APPLICATION NO:
LB/2001/5389

LOCATION:
102 High Street, Wargrave Reading.

APPLICANT:
Mr & Mrs Pitcher C/O Clive Pedlar F.R.I.C.S.

PROPOSAL:
Proposed new windows in existing opening of listed building plus internal alterations to basement.

EARLIEST DATE FOR DECISION: **29/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Helen Pollock**

...ED

S88

03

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs Pitcher
C/O Clive Pedlar F.R.I.C.S.
Old Farm Cottage
East Chalderton
Andover
Hants
SP11 8LR

Application Number: LB/2001/5389

Parish: **WARGRAVE**

Location: **102, High Street, Wargrave, Reading.**

Proposal: **Proposed new windows in existing opening of listed building plus internal alterations to basement.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. Detailed drawings in respect of the new joinery of the proposed doors and wall, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings.

Reason
1. In pursuance of Section 18 (1) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

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

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

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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WHE13, WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

Notice checked by: _____

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

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date May 27, 2002
My ref. HS/LB/2001/5389 / LB/2001/5389

Clive G E Pedlar, F R I C S
Chartered Building Surveyor
Old Farm Cottage
East Cholderton
Andover
Hampshire
SP11 8LR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Pedlar

ORCHARD END, 102 HIGH STREET, WARGRAVE

Thank you for your letter dated 14 May 2002 enclosing details of the doors, linings and skirting details.

I understand that this information was requested to discharge a condition of the Listed Building Consent.

I have been asked to comment on the drawings as the Case Officer has left the Council. It would help me if you could arrange with your client, or give me his number, for me to have another look in the basement.

I accept your comments in relation to architraves and doors in the basement.

All we have to agree is what is appropriate for this location. Could you give me a telephone call to resolve the matter.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 11 June, 2002
My ref. BC/DC/LB/2001/5389

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

Mr & Mrs N Pitcher
c/o Clive Pedlar and Associates Ltd.
Old Farm Cottage
East Cholderton
Andover
SP11 8LR

Dear Sirs

PLANNING PERMISSION LB/2001/5389
SITE: 102 HIGH STREET, WARGRAVE

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

I would like to take this opportunity to remind you that Planning Permission Number LB/2001/5389 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

M L THORP
Principal Development Control Officer

Granted.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Listed Building

SITE DETAILS — **CASE OFFICER**

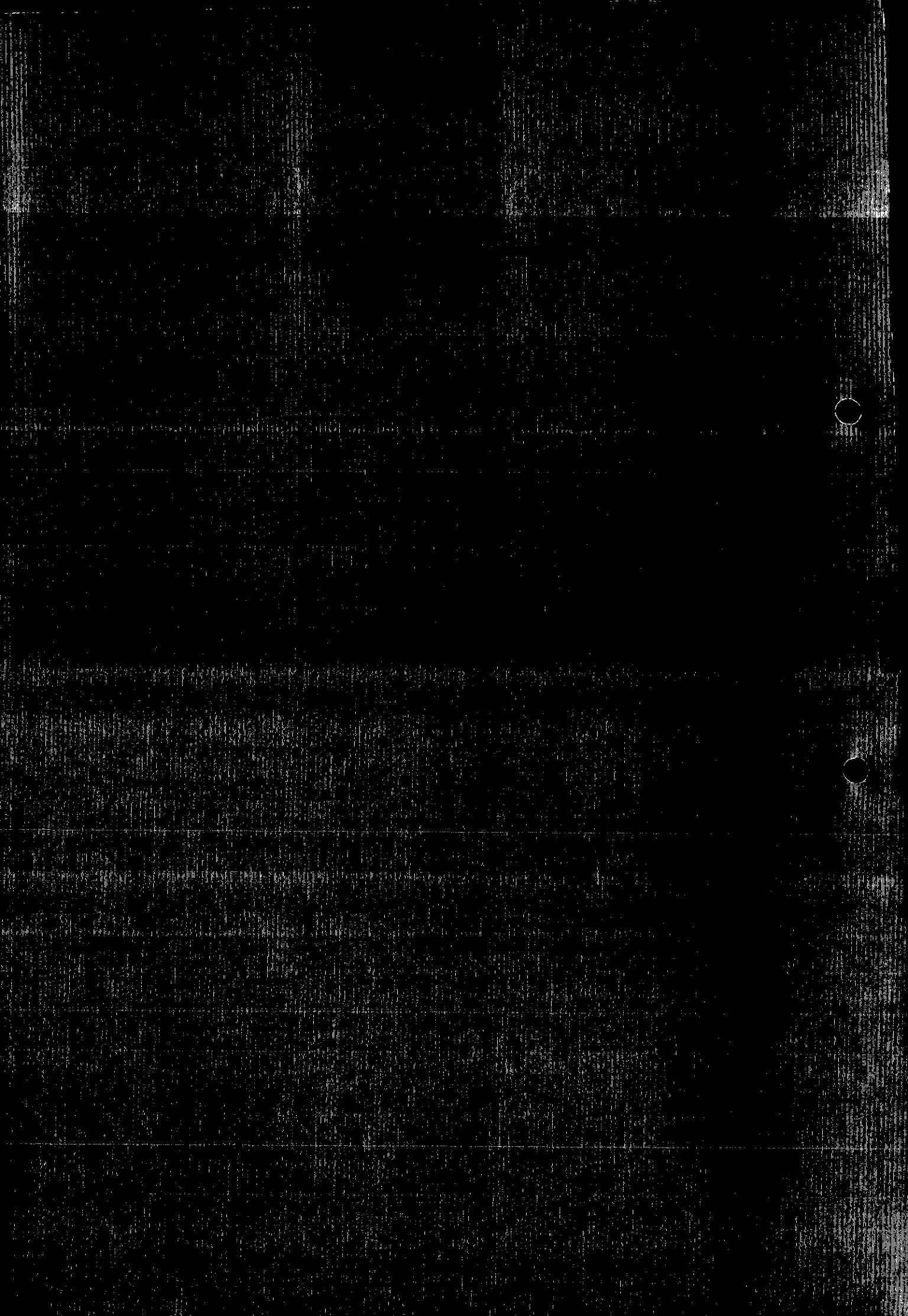
PLANNING APPLICATION NUMBER	LB/2001/5389 HP
BUILDING CONTROL NUMBER	BR 2002/3058
~~APPLICANT~~/AGENT	Clive Pedder Assoc. Ltd.
ADDRESS OF SITE	102 High Street HARGRAVE
DESCRIPTION OF PROPOSED WORK	repairs + damp-proof basement replace 2 front lintels + windows replace doors, extend services + redecorate.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS	1441/5B	1441/5A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	29/5/02.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 3rd May 2002
My ref: LS/LB/2001/5389 ← Reply. 7-June

