27/4/2000

APPLICATION NO:
F/2000/0856

LOCATION:
Wokingham Hospital 41 Barkham Road, Wokingham.

APPLICANT:
West Berks Priority Care Services C/O Laura Bampton

PROPOSAL:
Proposed single storey extension to hospital for use as art therapy clinic

EARLIEST DATE FOR DECISION: **08/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

West Berks Priority Care Services
C/O Laura Bampton
West London Estates
2b Prospect Street
Caversham Reading
Berks
RG4 8JG

Application Number: F/2000/0856

Parish: **WOKINGHAM**

Location: **Wokingham Hospital 41, Barkham Road, Wokingham.**

Proposal: **Proposed single storey extension to hospital for use as art therapy clinic**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 28 April 2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0856	NB
BUILDING CONTROL NUMBER	BP2000/0331	Alison.
APPLICANT/AGENT	Laura Bampton.	
ADDRESS OF SITE	Berkshire Adolescent Unit c/o Kingham Hospital Barkham Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	Construct detached art therapy building - s/s plus link corridor.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	536-3	536-3
ELEVATIONS	536-2	536-2
FLOOR PLANS	536-3	536-3

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		28/4/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	28/2/00.	8/3/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	23/2/00.	29/2/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0856

Applicant : West Berks Priority Care Services C/O Laura Bampton.

Location : Wokingham Hospital 41, Barkham Road, , Wokingham.

Proposal : Proposed single storey extension to hospital for use as art therapy clinic

Site Notice Displayed ? :	YES	NO	DATE
	√		07/04/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 07/04/2000

Date Registered : 14/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :

Wokingham TC : 20/3. "No objections"

Landscape : } Env Design (06/04) "appln is acceptable"
Trees :

Neighbours/SN : none received.

(Access officer – see letter in file).

Planning Issues :

1) Impact upon neighbouring properties & the street scene (WBE1, SBE1).

Application Number: F/2000/0856

Appraisal :

1) Impact upon neighbouring properties / the street scene.
The proposed development is a single storey rear extn to the Berkshire Adolescent Unit location on site at Wokingham Hospital to form an ~~ART~~ Therapy Clinic.
It will be 5.4m wide, 7.2m in length
A linked corridor to the main building will be 4.2m in length & 2.2m wide.
The ~~height~~ of roof will be split pitched with a max height of 5.2m.

The location of the ~~d~~ment means that the development will be obscured from the main road by the building to which it will be joined. There is a 2m wall with properties of Havelock Road* trees/shrubs in the car park which fronts the Adolescent unit will further screen the proposed extn.

Properties in Meadow Way & Meadow Road are bound by a 1.8m wall & again existing buildings on the hospital site.

The only place to have any significant views of the development is the hospital itself.

Due to the siting & nature of the proposed development, there will be no detrimental impacts to ~~new~~ the street scene
Likewise - there will be no overlooking, overshadowing nor overbearing to any adjacent dwellings ∴ no detrimental impact to neighbouring properties.

* and Havelock Street

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

Application Number F/2000/0856
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: Wokingham Hospital
41 Barkham Road Wokingham.

APPLICATION NUMBER: F/2000/0856

OFFICER: Natalie Brown

DATE OF SITE VISIT: 07/04/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - by 'no entrance' exit road to hosp

2. DESCRIPTION OF SURROUNDINGS
Hospital buildings with ID'd SCH of Wok'ham

3. DESCRIPTION OF SITE/BUILDING
Carpark area - trees in middle infront of building to be extn'd.
More hosp buildings beyond.
BPU building - flat roof - single storey (grey roof material).
work being undertaken.

4. RELATIONSHIP TO ADJOINING PROPERTIES
- Some properties in Havelock Rd - visible above wall - no windows in side elev.
- View obscured by trees in carpark & existing building
- View obscured by existing '1898' building

5. SITE CONSTRAINTS

TREES some on hosp site

ACCESS/PARKING parking on hosp site.

LEVELS n/a.

BOUNDARY TREATMENT (?) 2m high brick wall with residential props - Havelock Road
1.8m wall with.
hosp buildings/car parking at rear.

