EX SYSTEMS LTD

APPLICATION NO:
LB/2000/3061

LOCATION:
37 The Terrace, Wokingham.

APPLICANT:
Mr R J Marshall C/O Amdega Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **27/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 14/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R J Marshall
C/O Amdega Ltd
Faverdale
Darlington
Co Durham
DL3 0PW

Application Number: LB/2000/3061

Parish: **WOKINGHAM**

Location: **37, The Terrace, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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

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

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

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

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

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

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

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

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

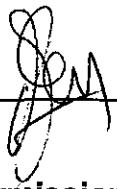
Informative
1. This permission relates to the application as amended with revised drawing number PC2727 Revision A, PC2727-2 and PC2727-3, submitted to the Local Planning Authority on 21 February 2001 showing retention of existing window, cross-section of conservatory and details of roof drainage and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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 EN1 and EN5.
Loddon Area Local Plan Policies LBE1 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE5 and WHE13.

John Mitchell
Development Control Manager
Date: 18/04/2001

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.

Received by Wokingham District Council

Application No: LB/2000/3061

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
37, The Terrace, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/01/2001. 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

03 January 2001

REVISED PLAN

3061

conservatories **AMDEGA** *summerhouses*

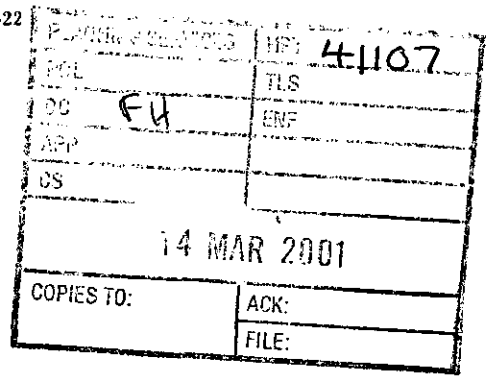
ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Your Ref: F/2000/3061 & LB/2000/3061
Ref: C2727/PL/GTE

12 March 2001



Wokingham District Council
Planning Department
Attn Farah Humayun
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Farah,

Proposed Conservatory at : 37 The Terrace, Wokingham, Berks, RG40 1BP

Further to our conversation last week, please find enclosed six copies of drawing number PC2727 Revision B which should now be read in conjunction with the above application. The revision reflects the correct proposed plan showing the retained window and inclusion of the double doors.

Should you require any further information please do not hesitate to contact the undersigned as soon as possible and I look forward to hearing from shortly..

Kind Regards

Gareth Elvidge
Planning Co-ordinator

enc.

21 FEB 2001

conservatories

AMDEGA

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

summerhouses

PLANNING SERVICES	HPT
POL	TLS
DC FH	ENF 40183
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE.

Ref: C2727/GTE

Revised Plans
2000/3061
3062
FH

Wokingham District Council
Planning Department
Attn : Mrs Hurst
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Mrs Hurst,

Proposed Conservatory at: 37 The Terrace Wokingham Berkshire RG40 1BP

Further to our conversation of today please find enclosed six copies of drawing number PC2727 Revision A, PC2727-2 and PC2727-3 in respect of the above application.

Also enclosed as per your request is six copies of the section 66 Certificates, listed building forms and Notice under article 6 forms.

Should you require any further information please do not hesitate to contact the undersigned as soon as possible and I look forward to hearing from shortly..

Kind Regards

Gareth Elvidge

Gareth Elvidge
Planning Co-ordinator

enc.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/3062 (Planaps) / (Ludhouse) Date Rec. 21/02/01

Location: 37, THE TERRACE, WOLVERHAMPTON

Parish

Applicant: MR R J MARSHALL c/o AMEGA LTD.

Description of attached plans

Drawing No's: PC2727, Rev A, PC2727-2, PC2727-3

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: LANDA
CONSERVATION ARCHITECT

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER FH.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2000/3062

App No. 48/2000/3061 (Planaps) / (Ludhouse) Date Rec. 21/02/01

Location: 37, THE TERRACE, WOKINGHAM

Parish

Applicant: MR P J MARSHALL C/O AMBICA LTD

Description of attached plans

Drawing No's: PC 2727, Rev A PC 2727-2 PC 2727-3

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: LBWF CONSERVATION ARCHITECT

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

WORK SHEET FOR : Farah Humayun

Application Number : LB/2000/3061

Applicant : Mr R J Marshall C/O Amdega Ltd.

Location : 37, The Terrace, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/01/01

Date Registered : 20/12/2000

Earliest Date for Decision : 27/01/2001

Latest Consultation Date/Site Notice Expiry Date : 27/01/2001

This application will have expired on: 14/02/2001. 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 :

WOKINGHAM TOWN COUNCIL - NO objection.
BARTLIP -
CONSERVATION OFFICER - Principle acceptable, however request further info.

Planning Issues :

* IMPACT UPON LISTED BUILDING
* IMPACT UPON CONSERVATION DEFICIENT AREA -

Application Number: LB/2001/3061

Appraisal :

Impact upon listed building

The application being considered is proposed single storey rear extension to listed building. The proposal is to form a kitchen extension. The conservatory is proposed in an existing gap between No.37 and No.35. The proposed extension has a pitched roof design which stands at 2.6 metres to the eaves and 3.8 metres to the pitch.

There is one proposed side facing door. The proposed extension infills a gap between existing lounge area and existing kitchen. Internally the existing window and opening to the kitchen are to be retained. Due to appropriate size and location it is considered the proposed extension is considered to have an acceptable impact upon the listed building.

Impact upon the character of the Conservation Area

The property is located within the Wokingham Conservation Area. The extension is well screened from view from The Terrace. No. 37 has an extensive open area to the rear which has been partially sectioned off to create additional garden space for No.39. It is considered that the proposal will not have an adverse impact upon the character of the conservation area.