Mr C G E Pedlar
Chartered Building Surveyor
Old farm Cottage
East Cholderton
Andover
Hampshire SP11 8LR

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

Dear Mr Pedlar

RE: LB/2001/5389 – ORCHARD END, 102 HIGH STREET, WARGRAVE

I refer to your letter and plans relating to condition 3 of the above referenced application, received on the 29th April 2002.

I have discussed the plans with our Conservation Architect who has requested additional information. Please find your enclosed plans with comments from Harold Sanders.

Should you require further clarification, please contact Harold Sanders (01189 746465) or myself.

Yours sincerely

Louise Smith
Planning Officer

cc: Harold Sanders, Wokingham District Council.

HS visited site : 6. June.
Agreed details of door frames, etc.
Letter sent to agent. See copy. 7-June-02
Harold requested further Drawings for consideration

CLIVE G.E. PEDLAR, F.R.I.C.S.
Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

PLANNING SERVICES HPT 55819
POL TLS
DC LS ENF
APP
CS
29 APR 2002
COPIES TO ACK
FILE

26 April 2002

Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1NR

Your Ref: LB/2001/5389

Dear Sirs

Re: Orchard End, 102 High Street, Wargrave LB/2001/5389.

In accordance with condition 3 of the Approval Notice dated 5th April 2002 I now enclose a joinery detail snowing the proposed doors and wall as required. I look forward to your response in due course.

Yours sincerely

CL Pedlar

Clive G E Pedlar FRICS

Enc.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 3rd May 2002
My ref: LS/LB/2001/5389

Mr C G E Pedlar
Chartered Building Surveyor
Old farm Cottage
East Cholderton
Andover
Hampshire SP11 8LR

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

Dear Mr Pedlar

RE: LB/2001/5389 – ORCHARD END, 102 HIGH STREET, WARGRAVE

I refer to your letter and plans relating to condition 3 of the above referenced application, received on the 29th April 2002.

I have discussed the plans with our Conservation Architect who has requested additional information. Please find your enclosed plans with comments from Harold Saunders.

Should you require further clarification, please contact Harold Sanders (01189 746465) or myself.

Yours sincerely

Louise Smith
Planning Officer

cc: Harold Sanders, Wokingham District Council.

Tel: ✓ (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 3rd May 2002
My ref: LS/LB/2001/5389

Mr C G E Pedlar
Chartered Building Surveyor
Old farm Cottage
East Cholderton
Andover
Hampshire SP11 8LR

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

Dear Mr Pedlar

RE: LB/2001/5389 – ORCHARD END, 102 HIGH STREET, WARGRAVE

I refer to your letter and plans relating to condition 3 of the above referenced application, received on the 29th April 2002.

I have discussed the plans with our Conservation Architect who has requested additional information. Please find your enclosed plans with comments from Harold Saunders.

Should you require further clarification, please contact Harold Sanders (01189 746465) or myself.

Yours sincerely

Louise Smith
Planning Officer

cc: Harold Sanders, Wokingham District Council.

WORK SHEET FOR : Helen Pollock

Application Number : LB/2001/5389

Applicant : Mr & Mrs Pitcher C/O Clive Pedlar F.R.I.C.S..

Location : 102, High Street, Wargrave, Reading.
Proposal : Proposed new windows in existing opening of listed building plus internal alterations to basement.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/11/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

This application will have expired on: 24/01/2002. 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 :

Parish Council : No comment

Conservation : New windows acceptable.

Planning Issues :
Impact on listed building

Application Number: LB/2001/5389

Appraisal :

The proposed development is for the insertion of new windows into existing openings and internal alterations to the basement level of a listed building. There are no windows in the openings @ present, only shutters. The addition of new windows would improve the character of the listed building + would allow the basement rooms to be brought back into use.

The internal alterations would involve the addition of 3 doors ~~in~~ existing doorways (allowing formation of a study, work room + boiler room) + the formation of a wall + doorway to an existing alcove to form a wine cellar. New flooring is also proposed.
The application is supported by the Conservation architect + is considered to have no detrimental impact upon the listed building.

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

Application Number LB/2001/5389
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	CON1	——→	Section 18(1) of: planning (LB + CA) Act 1990
2	~~C19~~ C190	R190	
3	——→	——→	Detailed drawings in respect of the new joinery of the proposed doors (+ wall) shall be submitted to + approved in writing by the LPA before the relevant part of the work is begun + the work shall not be carried out other than in accordance with the approved drawings.
		R191	

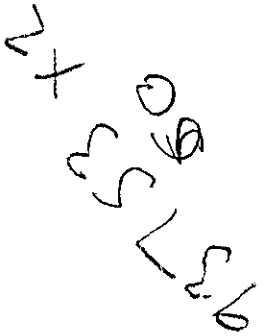
Bedroom of 100 look directly from bay windows over the proposed existing flat roof = 0.5m. Possibly some overlooking into bay. However obscure glazing may overcome problem.