OTHERS

NB Extn is within site owned by hosp.
will be obscured from Barkham Road by existing BPU ~~[illegible]~~ -

∴ no detrimental impact to S.S/neighbours
no overlooking/overshadowing/overbearing

Tel: (0118) 974 6492

Date: 7/4/2000

My ref: F/2000/0856

CONFIDENTIAL

Councillor Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/0856
Wokingham Hospital 41, Barkham Road, , Wokingham.
Proposed single storey extension to hospital for use as art therapy clinic

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 **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 23/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0856**
Wokingham Hospital 41, Barkham Road, , Wokingham.
Proposed single storey extension to hospital for use as art therapy clinic

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Whyte

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 6492

Date: 17/4/2000

My ref: F/2000/0856

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 Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2000/0856
Wokingham Hospital 41, Barkham Road, , Wokingham.
Proposed single storey extension to hospital for use as art therapy clinic

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 **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0856**
Wokingham Hospital 41, Barkham Road, , Wokingham.
Proposed single storey extension to hospital for use as art therapy clinic

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.

Tel: (0118) 974 6492

Date: 17/4/2000

My ref: F/2000/0856

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: F/2000/0856
Wokingham Hospital 41, Barkham Road, , Wokingham.
Proposed single storey extension to hospital for use as art therapy clinic

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 **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0856**
Wokingham Hospital 41, Barkham Road, , Wokingham.
Proposed single storey extension to hospital for use as art therapy clinic

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.

WOKINGHAM D.C. DEVELOPMENT CONTROL (A) PRE-APP ATTACHED (A)

VALID

Start date: ~~26 FEB 2000~~ 14 MAR 2000

Officer: NAB | Application No. F/2000/0856.

Map No. 75B Site 0.01

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY EXTENSION TO HOSPITAL FOR USE AS ART THERAPY CLINIC

Location: B.A.U. WOKINGHAM HOSPITAL, BARKHAM ROAD

Parish: WOKINGHAM Ward: Emmbrook

Applicant: WEST BERKS PRIORITY CARE SERVICES

Fee Received 190-00 Required ..... Additional ..... Refund .....

(3) 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	Change blue line to red. ~~Named road?~~	8/3	MAR 2000
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned		16/3	MAR 2000
(4)	Correct S 66 certificate	None	8/3	
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... Pre-app attached. .....

NEIGHBOURS:

..... S/N sufficient .....

.....

.....

.....

.....

.....

.....

.....

.....

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0856**

Wokingham Hospital 41, Barkham Road, , Wokingham.

Proposed single storey extension to hospital for use as art therapy clinic

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 18 04 00

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.

Received by Wokingham District Council

Application No: F/2000/0856

Proposal:
Proposed single storey extension to hospital for use as art therapy clinic

Location:
Wokingham Hospital 41, Barkham Road, , 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2000. 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

Natalie

TO: **DEVELOPMENT CONTROL**

FROM: Environmental Design

DATE: 4th April 2000

Location: Wokingham Hospital, 41 Barkham Road, Wokingham.

Proposal: Proposed single storey extension to hospital for use as art therapy clinic.

Application Number: F/2000/0856

In response to your consultation dated 15th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

16 MAR 2000

To:
Neil Etherington
Senior Arboricultural Officer

From: Natalie Brown

Date: 15 March 2000

Application Number: F/2000/0856

Proposal: Proposed single storey extension to hospital for use as art therapy clinic.

Site Address:
Wokingham Hospital 41, Barkham Road, , Wokingham.

Applicant:
West Berks Priority Care Services C/O Laura Bampton.

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

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS
28 MAR 2000
ACKNOWLEDGED:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0856

Proposal: Proposed single storey extension to hospital for use as art therapy clinic

Site Address: Wokingham Hospital 41 Barkham Road, Wokingham

Applicant: West Berkshire Priority Care Services c/o Laura Bampton

Your observations are required in respect of this application by **08/04/2000**

Objections:

No Objections

SIGNED: _____ DATE: 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

☎ 0118 974 6379 (Direct Line)
Wednesday, 22 March 2000

Laura Bampton
West London Estates
2B Prospect Street
Reading
R4EJ

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Planning Application No 0856
Address: Wokingham Hospital, Barkham Road, Wokingham

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the disabled parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure that entrance doors have a clear opening of .8m the doors and or the frames need to be clearly identified by tonnally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. Ensure guarding fitted to outside doors etc. that cross circulation routes.
4. Please ensure that access is available to the full range of services offered and that at least half the areas where seats are provided are accessible to Wheelchair users.
5. Identify any hazardous glazing.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. Worktop height should be 750/800 with sufficient space for wheelchair user to access.
2. Height of information boards 1500 max.
3. 2 disabled car parking bays.
4. Signage to WC.

