APPLICATION NO:
C/2000/0868

LOCATION:
Swan Inn Eversley Road, Arborfield Cross Reading.

APPLICANT:
Unique Pub Properties Ltd C/O Ridge Property & Construction Consultants

PROPOSAL:
Details to comply with conditions 08, 09 & 10 of consent 99/70857/LA for the approval of internal alterations.

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Unique Pub Properties Ltd
C/O Ridge Property & Construction Consultants
Goldsmiths House
Broad Plain
Bristol
BS2 0JP

Application Number: C/2000/0868

Parish: **ARBORFIELD**

Location: **Swan Inn, Eversley Road, Arborfield Cross, Reading.**

Proposal: **Details to comply with conditions 08, 09 & 10 of consent 99/70857/LA for the approval of internal alterations.**

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.

Informative

1. Details submitted 3 March 2000 on drawings 990599/SKI-SK4 are acceptable.

Head of Planning and Transportation
Date: 13 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.

WORK SHEET FOR : Natalie Brown

Application Number : C/2000/0868

Applicant : Unique Pub Properties Ltd C/O Ridge Property & Construction Consultants.

Location : Swan Inn, Eversley Road, Arborfield Cross, Reading.

Proposal : Details to comply with conditions 08, 09 & 10 of consent 99/70857/LA for the approval of internal alterations.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 28/04/2000

Consultation Responses :

Conservation officer: details provided to comply with conditions OK.

Planning Issues :

Application Number: C/2000/0868

Appraisal :

Drawings 990599/SK1 – SK4 submitted & confirmed as acceptable ∴ conds 8, 9 & 10 can be discharged.

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

Application Number C/2000/0868
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			details submitted 3 March 2000 on
			drawings 990599/SK1 - SK4 are acceptable

RECORD OF SITE VISIT

SITE ADDRESS: Swan Inn Eversley Road Arborfield Cross Reading.

APPLICATION NUMBER: C/2000/0868

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

DOE 215

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 3/3/00	
Officer: NB	Application No.

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(P) Details to comply with condition 08, 09, 10 of consent 99/70857/LA for the approval of ~~internal works to floor construction in bar area~~ internal alterations

Location: Swan PH Eversley Road.

Parish: Arborfield Ward: .....

Applicant: Unique Pub Properties Ltd

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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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:

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.....

NEIGHBOURS:

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.....

20 MAR 2000

To:
Harold Sanders, Conservation

From: Natalie Brown

Date: 16 March 2000

Application Number: C/2000/0868

Proposal: Details to comply with conditions 08, 09 & 10 of consent 99/70857/LA for the approval of internal alterations..

Site Address:
Swan Inn, Eversley Road, Arborfield Cross, Reading.

Applicant:
Unique Pub Properties Ltd C/O Ridge Property & Construction Consultants.

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

I CONSIDER THE INFORMATION PROVIDED IS ACCEPTABLE — CONDITION CAN BE DISCHARGED.

28. MARCH. 00.

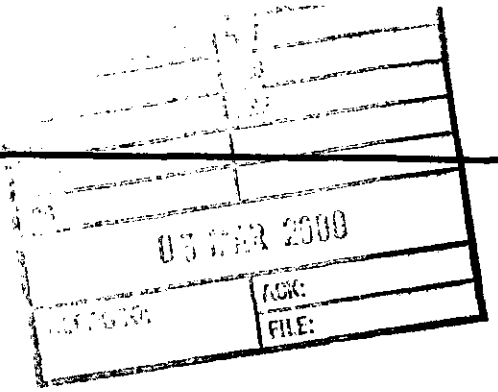
NATALIE

RIDGE

PROPERTY AND CONSTRUCTION CONSULTANTS

Goldsmiths House
Broad Plain
Bristol BS2 0JP
Tel: 0117 925 2050
Fax: 01865 268702
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

03 MAR 2000
ACK:
FILE:



Please ask for Chris Brown

Your ref

Our ref 990599/CB/KB

2 March 2000

Mr H Sanders
Wokingham District Council
P O Box No 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Sanders

The Swan Public House, Eversley Road, Arborfield, Reading

Further to our meeting on site, dated 25 February 2000, we confirm the points raised with regard to the conditions attached with the Listed Building Consent, received in this office on 18 February. We refer to each condition as follows:

Condition 01

The works have commenced, therefore this condition can be removed.

Condition 02

As indicated on site, we are using the maximum number of existing tiles for recovery and all replacement tiles will match existing in material and colour.