- loss ~~of~~ of view, possibly some light from lounge/study area.

---

raised patio Area in garden of 100.
Would have view of proposed extension.
(overbearing?)

existing bay of 100 = 2.5m



RECORD OF SITE VISIT

SITE ADDRESS: 102 High Street
Wargrave Reading.

APPLICATION NUMBER: LB/2001/5389

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/01/02

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

2.5m Yew hedge. S

Proposed to build above existing flat roof @ 1st floor →

Rear garden enclosed with a 2.5m clipped yew hedge, some to be removed to allow ext. → no Impact.

- ground floor ext no Impact.
- Proposed 1st floor ext no Impact good on Street from all neighbours.
- Proposed door @ 1st floor not a problem as roof area very small, + unable as balcony - only roof for existing Sky light.

→ PoS. Some over looking of neighbour → Speak to Nicola as she did pre app.

- Level site

HELEN HAS DRAWING.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 05 December 2001

Application Number: LB/2001/5389

Proposal: Proposed new windows in existing opening of listed building plus internal alterations to basement..

Site Address:
102, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Pitcher C/O Clive Pedlar F.R.I.C.S..

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

INTRODUCTION OF NEW WINDOWS IN TO EXISTING OPENINGS ACCEPTABLE TO ME.

COMMENTS ON INTERNAL ALTERATIONS, INCLUDING CHANGES TO FLOORS TO BE CONFIRMED FOLLOWING ANOTHER SITE VISIT WITH CASE OFFICER.

FROM: Helen Pollock

DATE: 05 December 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2001/5389

Proposal: Proposed new windows in existing opening of listed building plus external alterations to basement..

Site Address: 102, High Street, Wargrave, Reading.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar F.R.I.C.S..

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
03 JAN 2002	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 29/12/2001** .

No comment.

SIGNED: _____ DATE: 17/12/01

Clerk To Wargrave Parish/Town Council.

1871/A

WOKINGHAM DISTRICT COUNCIL 29.NOV2001 Application No. 5389

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 Mr & Mrs N. Pitchev
ADDRESS 102 High Street Wargrave
POST CODE RG10 8DE
PHONE 0118 9402 624

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME Clive Peckov FRICS
ADDRESS Old Farm Cottage East Cholderton Andover Hants
POST CODE SP11 8LR
PHONE 01264 77 2377

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION 102 High Street Wargrave

(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 Dwelling

(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)
5 sets

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

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.
Insert windows in existing openings below ground level.
Minor internal alterations to Basement

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

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

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

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

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

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

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

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

N/A

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

No

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

Signed ..... on behalf of Mr & Mrs N. Pitcher

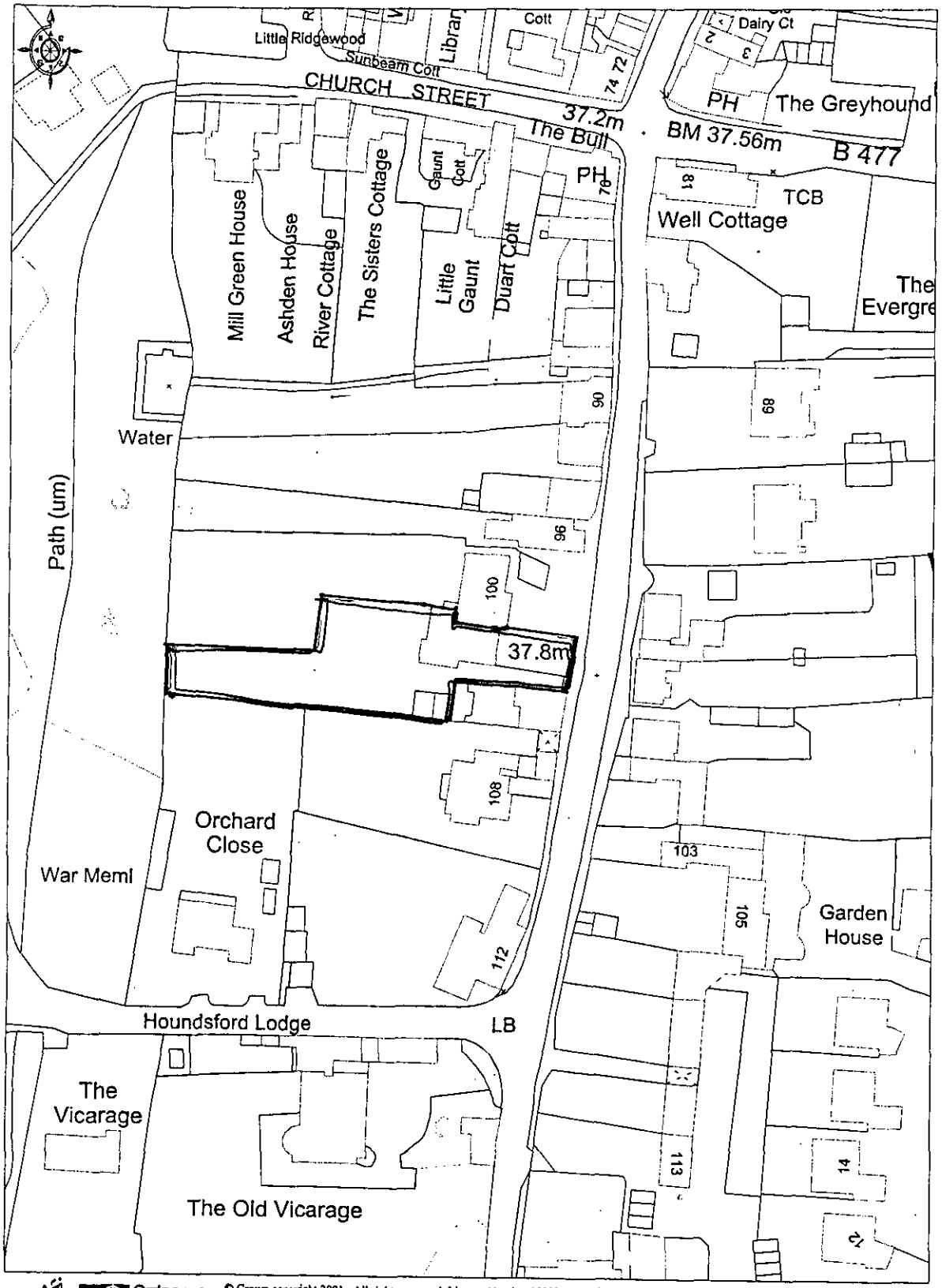
Date 28 November 2001

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.'