5. Alarm cord secured to floor level WC.
6. External lock override.
7. Height of public telephone 1200max.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. E. Garrett

Duncan Garrett
Access Officer

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham, Berks, RG40 1WR

FAX

Date: 21/3/2000

Number of pages including cover sheet: 2

To:
LAURA BRIMPTON

Phone:

Fax phone: 946 4001

CC:

From:
NATALIE BROWN

Phone: 0118 974 6492

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Copy of the reply Re New Art Therapy Centre Wokingham Hospital.

If you think that the Art Therapy Centre is Permitted Development and falls within the guidelines outlined in the letter - Please send us details/calculations to confirm this.

Thankyou,
Natalie Brown.

Tel: (0118) 974 6450 (Direct Line)
E-Mail: blp10@wokingham.gov.uk
Date: 16 March 2000
My ref: BP/Wokingham 1B

West London Estates
2B Prospect St
Caversham
Reading
RG4 8JG

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 Mr Neale

RE:PROPOSED NEW ART THERAPY CENTRE AT WOKINGHAM HOSPITAL, WOKINGHAM

Further to your letter received on 6th March 2000 I confirm that the erection of a new art therapy centre would constitute "permitted development " as defined by Class A, Part 32, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 and therefore a planning application will not be required in this instance subject to:

- the floorarea of the proposed building, together with any other buildings erected since the original hospital was built, not exceeding 10% of the original hospital buildings
- the volume of the proposed building, together with any other buildings erected since the original hospital was built, not exceeding 250m^2
- the building would be more than 20m from the boundary of the site.

I hope this is of assistance.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

WEST LONDON ESTATES

2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000 Fax: 0118 946 4001
e-mail: wle@ukgateway.net

Chartered Building Surveyors

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

3rd March 2000
RJN/lf/536-14

Dear Sirs,

Re: New Art Therapy Centre at Wokingham Hospital

I enclose herewith page 61 of the General Development Order with Clauses A1 b) and d) highlighted.

The floor area being created certainly would not exceed 10% of the total floor space of the original hospital site and it is well over 20 metres to any of the boundaries of the site.

Please confirm that this proposal does not require Planning Consent as we wish to make a start on site in March 2000.

Yours faithfully,

Richard J Neale
WEST LONDON ESTATES

Encs.

Cc: Paul Davies

General File

STATUTORY INSTRUMENTS

1995 No. 418

TOWN AND COUNTRY PLANNING, ENGLAND AND WALES

The Town and Country Planning (General Permitted Development) Order 1995

Made - - - - -	*22nd February 1995*
Laid before Parliament	*6th March 1995*
Coming into force - -	*3rd June 1995*

LONDON: HMSO
£8.10 net

(c) an obligation arising under or under an agreement made under any provision corresponding to section 106 of the Act, as originally enacted or as substituted by the Planning and Compensation Act 1991, or to section 299A of the Act; and

"site notice" means a notice containing—

(a) the name of the applicant,

(b) a description, including the address, of the building or buildings which it is proposed be demolished,

(c) a statement that the applicant has applied to the local planning authority for a determination as to whether the prior approval of the authority will be required to the method of demolition and any proposed restoration of the site,

(d) the date on which the applicant proposes to carry out the demolition, and

(e) the name and address of the local planning authority,

and which is signed and dated by or on behalf of the applicant.

Class B

Permitted development

B. Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

PART 32

SCHOOLS, COLLEGES, UNIVERSITIES AND HOSPITALS

Class A

Permitted development

A. The erection on the site of any school, college, university or hospital of any building required for use as part of, or for a purpose incidental to the use of, the school, college, university or hospital as such, as the case may be.

