several respects. The application fails to address or refer to several alterations that have been

carried out, and also appear to be unauthorised. That is the application incorrectly refers to timber windows with their constituent parts even though the application is made retrospectively and seeks retention of a UPVC construction. The ground floor conservatory is omitted from the block plan, and several other ad-hoc, apparently unauthorised works appear to have been carried out but not covered by either application for listed building consent or planning permission. No reference is made to: the a/c units and their associated fencing, an internal staircase which provides access to the first floor conservatory, erection of cables and pipes, an external staircase to the kitchen and balustrade. In addition there appears to be unauthorised alterations to ground level paving and steps at an entrance to swimming pool and the erection of a timber playhouse on stilts.

The expert advice of both the Council's Conservation Officer and the Inspector of Historic Buildings, for English Heritage, is that the alterations are insensitive and inappropriate.

Moreover, the application property is both within the designated Metropolitan Green Belt and within an Area of Special Landscape Importance.

Where there is a presumption against inappropriate development in the Metropolitan Green Belt (WGB1), and where there is a presumption against allowing more than limited extensions to existing dwellings, (WGB3).

The relevant policies of the Local Plan, within Areas of Special Landscape Importance, aim to resist development that would have a detrimental impact on the open, countryside character, or special landscape quality of the area.

In addition to the impact to the historic and architectural integrity of the building, the extensions are considered to increase the buildings bulk and massing to an unacceptable degree, and consequently the character and openness of the Metropolitan Green Belt and the Area of Special Landscape Importance is harmed.

Both Planning permission and listed building consent are recommended to be refused because of the adverse impact to the architectural and historic integrity and character the Grade II* listed building, and the failure to pay due regard to the special architectural and historic interest of this building; and also because the extensions are considered to detract from the character and openness of the Metropolitan Green Belt and the Area of Special Landscape Importance within which the application property is situated.

Recommendation: Approval: ☐ Refusal: ☑

(tick appropriate box)

Application Number: F/2001/3117
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 extension, building and outbuilding, 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.
2			The works proposed by this application are considered to detract from the openness and character of the Metropolitan Green Belt, and therefore to conflict with the following policies: Berkshire Structure Plan policies EN4: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WOS10, WLL2, WGB1, and WGB3.
3			The works proposed by this application are considered to detract from the openness and character of this Area of Special Landscape Importance, and therefore to conflict with the following policies: Berkshire Structure Plan policies C4, The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, 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)			Informative: The applicant should be aware that ~~the~~ unauthorised works to a listed building may be guilty of an offence under the Planning (Listed Building & CA) Act 1990, Chapter TT, Section 9
	any person carrying out or allowing to be carried out		

John Mitchell
11/4/07

RECORD OF SITE VISIT

SITE ADDRESS: Bear Place, Hare Hatch, Reading.

APPLICATION NUMBER: F/2001/3117

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.

PART I

CHAPTER II

AUTHORISATION OF WORKS AFFECTING LISTED BUILDINGS

Control of works in respect of listed buildings

Restriction on works affecting listed buildings.

7. Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

See Section 9 over page.

Authorisation of works: listed building consent.

8.—(1) Works for the alteration or extension of a listed building are authorised if—

(a) written consent for their execution has been granted by the local planning authority or the Secretary of State; and

(b) they are executed in accordance with the terms of the consent and of any conditions attached to it.

(2) Works for the demolition of a listed building are authorised if—

(a) such consent has been granted for their execution;

(b) notice of the proposal to execute the works has been given to the Royal Commission;

(c) after such notice has been given either—

(i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or

(ii) the Secretary of the Royal Commission, or another officer of theirs with authority to act on their behalf for the purposes of this section, has stated in writing that they have completed their recording of the building or that they do not wish to record it; and

(d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.

(3) Where—

(a) works for the demolition of a listed building or for its alteration or extension are executed without such consent; and

(b) written consent is granted by the local planning authority or the Secretary of State for the retention of the works,

the works are authorised from the grant of that consent.

(4) In this section "the Royal Commission" means—

(a) in relation to England, the Royal Commission on the Historical Monuments of England; and

(b) in relation to Wales, the Royal Commission on Ancient and Historical Monuments in Wales.

(5) The Secretary of State may by order provide that subsection (2) shall have effect with the substitution for the references to the Royal Commission of references to such other body as may be so specified.

PART I

(6) Such an order—

(a) shall apply in the case of works executed or to be executed on or after such date as may be specified in the order; and

(b) may apply in relation to either England or Wales, or both.

(7) Consent under subsection (1), (2) or (3) is referred to in this Act as "listed building consent".

Offences.

9.—(1) If a person contravenes section 7 he shall be guilty of an offence.

(2) Without prejudice to subsection (1), if a person executing or causing to be executed any works in relation to a listed building under a listed building consent fails to comply with any condition attached to the consent, he shall be guilty of an offence.

(3) In proceedings for an offence under this section it shall be a defence to prove the following matters—

(a) that works to the building were urgently necessary in the interests of safety or health or for the preservation of the building;

(b) that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter;

(c) that the works carried out were limited to the minimum measures immediately necessary; and

(d) that notice in writing justifying in detail the carrying out of the works was given to the local planning authority as soon as reasonably practicable.

(4) A person who is guilty of an offence under this section shall be liable—

(a) on summary conviction to imprisonment for a term not exceeding three months or a fine not exceeding the statutory maximum, or both; or

(b) on conviction on indictment to imprisonment for a term not exceeding twelve months or a fine, or both.

(5) In determining the amount of any fine to be imposed on a person convicted on indictment of an offence under this section, the court shall in particular have regard to any financial benefit which has accrued or appears likely to accrue to him in consequence of the offence.

Applications for listed building consent

Making of applications for listed building consent.

10.—(1) Except as provided in sections 12 to 15, an application for listed building consent shall be made to and dealt with by the local planning authority.

(2) Such an application shall be made in such form as the authority may require and shall contain—

(a) sufficient particulars to identify the building to which it relates, including a plan;

(b) such other plans and drawings as are necessary to describe the works which are the subject of the application; and

(c) such other particulars as may be required by the authority.