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

Application Number LB/2000/3061
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C190	R190	
3	C195	R195.	
4	C191	R191	DETAILED DRAWINGS AND/OR SAMPLES OF MATERIALS, AS APPROPRIATE, IN RESPECT OF THE NEW JOINERY AND BUILDING WORKS, INCLUDING FULL SIZED MOULDING PROFILES, SHALL BE SUBMITTED AND APPROVED ..... (CONTINUE AS C191) → PEPEWORK
5	~~C194~~	~~R194~~	
		NO2	DRAWING NO PC2727 REVISION A, PC2727-2 AND PC2727-3, 21 FEB 2001, RETENTION OF EXISTING WINDOW, CROSS-SECTION OF CONSERVATORY, DETAILS OF ROOF DRAINAGE.
		NO4	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE15,
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WHE5, WHE13
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, ENV5,
MINERALS LOCAL PLAN POLICIES:

John Mercer

RECORD OF SITE VISIT

SITE ADDRESS: 37 The Terrace Wokingham.

APPLICATION NUMBER: LB/2000/3061

OFFICER: Farah Humayun

DATE OF SITE VISIT: 31/08/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

WITHIN CONS. AREA.

3. DESCRIPTION OF SITE/BUILDING

3 TERRACED PROPERTY / LISTED BUILDING.

4. RELATIONSHIP TO ADJOINING PROPERTIES

3 SIDE FACING DORMERS - NOT OBS. GLAZED.
2.3m BRICK WALL TO BOUNDARY. SWITCH ATCH.
TERRACE TO REAR - REAR GARDEN TO NEIGH PROP.
SIDE WINDOWS ~~REMOVED~~. NOT REMOVED. - TO TOP OF BAY

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS HIGHER TO REAR

BOUNDARY TREATMENT AS ABOVE.

OTHERS

FH

Tel: 0118 974 6482

Date: 5/4/01.

My ref: LB/2000/3061

PLANNING SERVICES	RMT
POL	TLS
DC	ENF
APP	
CS	
18 APR 2001	
COPIES TO:	ACK:
	FILE:

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

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: LB/2000/3061
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 17th April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **LB/2000/3061**
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 9/4/01

Councillor Malvern

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

Tel: 0118 974 6482

Date: 5/4/01

My ref: LB/2000/3061

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

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: LB/2000/3061
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 17th April 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **LB/2000/3061**
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

Tel: 0118 974 6482

Date: 5/4/07.

My ref: LB/2000/3061

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

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: LB/2000/3061
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 17th April 2007

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **LB/2000/3061**
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Malvern

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

Tel: 0118 974 6482

Date: 5/4/01

My ref: LB/2000/3061

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

Dear Councillor

Application Number: LB/2000/3061
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 17th April 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **LB/2000/3061**
37, The Terrace, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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

22/3/01 08

Date: 21 March 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/3062

Location: 37, The Terrace, Wokingham.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Applicant: Mr R J Marshall C/O Amdega Ltd.

Case Officer: Farah Humayun

The new plans show the following: Proposed plan showing retained window and inclusion of double doors. Drawing no PC2727 Rev B.

Comments are required by 31/03/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

TO BE NOTED AS AN INFORMATIVE : THE PRINCIPLE OF REMOVING THE EXISTING KITCHEN STRUCTURE AND REPLACING IT WITH A GLAZED ROOF + EXTENDED AREA IS ACCEPTABLE TO ME.

THESE WORKS REQUIRE BUILDING REGULATION CONSENT.

THE DETAILS PREPARED BY AMDEGA ~~ARE~~ NOT SUFFICIENT TO PROVIDE INFORMATION TO GIVE A FULL UNDERSTANDING OF THE IMPACT OF THE PROPOSAL ON THE CHARACTER OF THE BUILDING.

I DO NOT CONSIDER THE WORKS TO BE CARRIED OUT BY THE BUILDER ARE AT PRESENT ADEQUATELY COVERED. IT MAY BE POSSIBLE TO COVER THESE WORKS AS A CONDITION.

Harold Sanders. 03.04.01.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: March 2, 2001
My ref: FH/F/2000/3061- LB/2000/3061
Your ref:

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

Mr G Elvidge
Amdega Limited
Faverdale
Darlington
Co. Durham
DL3 OPW

Dear Mr Elvidge

PLANNING APPLICATION F/2000/3061 & LB/2000/3061
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY
37, THE TERRACE, WOKINGHAM

I am writing with reference to the above and further to the receipt of additional plans on 21 February 2000 and our telephone conversation of 2 March 2001.

I must confirm that additional information remains outstanding on the above application. Following advice from the conservation officer we require additional plans with details of works adjoining the existing store /larder to be clarified. There is a question to whether works involve the removal of an existing window to the opening of the kitchen. We require clarification on this issue. We will also require further details on the proposed new doors and details of the roof drainage of the extension.

It is important that the additional information is submitted to me within 10 days, ie. by 12 March 2001, to ensure that the application is not determined on the basis of the current submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information please do not hesitate to contact me. However, I would advise you that the receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS
26 JAN 2001
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Farah Humayun

Application Number: LB/2000/3061

Proposal: Proposed single storey rear extension to dwelling to form conservatory

Site Address: 37 *The Terrace, Wokingham*

Applicant: Mr R J Marshall C/O Andesign

Your observations are required in respect of this application **by 26/01/2001**

At the meeting on 23 January 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 25/01/2001

CLERK TO Wokingham Town Council

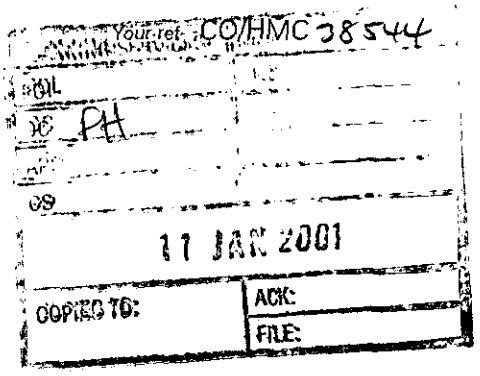
Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001



10th January 2001

Ms Farah Humayun
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Farah,

PLANNING APPLICATION LB/2000/3061
37, THE TERRACE, WOKINGHAM

After careful consideration I have concluded that the above planning application has no archaeological implications. This is due to the minimal intrusion into the archaeological record.

If you wish to discuss this further or require any more information please do not hesitate to telephone me on
0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Enc.

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

To:
Harold Sanders
Urban Design And Conservation Officer

From: Farah Humayun

Date: 03 January 2001 04 JAN 2001

Application Number: LB/2000/3061

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address:
37, The Terrace, , Wokingham.