Development not permitted

A.1 Development is not permitted by Class A—

(a) unless—

(i) in the case of school, college or university buildings, the predominant use of the existing buildings on the site is for the provision of education, or

(ii) in the case of hospital buildings, the predominant use of the existing buildings on the site is for the provision of any medical or health services;

(b) where the cumulative total floor space of any buildings erected on a particular site (other than the original school, college, university or hospital buildings) would exceed 10% of the total floor space of the original school, college, university or hospital buildings on that site;

(c) where the cumulative total cubic content of buildings erected on a particular site (other than the original school, college, university or hospital buildings) would exceed 250 cubic metres;

(d) where any part of a building erected would be within 20 metres of the boundary of the site;

(e) where, as a result of the development, any land, used as a playing field immediately before the development took place, could no longer be so used.

Condition

A.2 Development is permitted by Class A subject to the condition that, in the case of any article 1(5) land, any materials used shall be of a similar appearance to those used for the original school, college, university or hospital buildings.

Interpretation of Class A

A.3 For the purposes of Class A—

"cumulative total floor space" or "cumulative total cubic content", as the case may be, of buildings erected, includes the total floor space or total cubic content of any existing buildings previously erected at any time under Class A; and

"original school, college, university or hospital buildings" means any school, college, university or hospital buildings, as the case may be, other than any buildings erected at any time under Class A.

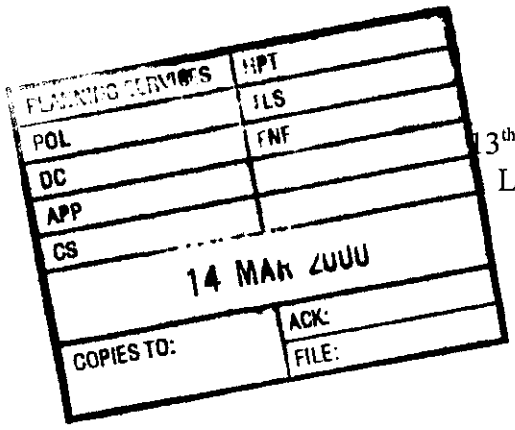
WEST LONDON ESTATES

2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000
e-mail: wle@ukgateway.net

Fax: 0118 946 4001

WL estates
Chartered Building Surveyors



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

13th March 2000
LJB/lf/536-15

Dear Sirs,

Re: New Art Therapy Clinic at Wokingham Hospital

Further to my letter of 25th February and your letter of 8th March 2000 (copy enclosed), I enclose the following as requested :

- 6 nr. copies of the site location plan with the whole site outlined in red, and showing the junction of two named roads.
- Section 66 Certificate, duly completed
- The original Planning Application form returned with your letter

I trust that everything is in order and I look forward to hearing from you shortly.

Yours faithfully,

Laura Bampton
WEST LONDON ESTATES

14.MAR2000* 0656

Encs.

Cc: Paul Davies

WEST LONDON ESTATES

2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000
e-mail: wle@ukgateway.net

Fax: 0118 946 4001

Chartered Building Surveyors

LJB/lf/536-13

25th February 2000

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

14.MAR2000 0030

Dear Sirs,

Re: New Art Therapy Clinic at Wokingham Hospital

I have pleasure in enclosing the following :

- 6 no. sets of the application form with Parts 1 and 2 completed
- 6 no. copies of the OS Sheet at a scale of 1:1250
- 6 no. copies of the Block Plan at a scale of 1:500
- 6 no. copies of drawings no. 536-1, 536-2, 536-3 and 536-4
- 1 no. cheque for £190.00

in respect of the above application.

Yours faithfully,

Laura Bampton
WEST LONDON ESTATES

Encs.