SU 78 SE

1/36

WARGRAVE

HOLLY CROSS

Fox Steep

II

House. 1924. Oliver Hill. Boarded with wavey-edged elm, elm vee-boxed eaves and elm boxed rainwater downpipes. Old tiled roof gabled and hipped at differing levels, old brick flanking chimneys stepped back in 3 and 4 stages. Plan irregular. 2 storeys and attic. Entrance front: centre part 3 bays of leaded casements, bay on right 3-light, remainder 4-light. Planked and studded square headed heavy door in centre under flat hood with moulded cornice on plain curved brackets, 4-light casement over on upper floor; On right of this, a recessed 2-storey part with roof swept down in part to one storey with 4-light casement. To left a small storey with pent roof and behind this a cross gabled 2-storey end of return to north west front. B.O.E. Berkshire p.258. M. Richardson, Architects of the Arts and Crafts Movement R.I.B.A. Drawing Series, London, 1983, 139.

SU 87 NW

3/28

26.1.67

WARGRAVE

KILN GREEN

Bear Place

II*

Large country house in landscaped park. Late C18 altered C20. Brick, plain vitreous brick string over second floor windows, flat brick platband at third floor level and parapet to hipped slate roof with several chimneys. 3 storeys. Entrance front: Rectangular porch projecting to left of centre with 6-panelled double door in doorcase of Roman Ionic columns, entablature with pulvinated frieze, dentil cornice broken forward over columns, and pediment, the entablature carried round sides of porch; the door is approached by 4 moulded stone steps. The remainder of this front has irregular sash windows with glazing bars including a large tripartite sash on ground floor to left of porch. One storey extension to left hand. South front: main part with 2 wide segmental bows, each with 3 sashes with glazing bars, flanking centre bay with 6-panelled door, arched radiating fanlight, in Corinthian doorcase of engaged columns (Tower of the Winds) entablature and pediment, at the head of a flight of 7 stone steps, wrought iron handrail with cast iron Greek Doric columns for standards at foot. The house stands on a terrace. Interior: has C18 staircase with turned balusters and moulded handrail, marble fireplace surrounds in drawing room and dining room. There is a contract dated 1784 between David Zimenes and Edward Edgerley, builder, for building this house at a cost of £843, materials from the Elizabethan house in moated site in the part to be re-used as far as possible. V.C.H. Vol.III. p.192. B.O.E. (Berkshire) p.258.

Detailed comments as follows:

1 KITCHEN This extension, built over a recently construction c20 double garage, is located on the west side of the large country house. Set back from and much lower than the principal north and south elevations, the garage was detached and therefore clearly a subservient structure, part of the service core with a pitched roof. It was a modest building in scale and design, with little reference to the historic setting and grandeur of the host building. The latest construction has added a kitchen, joined to the main house with a hanging tiled link and concrete steps and metal balustrade providing an additional service entrance. This new structure has a flat roof with a felt finish.
The entrance door, link, staircase, window design, (which are inconsistent between the detailed design and general elevations) and roof-form all appear unacceptable in relation to the Grade II* listed building. Major changes to the design would necessary to create a solution appropriate to this listed building of national importance

2 CONSERVATORY AT GROUND FLOOR LEVEL on east side of south elevation.

There are no plans to illustrate this addition
The location is an infill space created as a result of the addition of the swimming pool which was visually separated from the principal historic south elevation, but joined by a modest glazed link corridor.
The swimming pool structure contrasted with the classic proportions and detailing of the listed building but the coping pitched roof and windows had some reference to former historic detail.
The conservatory now added ignores the principle of visually separating any new additions from the historic core and its form and materials appear inappropriate in this particularly visually sensitive and historic location.
I cannot support its retention.

3 STUDIO at ground floor level

A new studio has been added adjoining the swimming pool to the same height ; it also infills the visual gap between the pool and historic structure This infill has a major impact on the entrance façade and is visually incongruous from the approach to the principal entrance to the listed building, on the north side. The felt flat flat roof with two north-lights, are also considered an inappropriate choice of material and detail for a listed building of national importance
Major changes to roof, eaves and roof-lights would be necessary to create an acceptable addition in this particular visually sensitive location.

4 CONSERVATORY at first floor level

The location of this structure is clearly visible soon after entering the site from the driveway. Its form, materials used and details suggest a total abrogation of the fundamental design advice provided in PPG15 in relation to the preservation and enhancement of listed buildings. The designers had been advised of the unlikely acceptability of a structure in this particularly visually sensitive location , at first floor level and on a Grade II* listed building. No pre-application advice was sought and its construction is clearly a breach of listed building control

The works of removing an existing window to form an access and the re-routing of cables to ventilation plant on the north side of the building is also considered a breach of the Act.

I do not consider the structure to be a suitable type or standard, and therefore should be removed and the building restored to its original form.

Harold Sanders.

20. 02. 01.

ENGLISH HERITAGE

SOUTH EAST REGION

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Jackie Emmett
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

LB/2001/3120

09 March 2001

Dear Ms Emmett,

Bear Place, Hare Hatch, Reading: Application LB/2001/3120 (drawings 99.453.01; 06A; 11C; 17; 18; 19; 20; BLOCK PLAN) and unauthorised works.

Thank you for notifying English Heritage about this application. This application is retrospective. However, the works carried out do not fully correspond with the drawings - for example, the first floor conservatory is described on the drawings as having timber windows with lambs tongue moulded glazing bars, but in fact the windows are of UPVC. There are also shortcomings in the drawings – for example, the ground floor conservatory is shown neither on the block plan nor in ground plan and there are no floor plans of the house itself.

I have visited the site and I am writing to express my grave concern about the works that have been carried out. There are five new elements, none of which are acceptable in historic buildings terms in association with this fine 18th century country house, which is a Grade II* listed building

1. The first floor conservatory:

This is probably the most visually damaging of the proposals. It is located in an extremely prominent position, dominating the historic building and being entirely out of character with it. The materials of which it is constructed are highly unsuitable in the context of a Grade II* listed building – UPVC windows with artificial 'glazing bars' between the panes of the double glazing; UPVC cladding to the structure and what appears to be artificial slate, hung vertically at the junction with the main building. Both of these are alien materials in this context, and neither have the quality that English Heritage would expect in association with a Grade II* listed building. The painted ply panels beneath the windows are themselves no worthier of this site. Furthermore, the service pipe-work exposed above the structure is unsightly in the extreme. We believe this was not exposed before the present works were constructed. The window that was adapted, without consent, to form the entrance to the conservatory, appears to have had its gauged brick head removed (judging by comparison with the adjacent window). We consider that no structure in this position would be acceptable.