Applicant:
Mr R J Marshall C/O Amdega Ltd.

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

THE GENERAL PRINCIPLE APPEARS ACCEPTABLE BUT FURTHER DETAILS REQUIRED;

1. EXISTING STRUCTURE ACCOMMODATES THE KITCHEN. WHAT ARE THE PROPOSALS FOR ITS REPLACEMENT?

2. SECTION 1:20 SCALE THROUGH CONSERVATORY TO SHOW GUTTER + FIXING/ FLASHING DETAILS TO EXISTING STRUCTURE

3. ROOF DRAINAGE — RWP LINKED TO WHAT?

4. DETAILS OF WORKS ADJOINING EXISTING STORE / LARDER TO BE CLARIFIED. REMOVAL OF EXISTING WINDOW QUESTIONABLE. NEW DOORS ALSO REQUIRE AMPLIFICATION

CONDITION

5. EXISTING PLAN TO SHOW WHOLE OF PROPERTY TO INDICATE CONTEXT OF PROPOSAL.

Harold Sanders. CONSERVATION ARCHITECT.
16. 01. 01.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: [illegible] 8 DEC 2000	
Officer: FM	Application No. LB/2000/3061

Map No. 75A. **Site** ...Q.OR.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(LB) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 37 THE TERRACE

Parish: WOKINGHAM Ward: EMMBROOK 03.01.01

Applicant: MR MARSHALL

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale? 1:500	✓	
3	Forms unsigned			
4	Correct S 66 certificate	No S66 (Notice 1 unsigned)	phoned 27/11	8 DEC 2000
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	will there be access from main house into conservatory?	see existing/proposed plan clearer plan to follow in letter 27/11	8 DEC

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 (2) 2*

Advertisement Required ..... listed bdg in cons. area 03.01.01 ✓

Date Site Notice Sent : 03.01.01 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	..... ✓
The Victorian Society	.....
Ancient Monuments Society	..... ✓
Soc for the Prot of Ancient Bldgs	
Council for British Arch.	..... ✓
RCHME	..... ✓
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

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

NEIGHBOURS:

S/N + 35, 39 The Terrace

Wokingham Register Office } The old School,
Wokingham Educational Centre } Reading Road

The Royal British Legion, 11 Station Rd

✓

ADDRESS 3 THE TERRACE PARISH DOK

PLOT No. LISTED ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/1/59	Mrs Anderson	Use grd & 1st floor as offices	12/3/59	REF
BR 10811	MR. GARTON	UTILITY ROOM	3.5.79	APP. N/A
~~10737~~	—	—		
10898	"	LBC. "		
10731	"	UTILITY ROOM	5.7.79	N/A C/A
10898	"	LBC. "	5.7.79	N/A C/A
12061	"	LBC. change external finish front elevation	13.12.79	N/A C/A
99/69964/LA	Mr. & Mrs Litheren	Dem. exist. kitchen erection of S/S Rear extension	20.08.99	C/A
99/69989/F	"	"	26.8.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1871A

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

Please 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, RG11 1WR

20.DEC.2000* 3561

---

1. APPLICANTS NAME: MR R J MARSHALL
ADDRESS: 37 THE TERRACE, WOKINGHAM, BERKSHIRE
POST CODE: RG40 1BP
PHONE:

---

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENTS NAME: AMDEGA LTD
ADDRESS: FAVERDALE, DARLINGTON, C° DURHAM
POST CODE: DL3 0PW
PHONE: 01325 468522

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans — BUILDING LOCATION: AS APPLICANT

(b) What type of building, e.g. barn dwelling, does the Application relate to. — BUILDING TYPE: DWELLING (HOUSE)

(c) What is the existing use of the building, if vacant, state this together with last use of the building. — BUILDING USE: DOMESTIC 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)

6 x PLANNING DRAWING
6 x BLOCK PLAN
6 x LOCATION PLANS
COLOUR SAMPLE
PHOTOGRAPHS

---

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: CONSTRUCTION OF A TIMBER FRAMED CONSERVATORY UPON A DWARF WALL.

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

RED CEDARWOOD (CANADIAN WESTERN) PAINTED WHITE
RENDER AS EXISTING

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

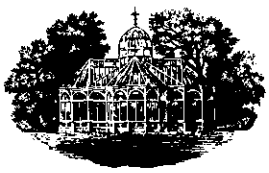
I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant 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 S. Chemison on behalf of MR RJ MARSHALL

Date 15/11/00

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).

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 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.'



Our ref: C2727 / PL/C/1

conservatories

AMDEGA

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

summerhouses

COPIES TO: ACK: FILE:

18 December 00

Mr Hurst
Wokingham District Council
District Planning Officer
PO box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

20.DEC.2000* 3061

Dear Mr Hurst

Proposed Conservatory at:

37 The Terrace Wokingham Berkshire RG40 1BP

Please find enclosed The correct certificates to enable you to proceed and I can also confirm that the opening on the top right hand side of the plan view is remaining. This information should allow you to proceed with the application.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

Clive Richmond
Senior Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

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:- 20.DEC.2000* 33361

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) .....

.....

.....

(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)

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of ....MR R J. MARSHALL.....

Date .....11/12/00.....

* Delete where inappropriate

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

(Notice for service on individuals)

Notice for Service on Individuals under Regulation 6 for listed building consent

Notice Number LB1

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant.

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is served.

(f)) Insert address of Council.

Proposed development at *(a)* 37 THE TERRACE, WOKINGHAM, RG40 1BP

TAKE NOTICE that application is being made to the *(b)* WOKINGHAM DISTRICT Council by *(c)* MR RJ MARSHALL for listed building consent to *(d)* CONSTRUCT A TIMBER FRAMED CONSERVATORY

If you should wish to make representations about the application, you should make them in writing not later than *(e)* 7 DECEMBER 2000 to the Council at *(f)* PO BOX 157 COUNCIL OFFICES, SHUTE END, WOKINGHAM

Signed S. Clemison

*On behalf of MR RJ MARSHALL

Date 15/11/00.