29.NOV.2001* 5389



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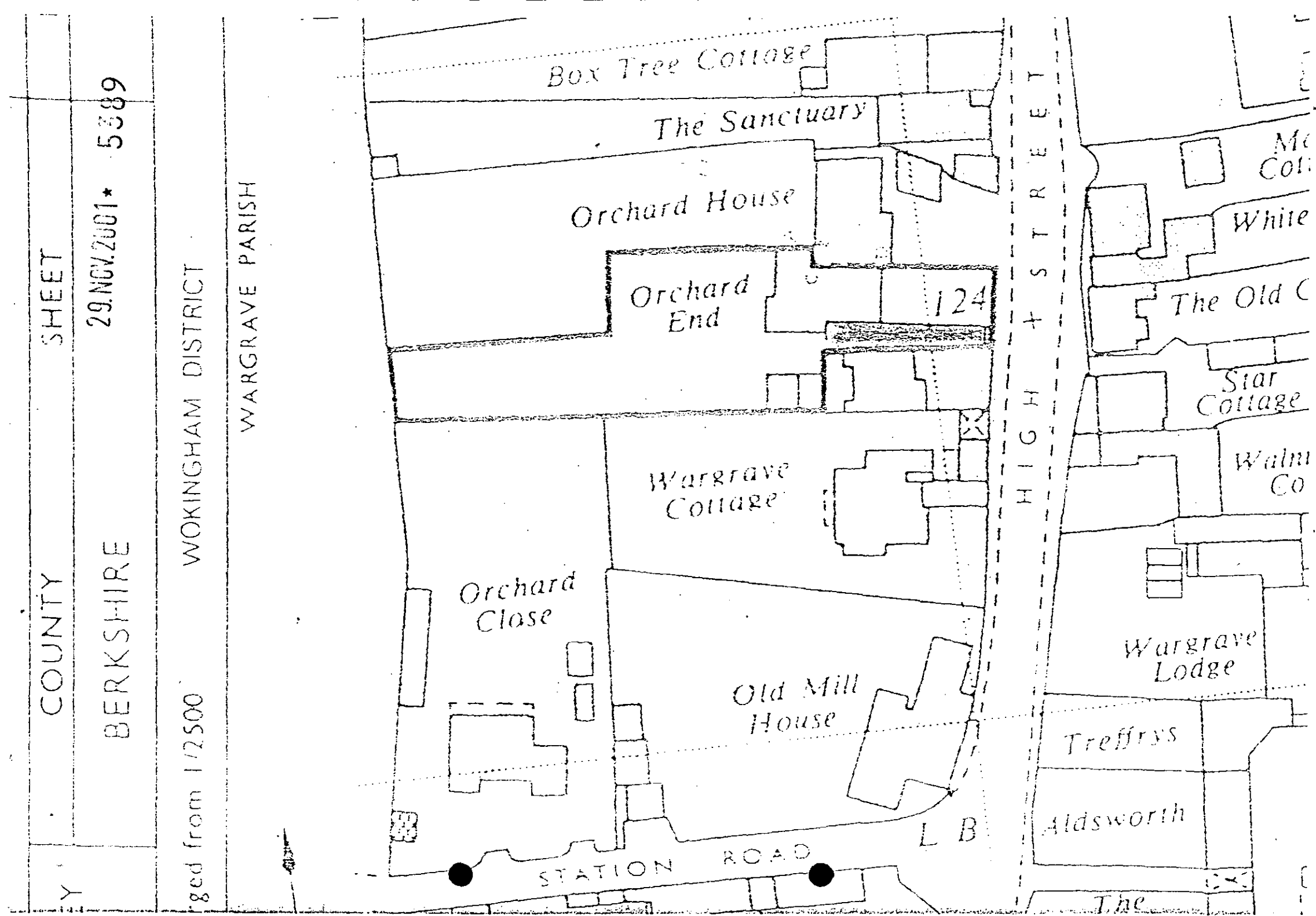
Orchard End, 102 High Street, Wargrave


COUNTY
BERKSHIRE
SHEET
29.NOV.2001* 5389
WOKINGHAM DISTRICT
WARGRAVE PARISH
Box Tree Cottage
The Sanctuary
Orchard House
Orchard End
124
Wargrave Cottage
Orchard Close
Old Mill House
HIGH STREET
White
The Old C
Star Cottage
Walnu
Co
Wargrave Lodge
Treffrys
Aldsworth
STATION ROAD
L B

Received by Wokingham District Council

Application No: LB/2001/5389

Proposal:
Proposed new windows in existing opening of listed building plus internal alterations to basement.

Location:
102, High Street, Wargrave, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2001/5389 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

05 December 2001

for plans see Officer file or Part One.

Date: 09 January 2002

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2001/5394 10 JAN

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: The existing ground floor layout plus photographs of the property as existing. Drawing nos: 1441/4, 1441/01A & photographs 1-4.

Comments are required by 19/01/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

Date: 09 January 2002

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2001/5389

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed new windows in existing opening of listed building plus internal alterations to basement.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar F.R.I.C.S..