2. The ground floor conservatory:
The ground floor conservatory fills in what was clearly a deliberate gap between the historic structure and the pre-existing modern pool. The pool had previously been linked to the main house by a narrow, glazed corridor. English Heritage considers this clear separation between the house and the modern pool to have been an important aspect of the design of the pool, helping to mitigate its presence on the site. The conservatory fills the gap between the pool and the main house, removing the clear structural distinction between them. Like the first floor conservatory it tends to dominate the historic building. The steeply pitched roofline is alien to the character of the house and the materials are again entirely unsuitable – UPVC windows with artificial 'glazing bars' between the panes and a brown tinted glass roof. The presence of this structure is a visual blockage on the site. This and the first floor conservatory create a clash of discordant elements when seen with the pre-existing modern pool and the pre-existing conservatory adjacent. We consider that no structure in this position would be acceptable.

3. The studio:
The new studio on the entrance front is unsuitably large and dominant in this conspicuous position. It is poorly proportioned, with a lack of consistency between the front and side elevations, in the height of the window arch springings and the tops of the arches. The flat roof and large modern roof lights are alien to the character of the historic building to which it is attached and the roof lights are intrusive in scale.

3. The kitchen:
The kitchen is a first floor extension to a small, nondescript, pre-existing garage (which appears to have itself been an adaptation of an earlier service building). However, whereas the garage was obscured by evergreen bushes, the kitchen extension rises above them, so that it is visible from the entrance side of the house and is visually intrusive. The bricks are unsuitable, failing to match those of the adjacent parts of the listed building both in colour and texture (They are too rough and too plum in colour). The copings are inappropriately of concrete; the artificial vertical slate hanging is also entirely inappropriate, both in nature and quality, for this site (There is none elsewhere on the site, except on the new first floor conservatory discussed above). The windows are entirely inappropriate in their proportions and are inappropriately flush with the surrounding brickwork, rather than being recessed. The flat roof also appears inappropriate. We note that the ground floor of this building appears to be unfinished, with an exposed RSJ and no garage doors below.

4. Two air conditioning units and associated fence, adjacent to the pool house:
These are highly conspicuous in the approach to the house and are inappropriate in quality and nature for so prominent a location. They do not appear to have been included in the application.

EASTGATE COURT, 195-205 HIGH STREET, GUILDFORD GU1 3EH
Telephone 01483 252000 Facsimile 01483 252001 World Wide Web http://www.english-heritage.org.uk

ENGLISH HERITAGE

SOUTH EAST REGION

English Heritage considers that none of the above works are acceptable as they stand, in the context of this attractive Grade II* house. Together, by cumulative effect, they detrimentally erode the character of the house and its setting. We consider that listed building consent should be refused. Your Council may wish to consider taking enforcement action to have these unworthy and inappropriate additions removed.

Please do contact me if you wish to discuss these matters further or if there is anything else we can do.

Yours sincerely,

pp S. Angell

Dr Diane Kay
Inspector of Historic Buildings
South East Region.

URGENT.

01483453563

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

FAX COVER SHEET

TO: Mr Allpress.

COPIES TO:
FILE:

DATE: 22.03.01.

FAX NO: 0118 974 6484.

FROM: Charles Brown.

NO. OF SHEETS INCLUDING THIS ONE: 1

Please phone the number above if you do not receive all sheets.

REFERENCE: Bear Place Kiln Green.

MESSAGE: Urgent Message. Proposed site visit @ 10.00 am this morning

It is not possible to gain access to the above until 12.00 today. I have tried twice to leave a message for Mr Allpress but as yet I have had no response.

Please let me know if this message has got through as I plan to meet Mr Allpress on site

Yours faithfully

Chas Br

ENGLISH HERITAGE

SOUTH EAST REGION

PLANNING SERVICES | RPT 47/07
POL | TLS
DC | ENF GA
APP |
CS |
13 MAR 2001
COPIES TO: | ACK: | FILE:

Jackie Emmett
Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

LB/2001/3120

09 March 2001

Dear Ms Emmett,

Bear Place, Hare Hatch, Reading: Application LB/2001/3120 (drawings 99.453.01; 06A; 11C; 17; 18; 19; 20; BLOCK PLAN) and unauthorised works.

Thank you for notifying English Heritage about this application. This application is retrospective. However, the works carried out do not fully correspond with the drawings - for example, the first floor conservatory is described on the drawings as having timber windows with lambs tongue moulded glazing bars, but in fact the windows are of UPVC. There are also shortcomings in the drawings – for example, the ground floor conservatory is shown neither on the block plan nor in ground plan and there are no floor plans of the house itself.

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ENGLISH HERITAGE

SOUTH EAST REGION

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Please do contact me if you wish to discuss these matters further or if there is anything else we can do.

Yours sincerely,

pp S. Angell

Dr Diane Kay
Inspector of Historic Buildings
South East Region.

FOR PLANS SEE PART ONE OR OFFICER FILE

16 JAN 2001

To:
Harold Sanders
Urban Design And Conservation Officer

From: Jackie Emmett

Date: 11 January 2001

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 within **7 days** of the above date.

SEE DETAILED COMMENTS ON APPLICATION P/2000/3117.

I DO NOT CONSIDER ANY OF THE FOUR ELEMENTS OF ADDITIONAL ACCOMMODATION ARE OF SUFFICIENT STANDARD OF DESIGN OR DETAIL TO BE ACCEPTABLE.

THE EXTENT OF THE ENFORCEMENT ACTION TO BE AGREED WITH ENGLISH HERITAGE FOLLOWING THEIR SITE VISIT. 27.02.01.

Harold Sanders

CONSERVATION + DESIGN

27.02.01.

0118 9746465

To:
Harold Sanders
Urban Design And Conservation Officer

From: Jackie Emmett

12 JAN 2001

Date: 10 January 2001

Application Number: F/2001/3117

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

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

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

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

AS THIS IS A GRADE II* LISTED BUILDING WE SHOULD SEEK COMMENTS / DIRECTION FROM ENGLISH HERITAGE.

I CONSIDER NONE OF THE FOUR ELEMENTS OF ADDITIONAL ACCOMMODATION WORKS ARE OF A SUITABLE TYPE OR STANDARD TO BE RETAINED. SEE DETAILED COMMENTS ENCLOSED.

ANOTHER SITE MEETING HAS BEEN ARRANGED WITH ENGLISH HERITAGE TO DISCUSS THE IMPLICATIONS OF THE EXTENSIONS ON THE GRADE II* LISTED BUILDING AND EXTENT OF ENFORCEMENT ACTION

Harold Sanders

20.02.01.