20.DEC.2000* 3061

* Delete where inappropriate

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

(Notice for publication in local newspaper)

Notice for Publication in Local Newspapers where not all the Owners are known under Regulation 6 for listed building consent

Notice Number LB2

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is published

(f) Insert address of Council

Proposed development at *(a)* .....

NOTICE is hereby given that application is being made to the *(b)* ..... Council by *(c)* ..... for listed building consent to *(d)* .....

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations to the above-mentioned Council about the application should make them in writing not later than *(e)* ..... to the Council at *(f)*.....

.....

Signed .....

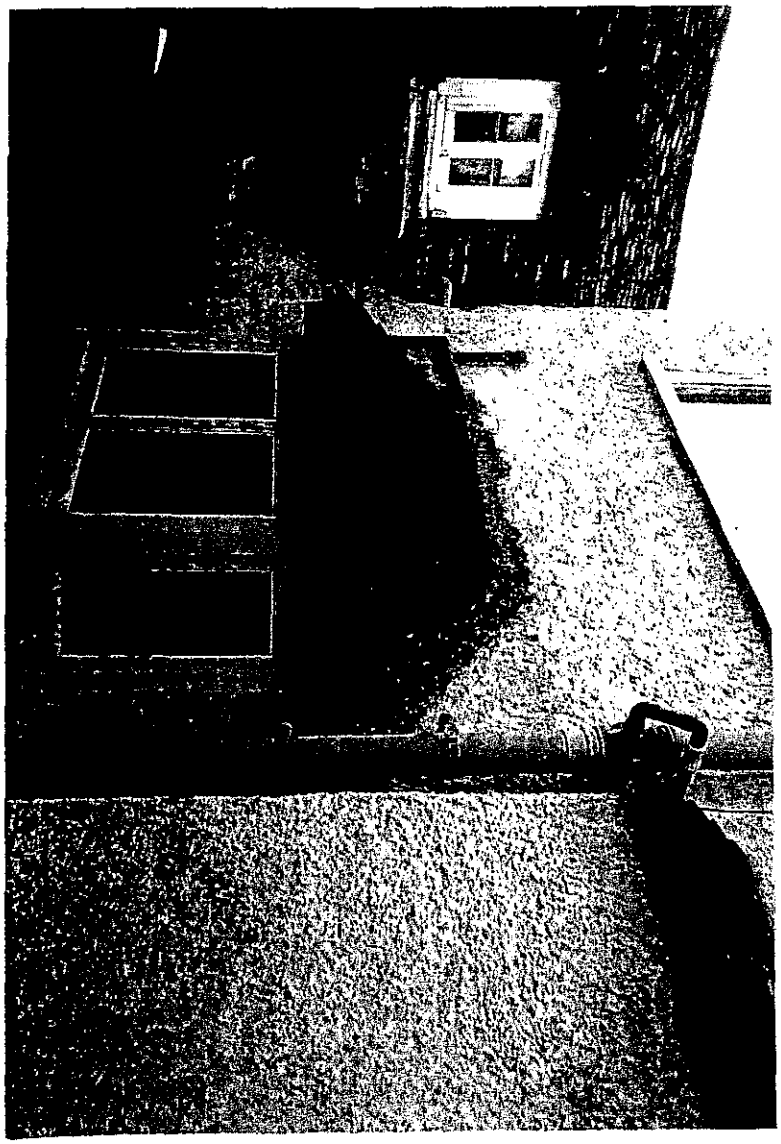
*On behalf of .....

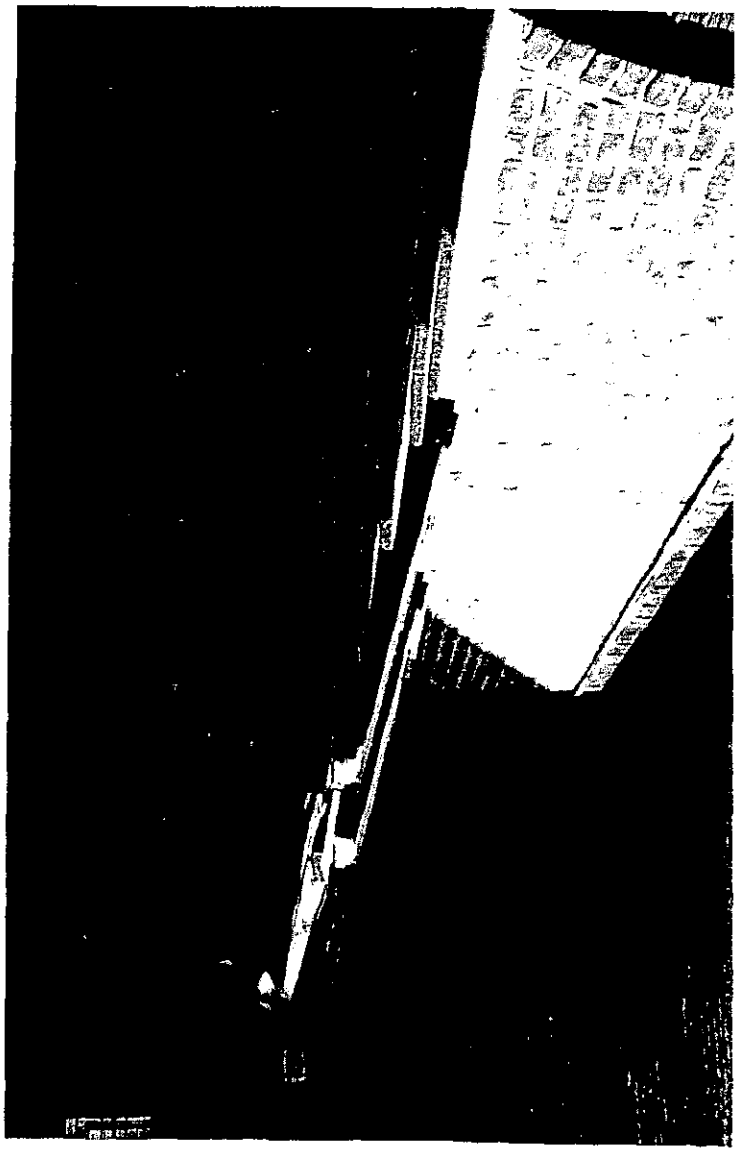
Date .....