Case Officer: Helen Pollock

The new plans show the following: The existing ground floor layout plus photographs of the property as existing. Drawing nos: 1441/4, 1441/01A & photographs 1-4.

Comments are required by 19/01/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

Date: 09 January 2002

To: Harold Sanders, Conservation

We have received Additional Plans for the following planning application:

Application Number: LB/2001/5396

Location: 102, High Street, Wargrave, Reading.

Proposal: Proposed two storey rear extension to listed building.

Applicant: Mr & Mrs Pitcher C/O Clive Pedlar FRICS.

Case Officer: Helen Pollock

The new plans show the following: The existing ground floor layout plus photographs of the property as existing. Drawing nos: 1441/4, 1441/01A & photographs 1-4.

Comments are required by 19/01/2002.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

ADDITIONAL PLAN

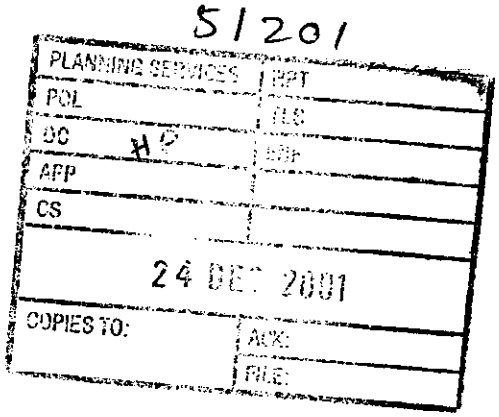
CLIVE G.E. PEDLAR, F.R.I.C.S.

Chartered Building Surveyor

Old Farm Cottage, East Cholderton, Andover, Hampshire. SP11 8LR
Tel: 01264 772377 Fax: 01264 771359 VAT Registration No: 631 6712 54

5389
5394
5396

20 December 2001



H Sanders, Esq
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Your Ref: LB2001/5396 and F2001/5394 and LB 2001/5389

Dear Mr Sanders

Re: Orchard End, 102 High Street, Wargrave - Mr and Mrs Pitcher

Following our telephone conversation on 20th December, I now enclose four copies of the basement plan and section as existing.

You explained the need for me to provide you with ground floor layout as existing to enable you to fully consider the application. The ground floor has not been measured in detail because it was not anticipated that any work would be carried out in that area other than to remove the kitchen units from the centre room. I have prepared an outline drawing of the ground floor layout and enclose four copies of the plan as requested. Please bear in mind that this has been done from memory and from measurements of floors above and below. It does however illustrate how the existing kitchen is lit only from a very high level window which is in a lightwell partly recessed into the flat roof. In order for this situation to be more clearly seen I enclose some photographs showing the covering to that lightwell.

I understand that some concern has been raised about the door leading onto the flat rofo from the proposed extension. As you will see form the photographs there is already a door in the back wall leading onto the roof which is used for maintenance purposes only. Access to clean the glass, paint the woodwork, check the flashings and clear the gutters is periodically necessary and the doors is solely for that purpose.

I am sure that Mr and Mrs Pitcher would consider any practical observations that you or the neighbours might have in this regard. Photograph 2 is a view looking across the back of the property towards the bay of Number 100 High Street from the approximate position of the proposed door.

I hope that the enclosed photographs and plans will now give you sufficient information to process the application. If I can be of further assistance or any additional information is necessary, please let me know.