Detailed comments as follows:

1 KITCHEN This extension, built over a recently construction c20 double garage, is located on the west side of the large country house. Set back from and much lower than the principal north and south elevations, the garage was detached and therefore clearly a subservient structure, part of the service core with a pitched roof. It was a modest building in scale and design, with little reference to the historic setting and grandeur of the host building. The latest construction has added a kitchen, joined to the main house with a hanging tiled link and concrete steps and metal balustrade providing an additional service entrance. This new structure has a flat roof with a felt finish.
The entrance door, link, staircase, window design, (which are inconsistent between the detailed design and general elevations) and roof-form all appear unacceptable in relation to the Grade II* listed building. Major changes to the design would necessary to create a solution appropriate to this listed building of national importance

2 CONSERVATORY AT GROUND FLOOR LEVEL on east side of south elevation.

There are no plans to illustrate this addition
The location is an infill space created as a result of the addition of the swimming pool which was visually separated from the principal historic south elevation, but joined by a modest glazed link corridor.
The swimming pool structure contrasted with the classic proportions and detailing of the listed building but the coping pitched roof and windows had some reference to former historic detail.
The conservatory now added ignores the principle of visually separating any new additions from the historic core and its form and materials appear inappropriate in this particularly visually sensitive and historic location.
I cannot support its retention.

3 STUDIO at ground floor level

A new studio has been added adjoining the swimming pool to the same height ; it also infills the visual gap between the pool and historic structure This infill has a major impact on the entrance façade and is visually incongruous from the approach to the principal entrance to the listed building, on the north side. The felt flat flat roof with two north-lights, are also considered an inappropriate choice of material and detail for a listed building of national importance
Major changes to roof, eaves and roof-lights would be necessary to create an acceptable addition in this particular visually sensitive location.

4 CONSERVATORY at first floor level

The location of this structure is clearly visible soon after entering the site from the driveway. Its form, materials used and details suggest a total abrogation of the fundamental design advice provided in PPG15 in relation to the preservation and enhancement of listed buildings. The designers had been advised of the unlikely acceptability of a structure in this particularly visually sensitive location , at first floor level and on a Grade II* listed building. No pre-application advice was sought and its construction is clearly a breach of listed building control

The works of removing an existing window to form an access and the re-routing of cables to ventilation plant on the north side of the building is also considered a breach of the Act.

I do not consider the structure to be a suitable type or standard, and therefore should be removed and the building restored to its original form.

HAROLD SANDERS
Conservation Architect

19 February 01

wargrave

FROM: Jackie Emmett

DATE: 10 January 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3117

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

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

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

Your observations are required in respect of this application **by 03/02/2001**.

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

No comment

SIGNED: _____ DATE: 22/1/2001

Clerk To Wargrave Parish/Town Council.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3117
CASE OFFICER: Jackie Emmett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3117**
CASE OFFICER: **Jackie Emmett**
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				

Received by Wokingham District Council

Application No: F/2001/3117

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 03/02/2001. 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

10 January 2001

**********FILE COPY**********

Tel: 0118 974 6449

Date: **10 January 2001**

My ref: F/2001/3117

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2001/3117
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 house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3117**
Bear Place, , Hare Hatch, Reading.
Proposed single storey extensions to dwelling and first floor extensions (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6449

Date: **10 January 2001**

My ref: F/2001/3117

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

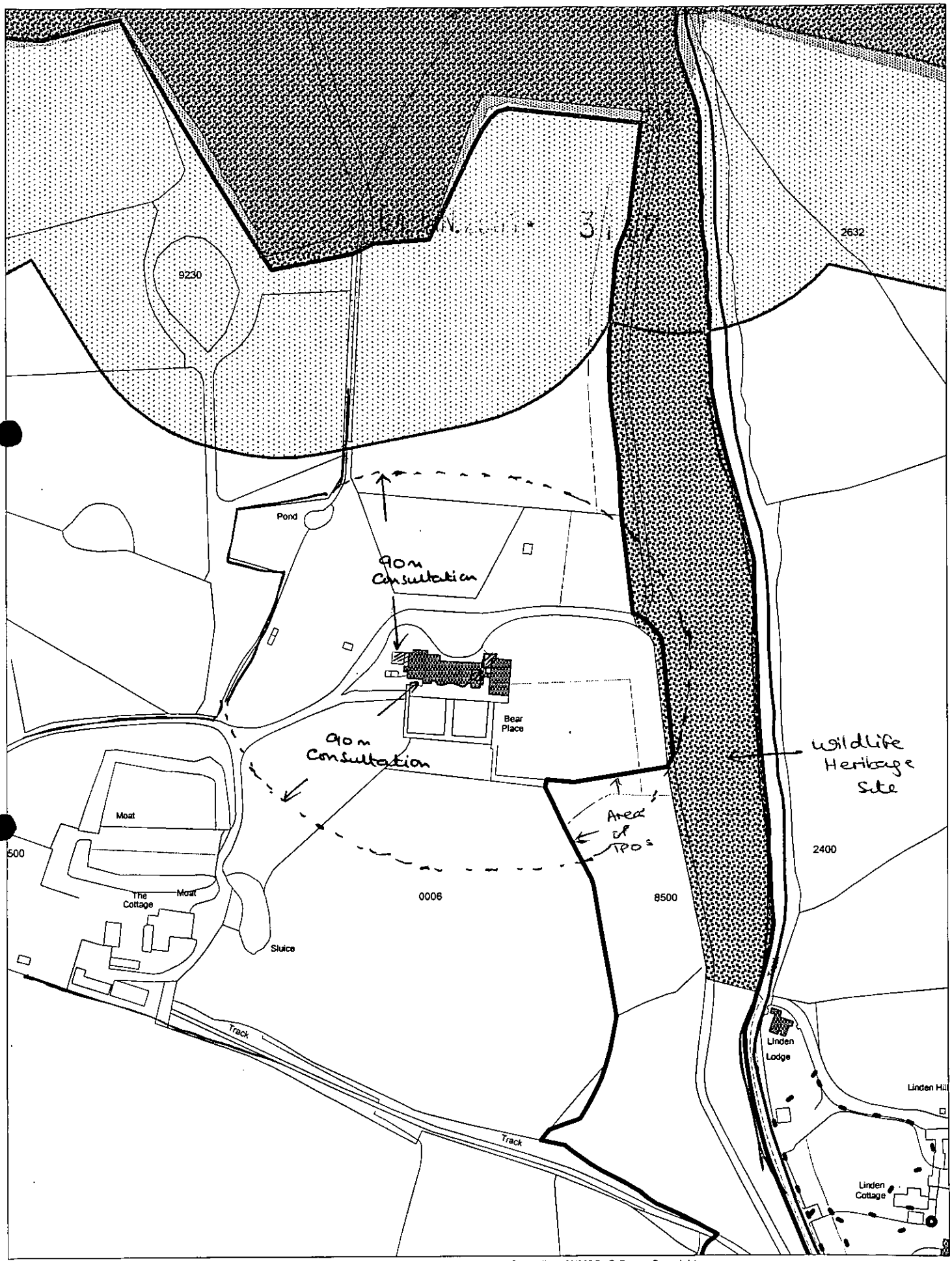
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3117**
Bear Place, , Hare Hatch, Reading.
Proposed single storey extensions to dwelling and first floor extensions (retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