* Delete where inappropriate



20.Dec.2000* 3061





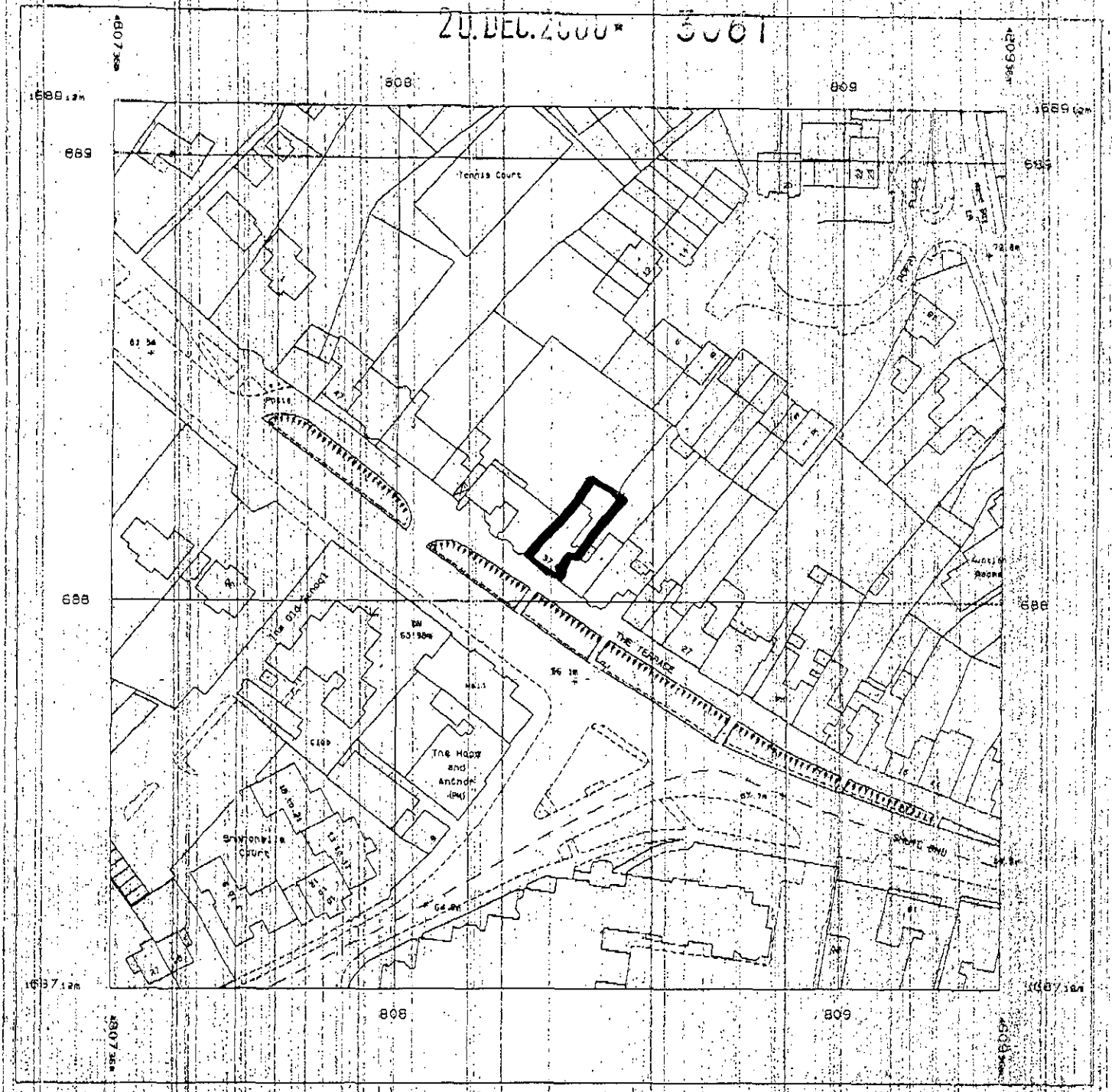
Ordnance Survey®

Superplan®

Planning Extract - 1

Site-centred

20.DEC.2000* 3061