Yours sincerely

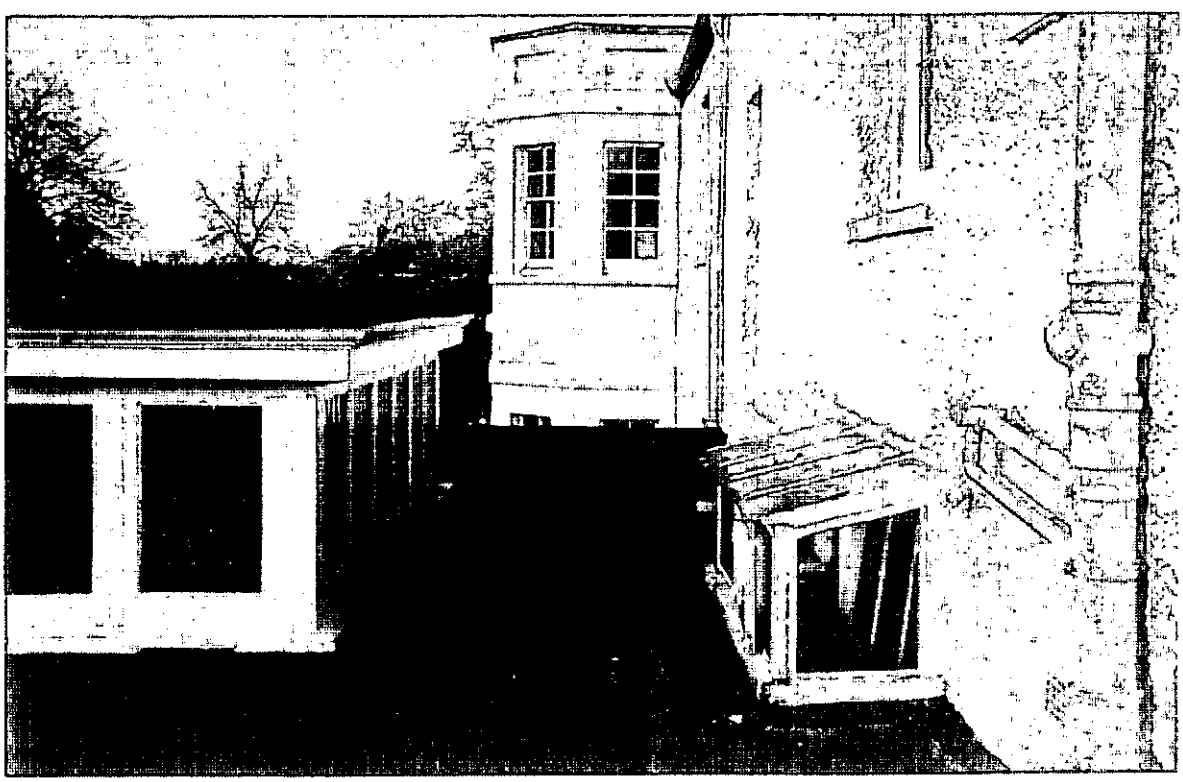
Clive G E Pedlar FRICS

ADDITIONAL PLAN

5394 A
5389 E
5396 J

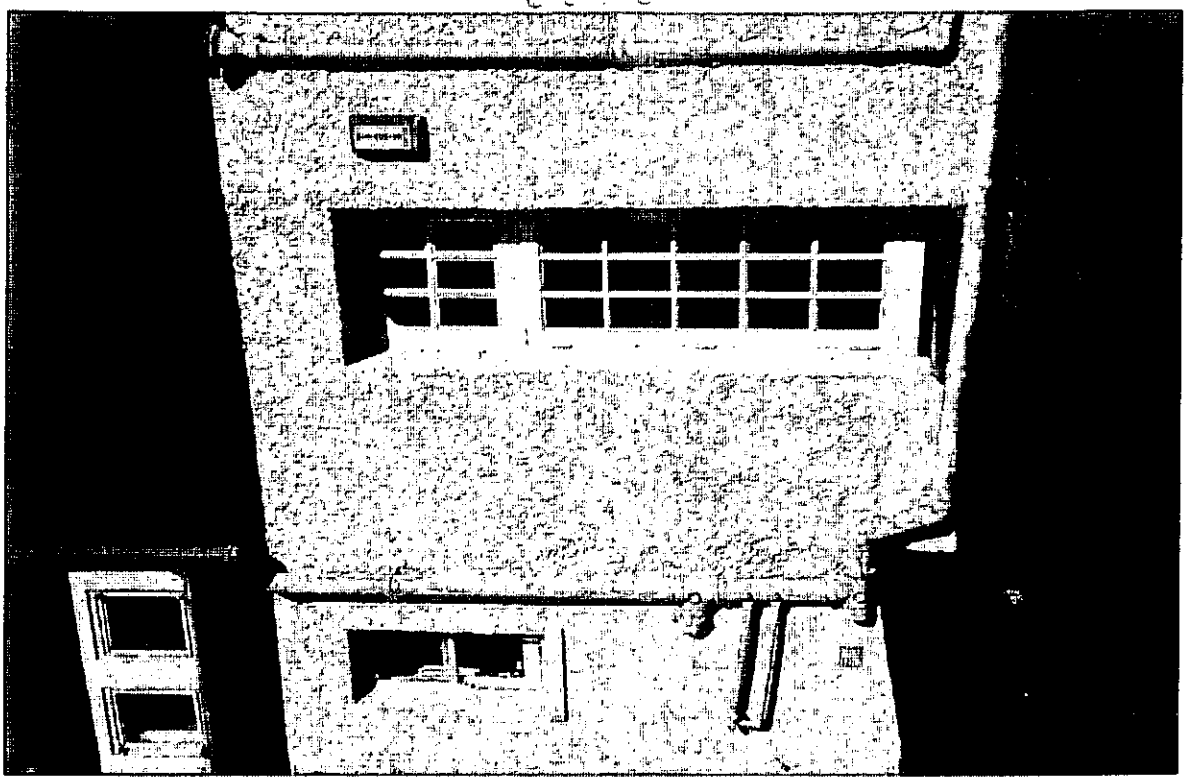


1



2

5394
5389
5396



3



ADDITIONAL PLAN
5394
5389
5396

NOTES ON PHOTOGRAPHS 1 - 4

1. First floor rear of Number 102 High Street showing the existing door, bathroom window and rear bedroom window. Below the bedroom window is the glazed enclosure to the well giving light to the kitchen. The turret on the left gives light into the living room below.

2. A view across the back of Number 102 looking towards Number 100. The kitchen window can be seen on the right.

3. This shows the existing door onto the flat roof.

4. Back elevation, first floor of Number 100 viewed from the ground.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001	Map No. 21.. Site ...013.....
Officer: HP | Application No. LB/2001/5389	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LB) PROPOSED NEW WINDOWS IN EXISTING OPENING OF LISTED BUILDING PLUS INTERNAL ALTERATION TO BASEMENT

Location: 102 HIGH STREET

Parish: WARGRAVE Ward: Wargrave. 5.12.01 JB.

Applicant: MR/MRS PITCHER

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ...Wargrave.....

Listed Building 1 (2) 2*

Advertisement Required ...LB in Cons. Area.....

Date Site Notice Sent : 5.12.01.73.. 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:

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

NEIGHBOURS:

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.....
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.....
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1772A

29.NOV.2001 * 5389

WOKINGHAM DISTRICT COUNCIL APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

(d) on.....

Copy of notice as published SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed C L Pedder

*On behalf of Mr & Mrs N. Pitcher

Date 28 November 2007.

* Delete where inappropriate

ORCHARD END.

ADDRESS 102, HIGH STREET PARISH WARGRAVE

PLOT No. LISTED BUILDING ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03459	Mrs J. Seed	Alterations to access	27 11 75	N/A Ref
04253	"	" "	15.3.76	N/A App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1871/A

WOKINGHAM DISTRICT COUNCIL 29 NOV 2001 Application No. 5389

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 Mr & Mrs N. Pitcher
   ADDRESS 102 High Street Wargrave
   POST CODE RG10 8DB
   PHONE 0118 9402 424

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME Clive Pedlar FRICS
   ADDRESS Old Farm cottage East Cholderton Andover
   POST CODE SP11 8LR
   PHONE 01264 77 2377

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION 102 High Street Wargrave

   (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 Dwelling

   (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)
   5 sets

---

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

---

6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   Insert windows in existing openings below ground level. Internal alterations to basement.