**********FILE COPY**********



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2000

Scale: 1 : 2500

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W E
S

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

04 JAN [illegible] 3 1 7

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

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

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

10 November 2000

04.JAN.2001* 3117

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

WORK SHEET FOR : Jackie Emmett

Application Number : F/2001/3117

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
	✓	

Date of Neighbour Notifications : 10/01

Date of Site Visit : 22/03 (GA)

Date Registered : 04/01/2001

Earliest Date for Decision : 03/02/2001

Latest Consultation Date/Site Notice Expiry Date : 03/02/2001

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: F/2001/3117

Appraisal :

Grade II* Listed House ~~set~~ in substantial parkland setting (SEE Listing description)
Frontage faces due south with landscaped gardens ~~providing vista to the A4~~ in substantial woodland setting. House on a hyd point
Long range views to south
Garage at side of house where land falls away to the west view across open country side to the north
Conservatory – somewhat ill designed structure but approved – unapproved part sunken pavilion but be true pool house and main ducty, albeit excluded
1st floor conservatory permanent location
gen to mile diverse

Tree have by pool between 2 mature lines

All units in view between pool & stairs

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

Flight of stairs lead to gap between 2 contemporary structures
[illegible] pass and [illegible]

Application Number F/2001/3117
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: F/2001/3117

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

HHS
Copy

To:
Harold Sanders
Urban Design And Conservation Officer

From: Jackie Emmett

12 JAN 2001

Date: 10 January 2001

Application Number: F/2001/3117

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

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

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

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

AS THIS IS A GRADE II* LISTED BUILDING WE SHOULD SEEK COMMENTS / DIRECTION FROM ENGLISH HERITAGE.

I CONSIDER NONE OF THE FOUR ELEMENTS OF ADDITIONAL ACCOMMODATION WORKS ARE OF A SUITABLE TYPE OR STANDARD TO BE RETAINED. SEE DETAILED COMMENTS ENCLOSED.

ANOTHER SITE MEETING HAS BEEN ARRANGED WITH ENGLISH HERITAGE TO DISCUSS THE IMPLICATIONS OF THE EXTENSIONS ON THE GRADE II* LISTED BUILDING AND EXTENT OF ENFORCEMENT ACTION

Harold Sanders

20.02.01.

Detailed comments as follows:

1 KITCHEN This extension, built over a recently construction c20 double garage, is located on the west side of the large country house. Set back from and much lower than the principal north and south elevations, the garage was detached and therefore clearly a subservient structure, part of the service core with a pitched roof. It was a modest building in scale and design, with little reference to the historic setting and grandeur of the host building. The latest construction has added a kitchen, joined to the main house with a hanging tiled link and concrete steps and metal balustrade providing an additional service entrance. This new structure has a flat roof with a felt finish.
The entrance door, link, staircase, window design, (which are inconsistent between the detailed design and general elevations) and roof-form all appear unacceptable in relation to the Grade II* listed building. Major changes to the design would necessary to create a solution appropriate to this listed building of national importance

2 CONSERVATORY AT GROUND FLOOR LEVEL on east side of south elevation.

There are no plans to illustrate this addition
The location is an infill space created as a result of the addition of the swimming pool which was visually separated from the principal historic south elevation, but joined by a modest glazed link corridor.
The swimming pool structure contrasted with the classic proportions and detailing of the listed building but the coping pitched roof and windows had some reference to former historic detail.
The conservatory now added ignores the principle of visually separating any new additions from the historic core and its form and materials appear inappropriate in this particularly visually sensitive and historic location.
I cannot support its retention.

3 STUDIO at ground floor level

A new studio has been added adjoining the swimming pool to the same height ; it also infills the visual gap between the pool and historic structure This infill has a major impact on the entrance façade and is visually incongruous from the approach to the principal entrance to the listed building, on the north side. The felt flat flat roof with two north-lights, are also considered an inappropriate choice of material and detail for a listed building of national importance
Major changes to roof, eaves and roof-lights would be necessary to create an acceptable addition in this particular visually sensitive location.

4 CONSERVATORY at first floor level

The location of this structure is clearly visible soon after entering the site from the driveway. Its form, materials used and details suggest a total abrogation of the fundamental design advice provided in PPG15 in relation to the preservation and enhancement of listed buildings. The designers had been advised of the unlikely acceptability of a structure in this particularly visually sensitive location , at first floor level and on a Grade II* listed building. No pre-application advice was sought and its construction is clearly a breach of listed building control

The works of removing an existing window to form an access and the re-routing of cables to ventilation plant on the north side of the building is also considered a breach of the Act.

I do not consider the structure to be a suitable type or standard, and therefore should be removed and the building restored to its original form.