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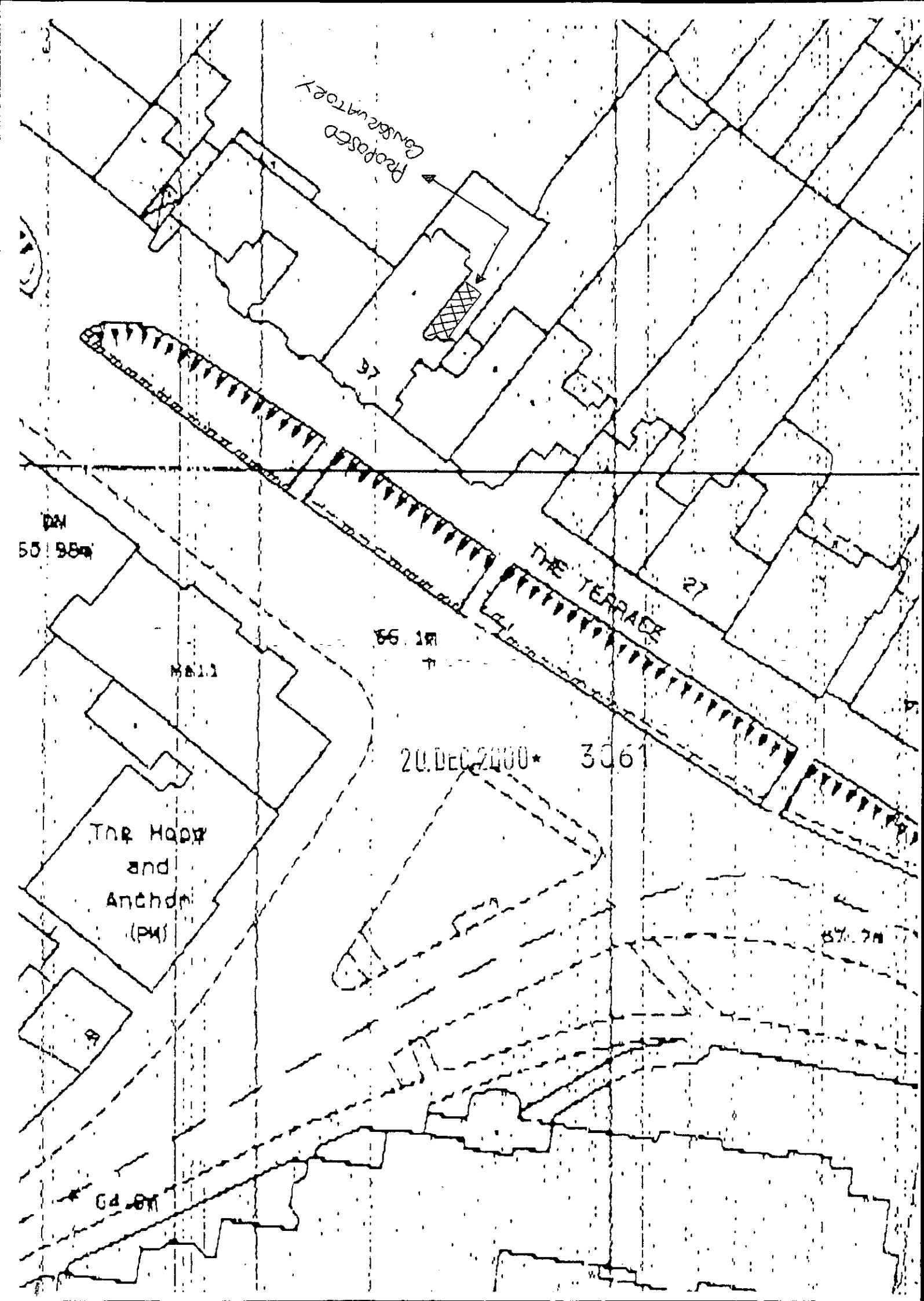
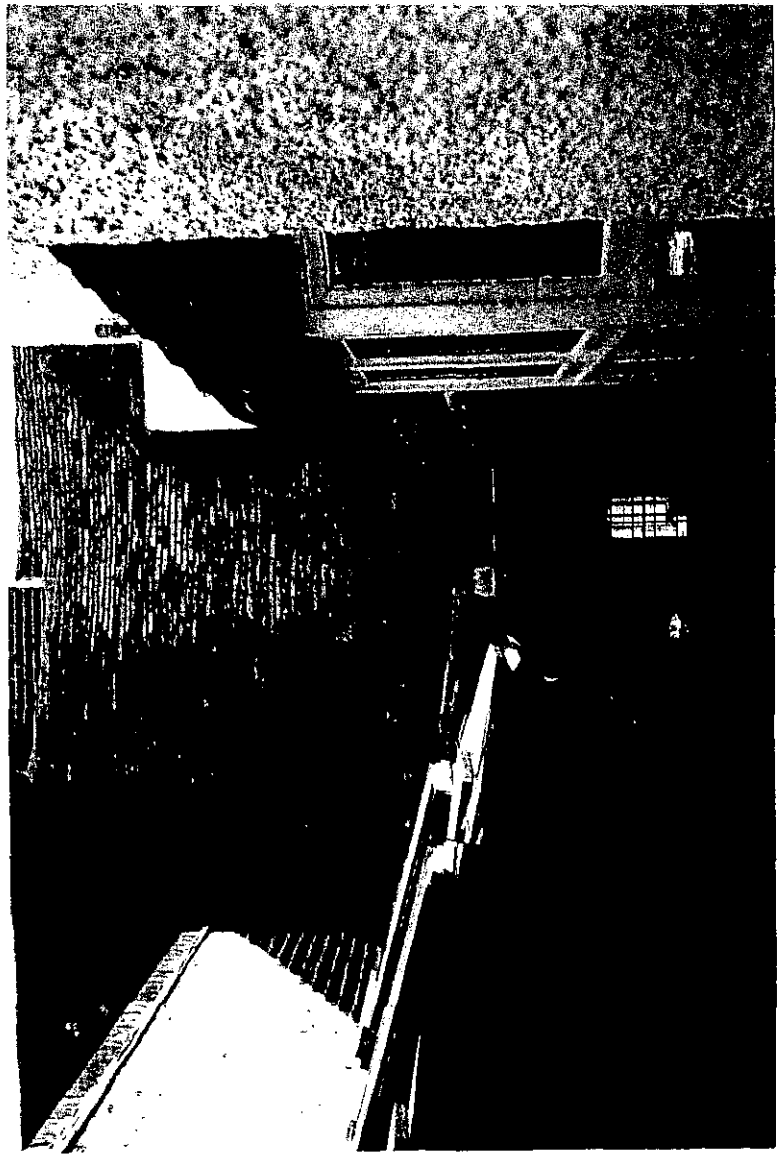
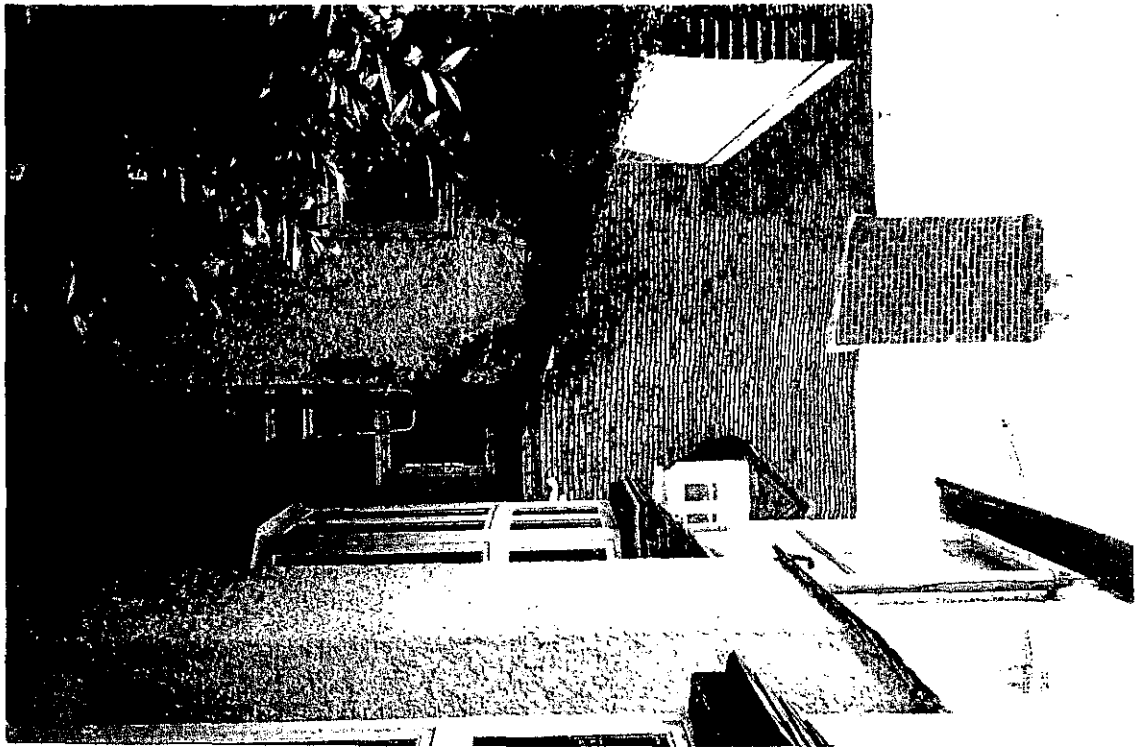
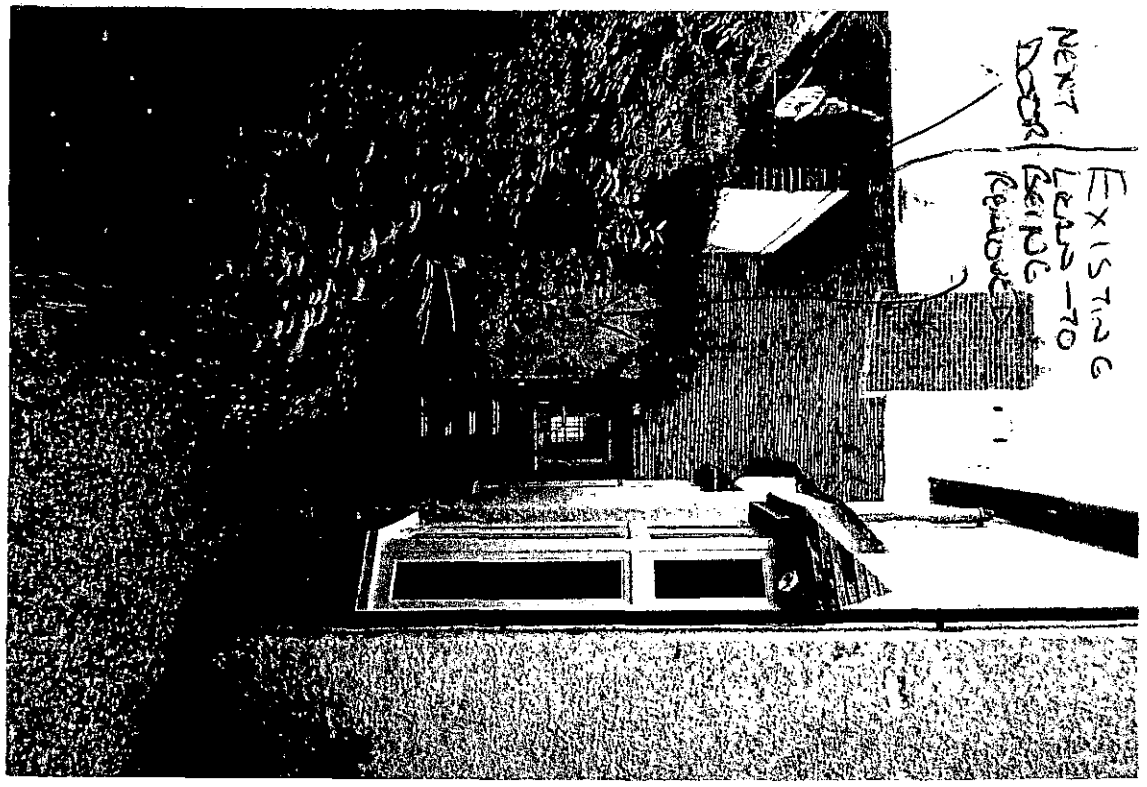