---

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

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

Listed Building Consent ☑

Relaxation of Condition ☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

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

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

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

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

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

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

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

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. No

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

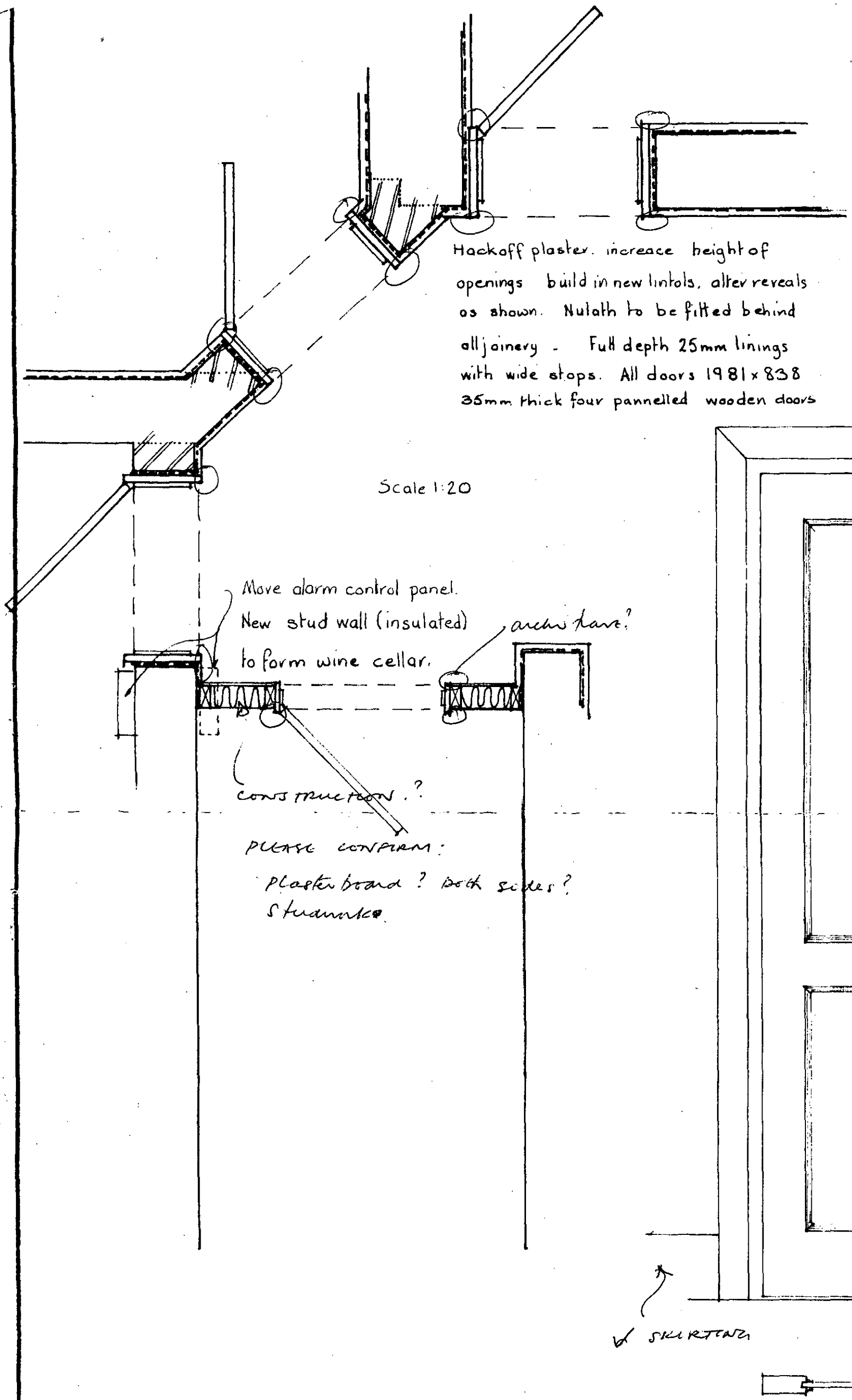
Signed C Pitchl on behalf of Mr & Mrs N. Pitchev

Date 28 November 2001

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.'