Harold Sanders

HAROLD SANDERS
Conservation Architect

19 February 01

04 JAN 2001 * 3120

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

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

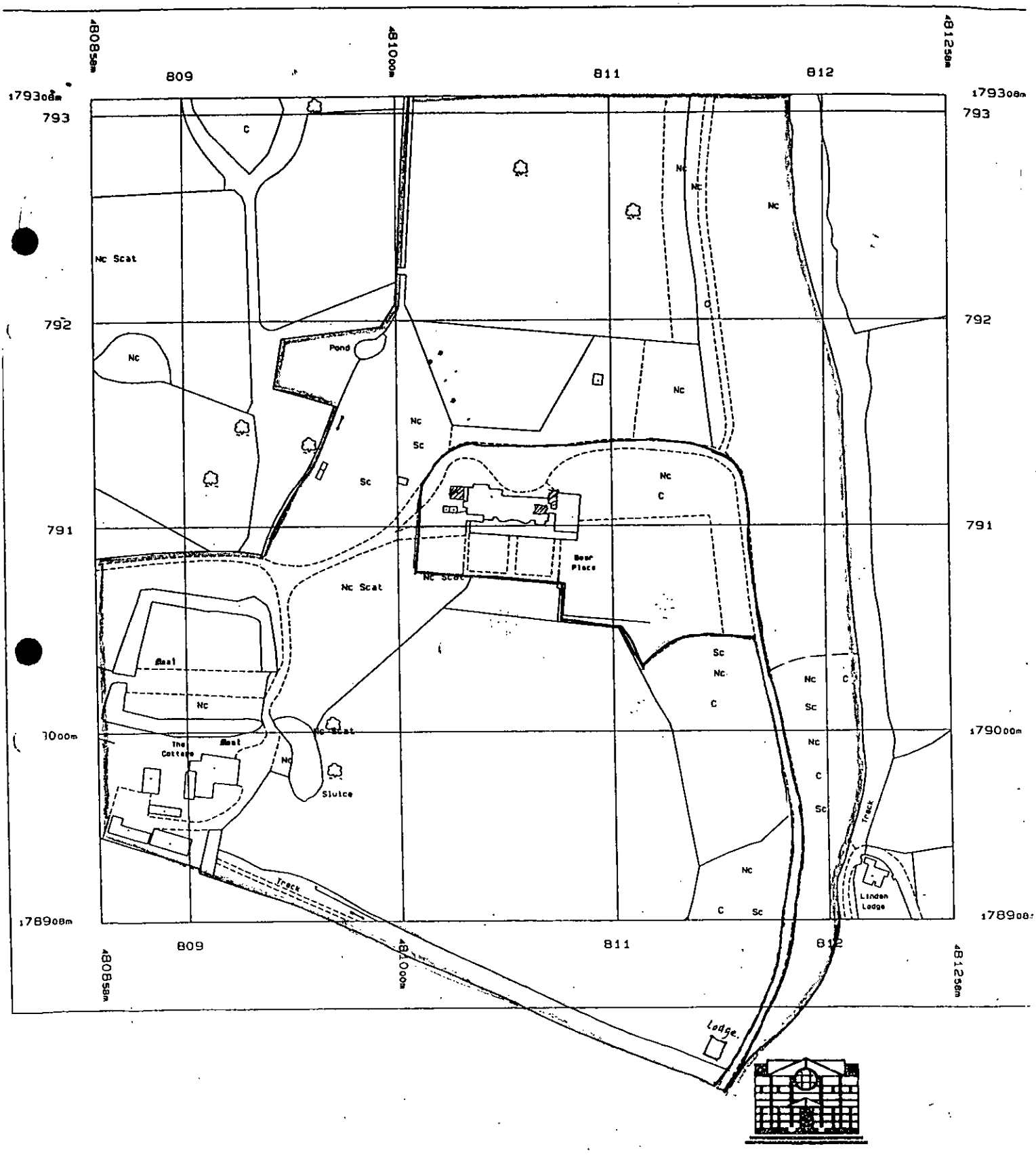
Encl

cc Mr C Brown – Mitchell Evans Partnership

BEAR PLACE
LINDEN HILL LANE

SITE PLAN. 1:2500

RECEIVED
04 JAN 2001 3120



Mitchell Evans Partnership
Anchor House, Station Row, Shalford, Guildford, Surrey GU4 8BY
Tel: 01483 453453 Fax: 01483 453563
Mobile: 07788 145336

04 JAN 2001 - 3120

1871/A

DELEGATED

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

---

1. APPLICANTS NAME: MEZEL HOLDINGS LTD
   ADDRESS: C/O AGENTS
   POST CODE:
   PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: THE D&M PLANNING PARTNERSHIP
   ADDRESS: RIVERSIDE CHAMBERS, 20 BRIDGE STREET, GODALMING SURREY
   POST CODE: GU7 1HY
   PHONE: 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.'

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

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

10 November 2000

04. JAN. 2001 * 3117

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

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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.

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Yours sincerely
THE D&M PLANNING PARTNERSHIP

Paul Darking

PAUL A DARKING

Encl

cc Mr C Brown – Mitchell Evans Partnership

PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~22 NOV 2000~~ 04 JAN 2001	Map No. 22/18 Site 12.69
Officer: JE	Application No. F/2001/3117
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: BEAR PLACE LINDEN HILL BATH ROAD

Parish: WARGRAVE Ward: WARGRAVE 10.01.01

Applicant: MEZEL HOLDINGS LTD

Fee Received 95-00 Required ..... Additional ..... Refund .....

(4)
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	red line incomplete	✓ 4/12	phoned 4/1 OK
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Need a more detailed plan to show more clearly the positions of the four extensions	✓	✓
3	Forms unsigned			
4	Correct S 66 certificate	~~[illegible]~~ Agric holdings co.	✓	✓
5	Elevation plans	– other side elevation of new kitchen. – Other elevations of studio.	✓	✓
6	Floor plans	– Other elevations of link ground floor conservatory.		
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 ..... See LB application .....

Date Site Notice Sent : 10.01.01.. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: Green Belt.

.....

.....

Pre-app attached
(there should be a second pre-app no 769 dated 10.12.99 — no longer in filing system. May be with enforcement team.

NEIGHBOURS:

..... S/N ✓

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

04 JAN 2001 * 3117

1.	APPLICANT'S NAME	MEZEL HOLDINGS LTD
	ADDRESS	C/O AGENTS
	POST CODE	PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE D&M PLANNING PARTNERSHIP
	ADDRESS	RIVERSIDE CHAMBERS 20 BRIDGE STREET GODALMING SURREY
	POST CODE	GU7 1HY PHONE 01483 425705
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	BEAR PLACE LINDEN HILL HARE HATCH WARGRAVE MAIDENHEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSIONS TO EXISTING DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	99/453/01, 06, 11, 17 & SITE PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[x]

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

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

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

SEE DRAWINGS ALL TO MATCH EXISTING

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

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

AS EXISTING

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

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — * STATE No. OF HABITABLE ROOMS — If YES, complete Part 2 of the form

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

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

£95.00

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

SIGNED D&M PLANNING PTNRSHIP 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 that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1789/a

SECTION 66 CERTIFICATE

Application No. 04 JAN 3117

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

  (b) .....

  .....

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

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

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

  the (c) .....

  on (d) .....