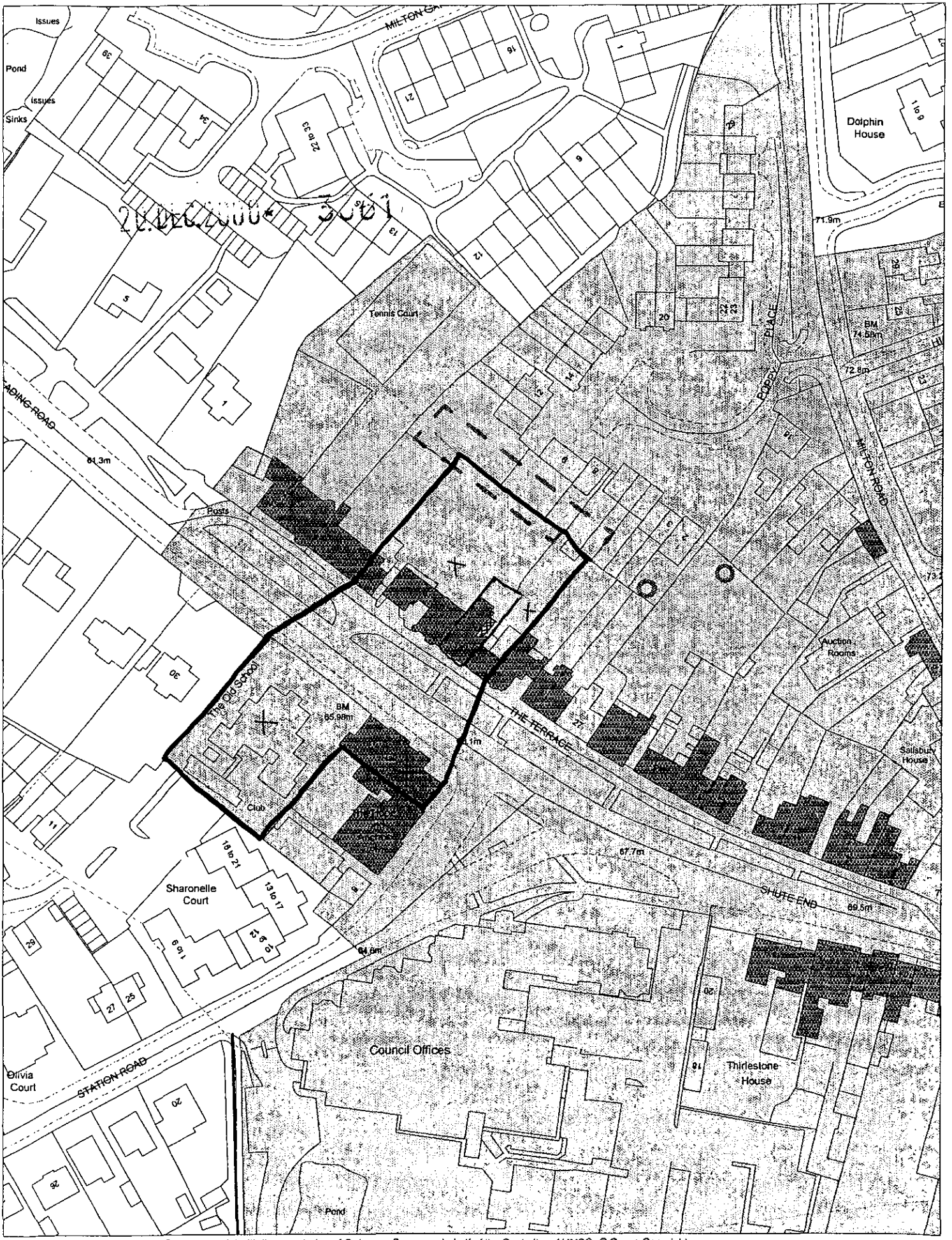
Proposed Conservatory
37
27
THE TERRACE
DM
55.98m
66.1m
20.DEC.2000* 3061
The Hope and Anchor (PH)
64.8m