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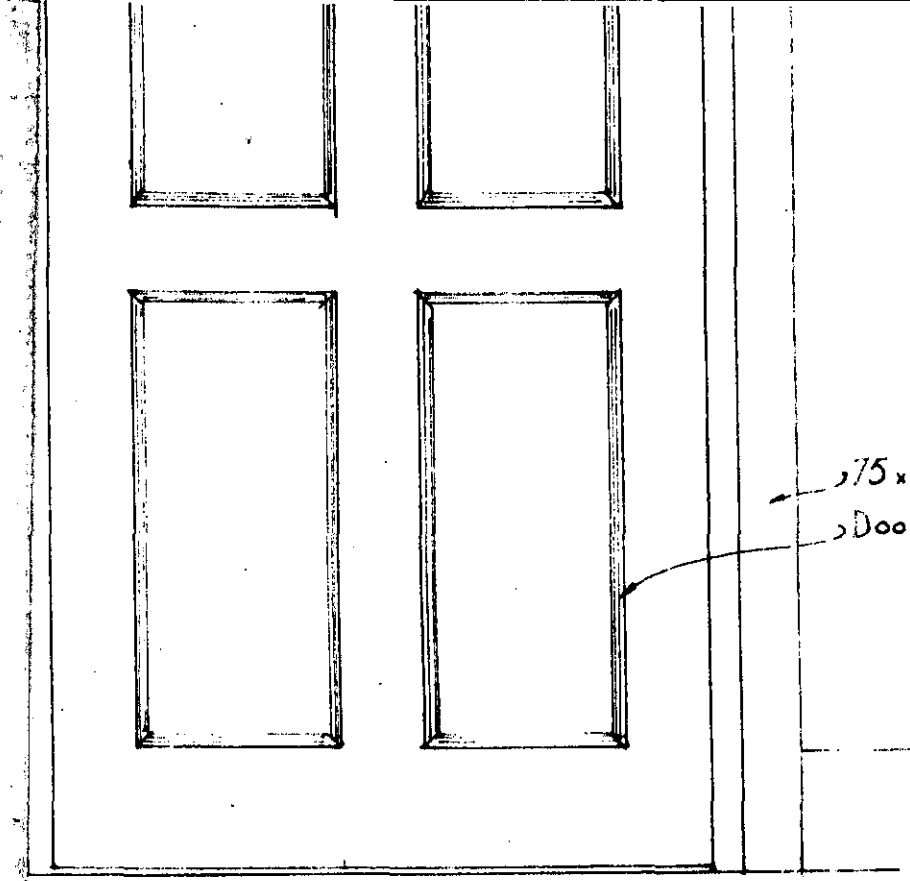
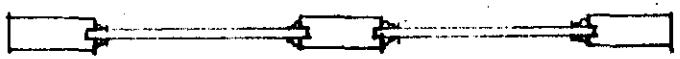


FULL SIZE DETAIL PLEASE – AS EXISTING?

175 x 25 Ogee moulded architrave on 110 x 5 ply backing

Door four ponelled with ogee mould around each panel.

Door Detail 1:10



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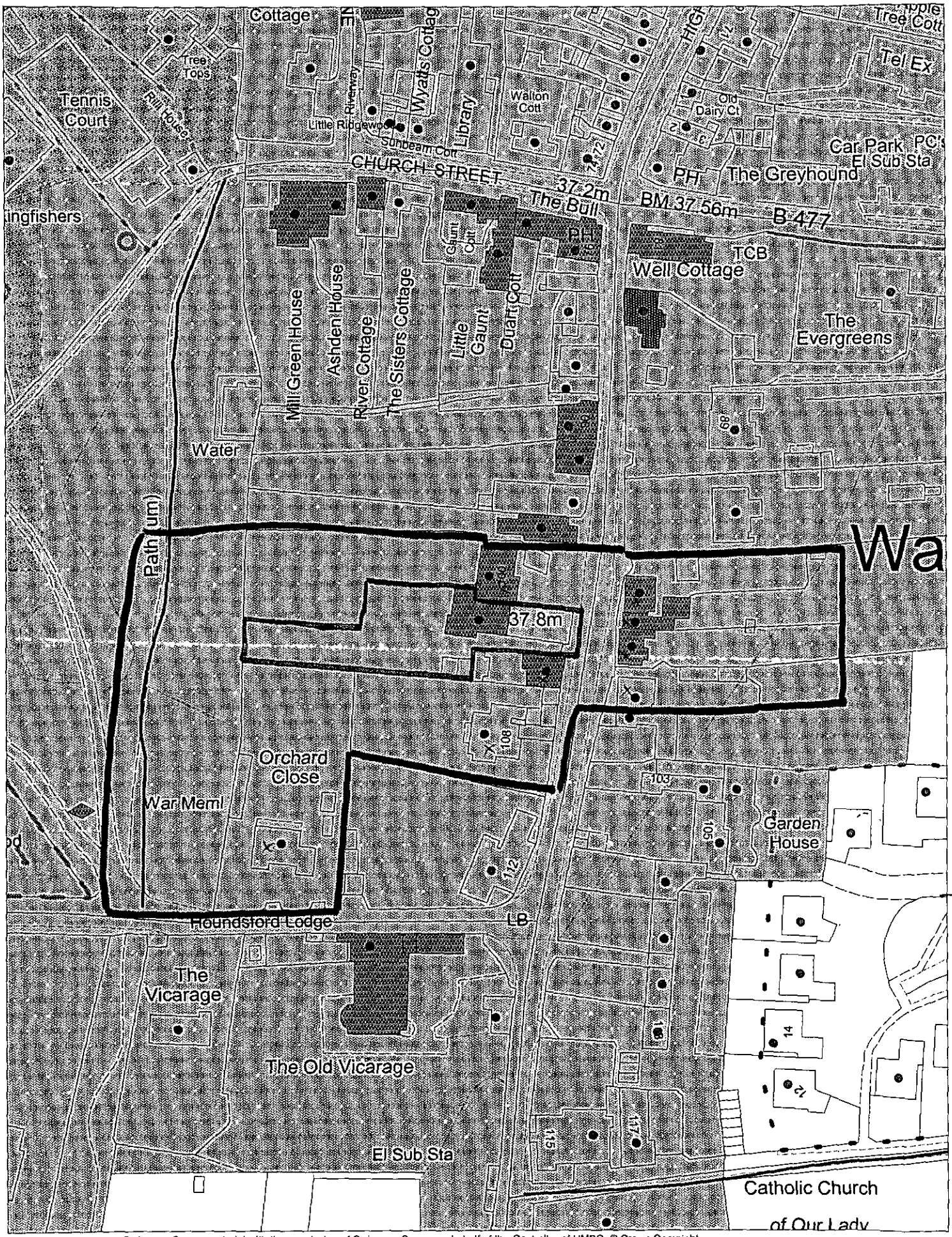

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Development Control Section, Environmental Services, Wokingham District Council.

3 December 2001 Scale: 1 : 1250

N W E S

COUNTY	SHEET
BERKSHIRE	29.NOV.2001* 5389

rged from 1/2500 WOKINGHAM DISTRICT

WARGRAVE PARISH