1789/b

OR

(b) Insert description of steps taken

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

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

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

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

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

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

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

317090 005

(1) ADDRESS Bear Place & Farm 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	Decis
PR/90/68	Rt. Hon. Lord Rowmans	Internal Alt	14.3.68	APP
~~BR1043~~	"	~~Alteration & Extension~~	~~24.1.79~~	~~APP~~
BR12949	Mr C M McAlpin	Internal alteration	10.3.80	APP N
		foul drainage		
12854	"	LBC. "	10.4.80	N/A
13766	Mr. W. Lane FARM	1st Ext. 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	Rec. App Rec
20094	Mezel Holdings Ltd.	Erect of fence height 2300 mm.	25/8/83.	N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

04. JAN. 2001 3117

(2) Bear Place - Farm

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 Sec. C
23524	"	Chainlink fence, lighting gates	14.8.85	N/A Re
24921	Mr. W. Lane 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	C
		Erect garage for maintenance		
		vehicles		
33547	Mezel Holdings	Iron railings on 3' wall	7.6.89	C
36461	Mr. & Mrs Lane FARM	Entrance porch/cloakroom	17.10.90	C
BRA9765	" "	Cloakroom/part barn to ~~farm~~ office	11.12.90	APP

DATE OF COMPLETION

MINISTRY DECISION Appeal against Enf. notice part granted - part refused RE-23524

SPECIAL ORDERS

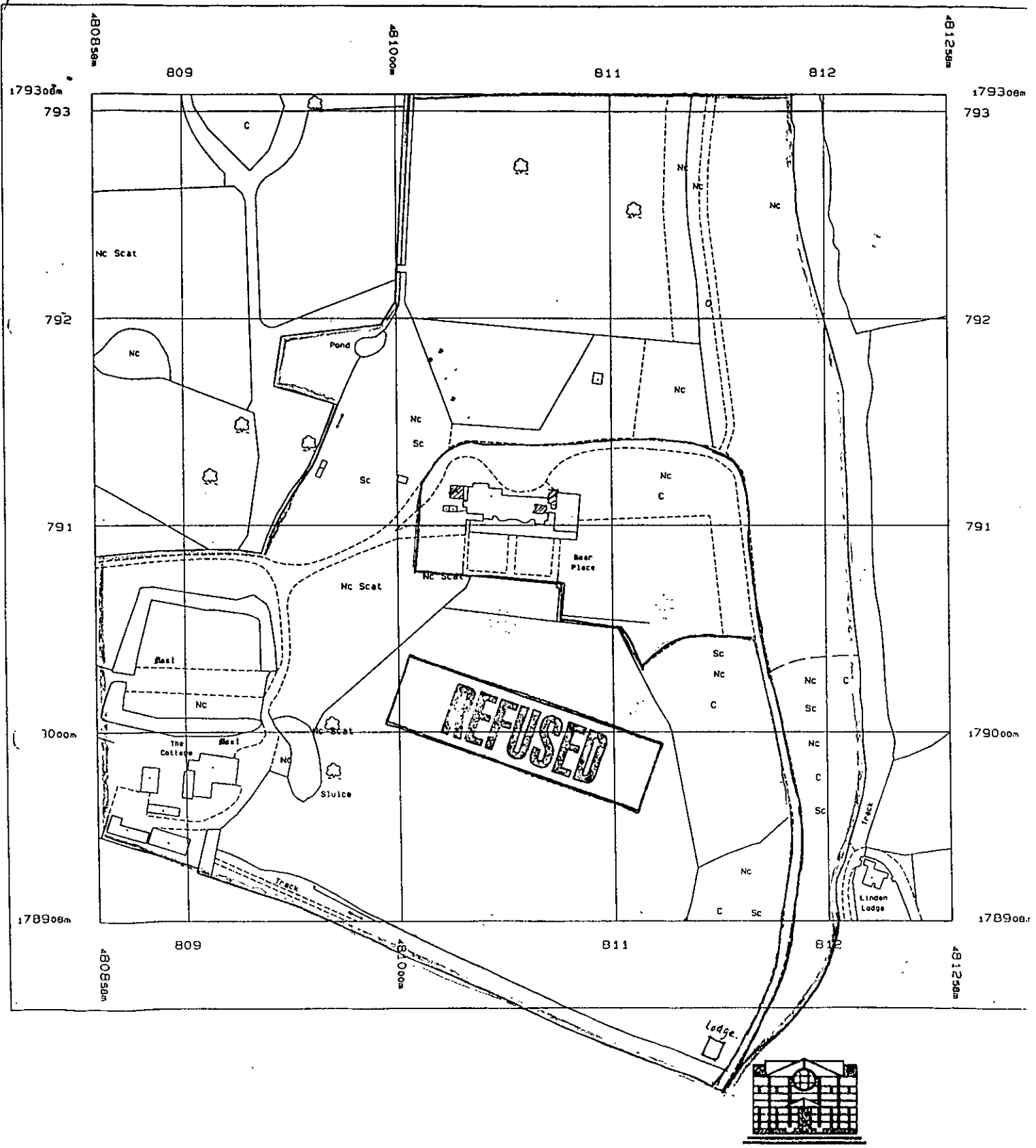
DRAINAGE

0910 ~~AP95~~/3825 Underpinning chimney 22-9-95 APP

BEAR PLACE
LINDEN HILL LANE

SITE PLAN. 1:2500

04 JAN 2011 3117



Mitchell Evans Partnership
Anchor House, Station Row, Shalford, Guildford, Surrey GU4 8BY
Tel: 01483 453453 Fax: 01483 453563
Mobile: 07788 145336
email: arch@mitchellevans.co.uk