Cc: Paul Davies

(1)

ADDRESS WOKINGHAM HOSPITAL, BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU-8068 (1

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P 458		OCCUPATIONAL THERAPY DEPT	13.11.52	APP
T.P 768		EXTENSION TO MATERNITY UNIT	12.8.54	APP
G/2/68	OXFORD REGIONAL HOSPITAL BOARD	GERIATRIC WARD	18.10.68	C/A
G/3/68	" " "	2nd & 3rd GERIATRIC WARDS	14.2.69	APP
G/4/68	" " "	PROPOSED MORTUARY	14.2.69	C/A
G/1/71	" " "	LINEN & CYCLE STORE	5.8.71	APP
30505	W. BERKS. HEALTH AUTH.	DAY CARE UNIT FOR CANCER PATIENTS		N/ISSUE
33598	W/DR.		6.7.89	W
35080	W/DR		12.3.90	W
36100	W. BERKS. HEALTH AUTHORITY	40M. AERIAL MAST	29.8.90	N/ISS
42628	" PRIORITY CARE SERVICE	S/ST. HT. TO	8.6.94	C/A
FP94/2454A	"	ENLARGE H. WARD/ PAYROOM & TOILETS	~~8.6.94~~ 1.8.94	~~REF.~~ APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 715/95

DRAINAGE

091074

1933

(2)

ADDRESS WOKINGHAM HOSPITAL PARISH WOKINGHAM

PLOT No. BARKHAM ROAD ORD. SHEET No. SU-8068 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
44397	W. BERKS. PRIORITY CARE SERVICES	S/ST. HT. & COVERED	2.6.95	C/A
95/60486/Z		WALKWAY		
FP95/3446	"	ALTS. TO S/ST. UNIT ETC.	26.5.95	APP
97/64890/Z	B.A	MACMILLAN HOUSE	10.03.97	C
		PORCH / WC		
FP97/6051	" MACMILLAN	" " "	07.03.97	APP

MINISTRY DECISION

SPECIAL ORDERS

14.MAR2000 0036

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

14 MAR 2000 * 0656

1.	APPLICANT'S NAME	NHS TRUST WEST BERKS PRIORITY CARE SERVICES
	ADDRESS	ESTATES DEPT, PROSPECT PARK HOSPITAL HONEY END LANE, TILEHURST, READING
	POST CODE	RG30 4EJ PHONE 0118 951 4657
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	LAURA BAMPTON BSc(Hons) ARICS
	ADDRESS	WEST LONDON ESTATES, 28 PROSPECT ST CAVERSHAM, READING
	POST CODE	RG4 8JG PHONE 0118 946 4000.
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	B.A.U. WOKINGHAM HOSPITAL BARKHAM RD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY ART THERAPY BUILDING + LINK CORRIDOR
5. Give the area in hectares or part of a hectare	AREA OF SITE	0-0052
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	536-1 536-3 536-4 536-2 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	☑

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
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.

HOSPITAL

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.

FAIRFACED BRICKWORK, METAL WINDOWS TO MATCH BAU BUILDING, ETERNIT SLATES TO PITCHED ROOF, FELT TO FLAT ROOF.

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 PER EXISTING FENCING - NO ALTERATIONS TO ENCLOSURE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA EXISTING SW DRAIN (NEW MANHOLE)

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

FOOTPATH ACROSS GARDEN TO REAR EXIT OF BAU BUILDING. PROPOSED PEDESTRIAN AN VEHICULAR UNCHANGED

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

YES.

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	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES)/NO — 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.

£190.

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 [signature] ON BEHALF OF WEST LONDON ESTATE DATE 25/02/00.

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".

1769c

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		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
(b)	RESEARCH AND DEVELOPMENT				
B1 (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	806	Nil	52	Nil.
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	CAR PARK	–
Proposed	AS EXISTING	–

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.

BUILDING WILL HOUSE AN ART THERAPY CLINIC ANCILLIARY TO THE ADJACENT ADOLESCENT UNIT

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? NO

WEST BERKS PRIORITY CARE SERVICES NHS TRUST, ESTATES DEPT, PROSPECT PK HOSPITAL, HONEY END LANE, TILEHURST

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
Not Known	None	None	As Existing

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.

NO

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'.

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 bythe Chief Officerresponsible 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 14 MAR 2000 0656

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

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.

OR

● 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) . . . . . .

. . . . . .

(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).

● 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 . . . . . .

On behalf of . . . . . WEST LONDON ESTATES . . . . . .