20.DEC.2000* 3061









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

Scale: 1 : 1250

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PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

21 FEB 2001

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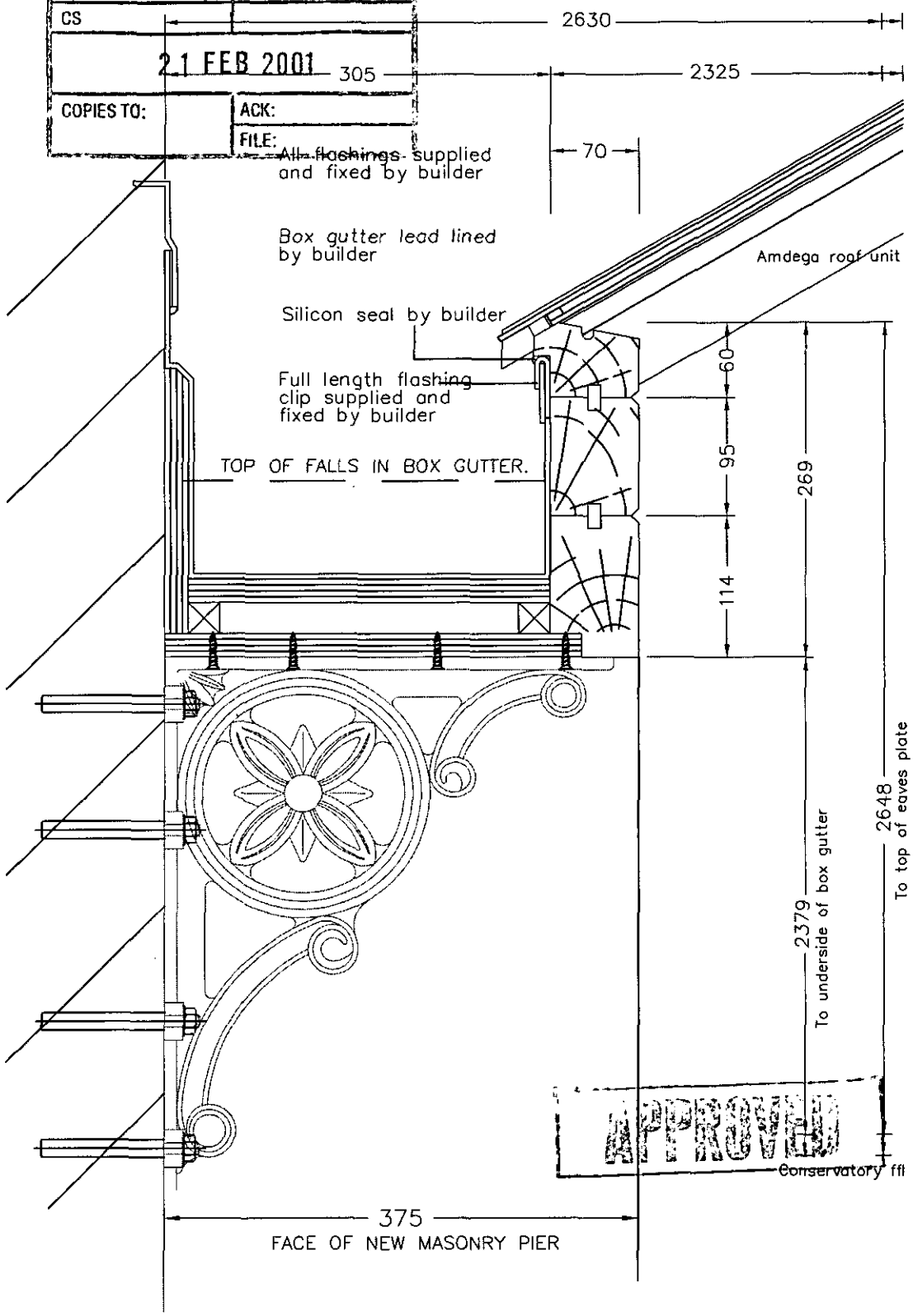

AMDEGA *Conservatories*

Drawing Title: TYPICAL SECTION THRO' BOX GUTTER

Drawn by: PAR

Date: 12/02/01

Drawing No: PC2727–3

Revision