BEAR PLACE
LINDEN HILL LANE

04 JAN 2011 3117

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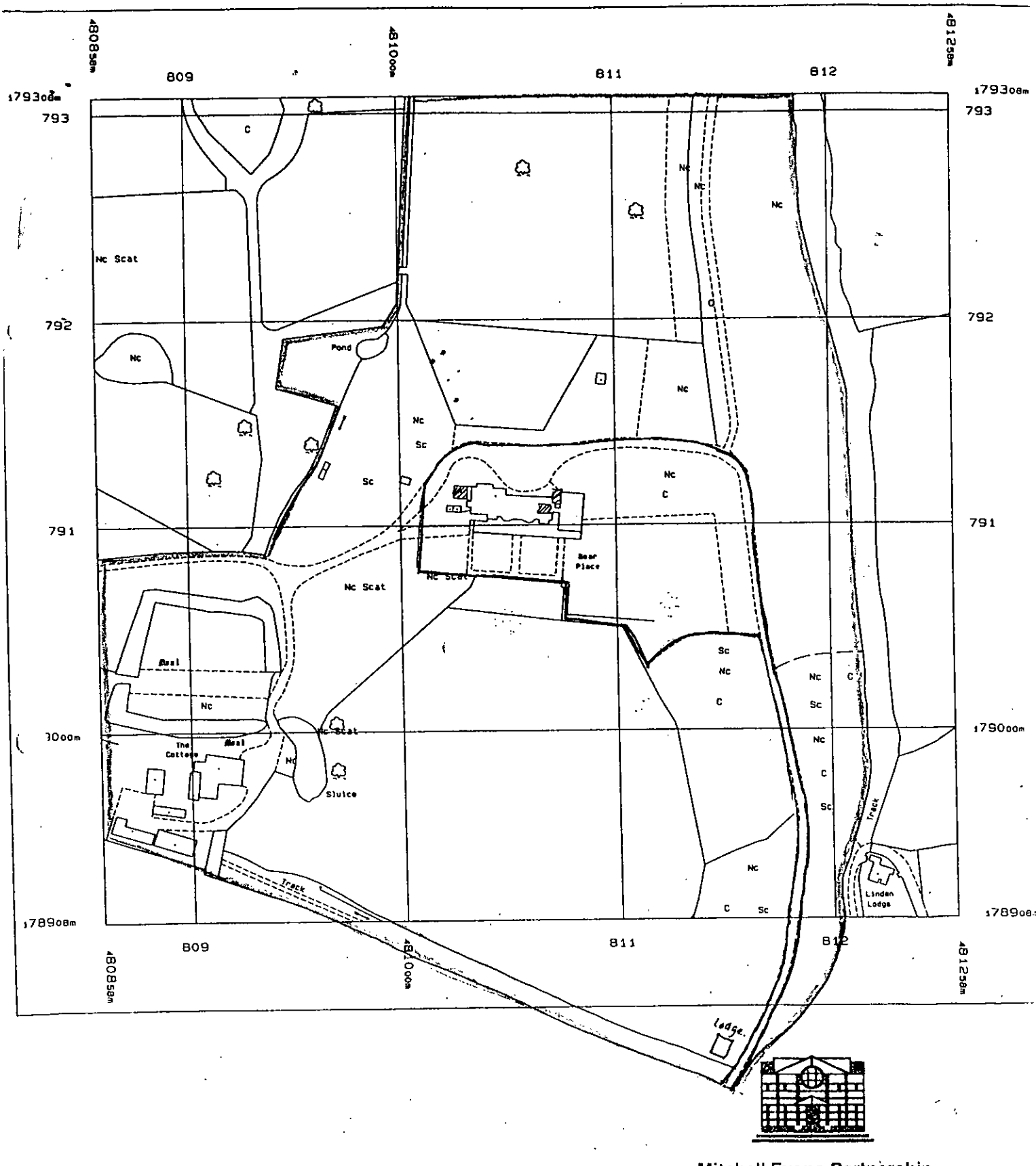

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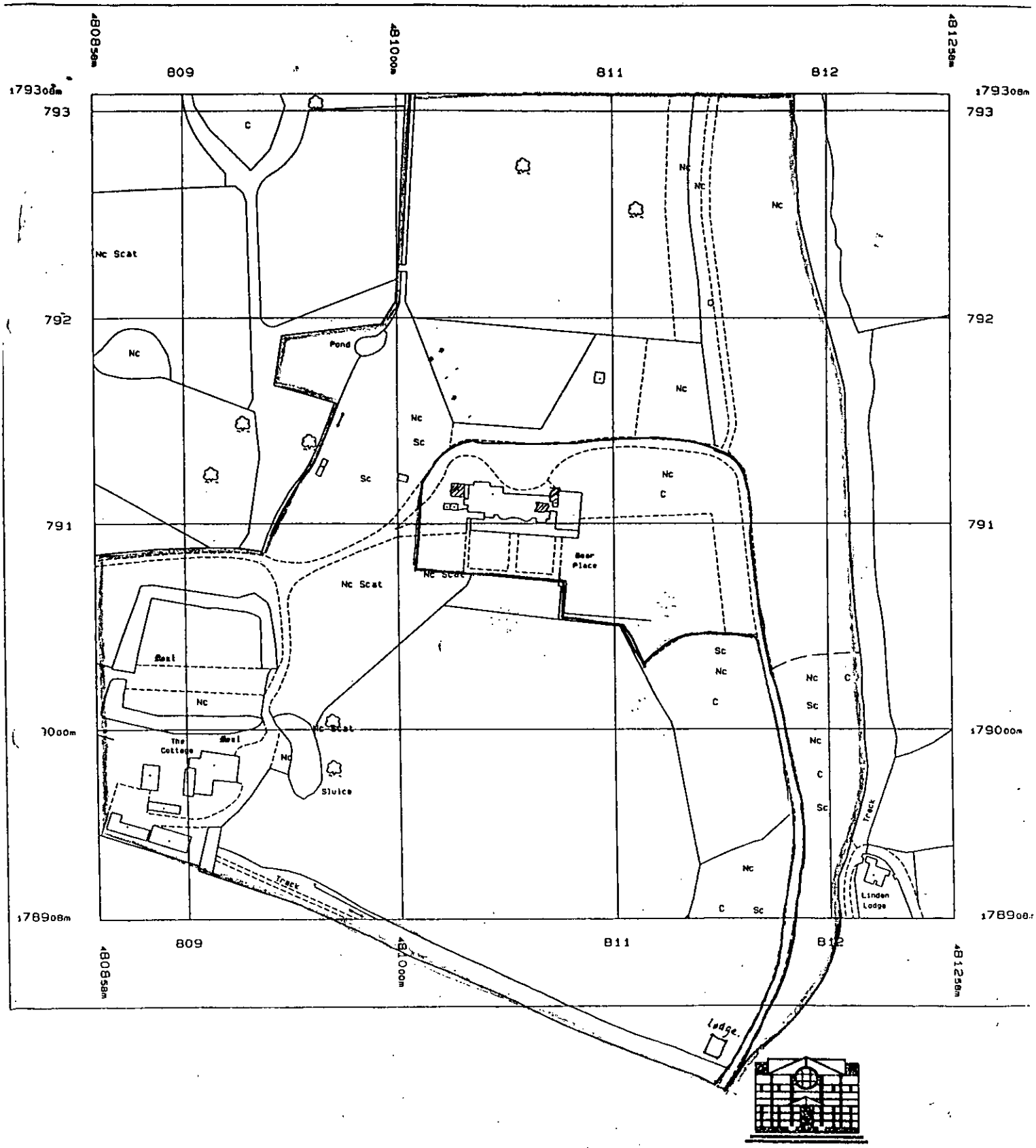

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