Date . . . 13/3/00 . . . . . .

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



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Development Control Section, Environmental Services, Wokingham District Council.
6 March 2000

Scale: 1 : 2500

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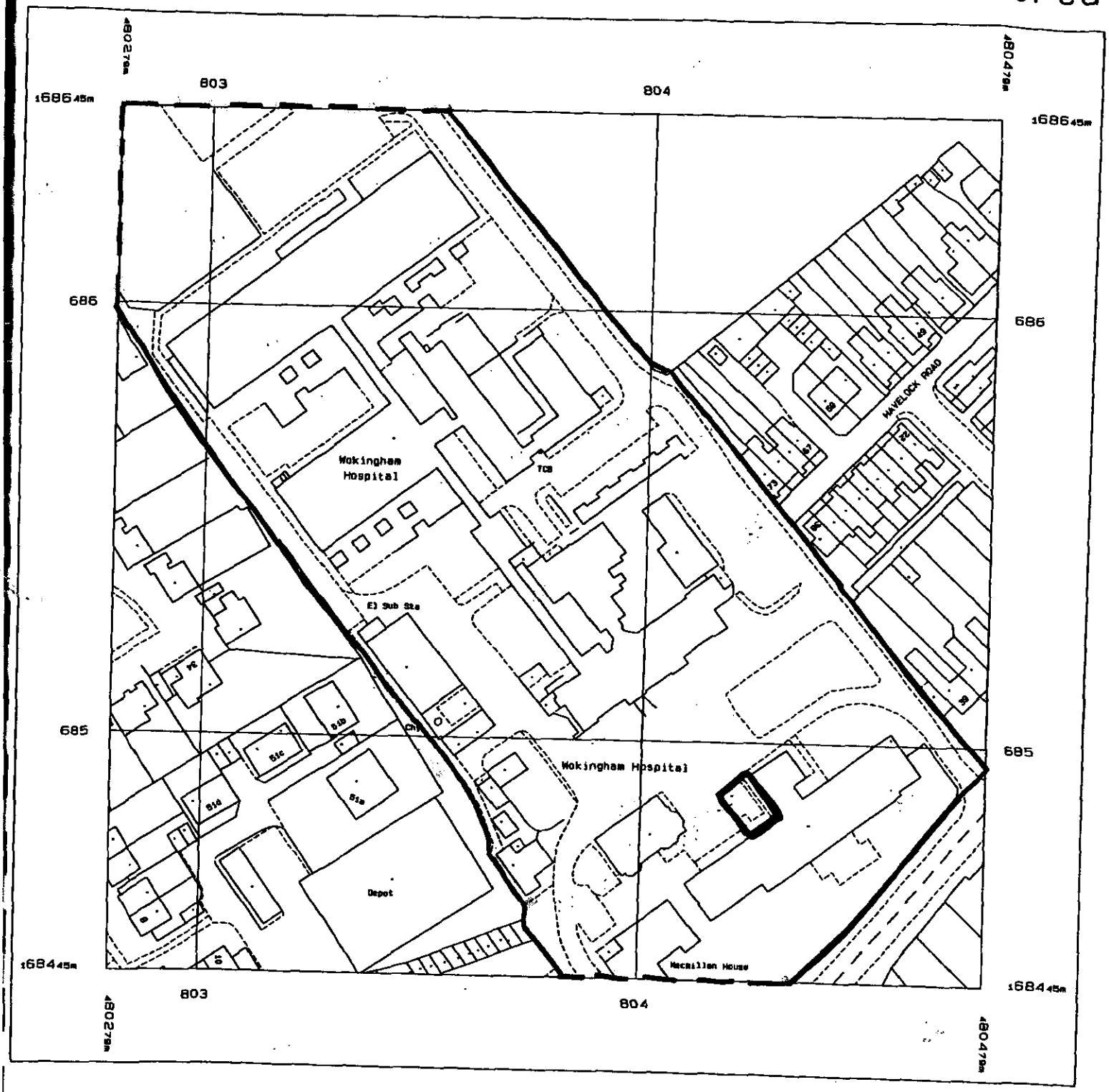
14 MAR 2000* 0856

Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8068NW

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