Condition 03

The Spanish Natural Slate was taken away by yourself as a sample. Following a telephone conversation with Natalie Brown later that day, can we formally request that this condition is now removed.

Condition 04

We are using a lime:sand mix (1:3) throughout the works.

Continued.../

\\BRISTOL2\SYS\Data\Jobs\Team316\990599\Correspondence\ltr wokinghamDC 00.03.02.doc

Partners Guy Austin BSc ARICS • Kenneth Brown BA FRICS • Martyn Garbutt BSc FRICS ACI Arb • Philip Jones FRICS • Christopher Morley FRICS
Adrian O'Hickey MSc ARICS MCI Arb • Bernard Stone FRICS • David Walker BSc ARICS • Roger Webb FRICS
Gavin Biles BSc ARICS RQS MAQS • Richard Cleaver BSc CEng MIEE MCIBSE • Matthew Francis BSc LLB ARICS
Mark Gordon MSc ARICS MCI Arb • Kevin Hallowell BSc ARICS Dip Proj Man • Richard Hand FRICS • David Tobin BSc ARICS

Senior Associates Murray Farrant BSc ARICS • Michael Lumbelow ARICS • Adrian Westbury BSc ARICS • David Woodhorth BSc ARICS
Associates Daryl Atkinson MSc Dip M MCIM • Graham Blackburn BA Dip Arch RIBA • Chris Ford BSc ARICS
James Hamilton BSc ARICS • John Turnbull LCIBSE

Financial Controller Russell Cannings BA ACA • Consultant Michael Taylor FRICS

Certificate No FS 28479
Issued Oxford, Reading and London

RIDGE IS THE TRADING NAME OF RIDGE AND PARTNERS, INCORPORATING RIDGE MANAGEMENT AND NEWSPAPERS

COPY

Condition 05

As you will have noted from your inspection we are using Tyvek sarking felt for the recovering of all pitched roofs.

Condition 06

As indicated in the Application and discussed on site, it is our intention to replace the existing skylights to match existing ie polycarbonate. We await the manufacturer's brochure details from the Main Contractor and will forward them as soon as they are received.

Condition 07

When this roof was stripped we discovered that the original oak roof frame was completely overlaid with softwood machined timbers, comprising 50 x 100mm rafters at 400mm centres with new purlins, collars over. As discussed on site on 25 February we have installed some additional collars in softwood to match the existing roof frame and will forward photographic details when we have accessed the roof space from the landlord's lounge area.

Condition 08

We attach sketch (drawing No 990599/SK1) indicating the over-flooring to the existing timber flooring to the small cupboard under roof B. All the existing timbers are to remain, as discussed on site.

Condition 09

We attach a sketch of the internal works to the floor in the bar area indicated on the Application drawings (drawing No 990599/SK2), which, as you will note from our meeting on 25 February, matches the solid floor under the adjacent servery and is assumed to follow through into the lounge bar. We also indicate a proposal (drawing No 990599/SK3) of the fireplace which the landlord, Mr Dave Woodward, wishes to undertake independently of our works which you have agreed can form part of this Application. We also enclose a photograph of the existing fireplace.

Condition 10

We enclose sketch (drawing No 990599/SK4) indicating the proposed dry lining within the function room area which matches the Application.

Continued.../

Condition 11

We confirm that the ground floor windows on the front elevation, denoted W4, W5 and W6, will finish flush with the building line, as per the revised Application to match the windows on the first floor. See attached photograph of existing on first floor.

Condition 12

Profiles of windows W4, W5 and W6 will match existing on the first floor. See typical profile of same on drawing No 990599/SK2.

Condition 13

External masonry will be cleaned down and two coats of Dulux Weathershield masonry paint applied – colour white. Existing and new timber and metal surfaces will be finished in gloss paint to match existing. All colours to match existing black and white.

We trust the above information discharges all the conditions. As indicated above, we will forward details of the skylights and photographs of the roof space to roof B in the next few days.

Yours sincerely

Chris Brown
Chartered Building Surveyor

cc: Ms Natalie Brown – Planning Dept, Wokingham District Council ✓
Leighton Griffiths – Unique Pub Company, c/o Faithful & Gould
Graham Boswell – Martell Contracts

0117 925 2016

Fax Transmission

RIDGE

☐ Midland House
West Way Oxford OX2 0PJ
Tel: 01865 794777
Fax: 01865 268700

☐ Beaumont House
59 High Street Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 0118 932 3137

☑ Goldsmiths House
Broad Plain Bristol BS2 0JP
Tel: 0117 925 2050
Fax: 0117 925 2016

☐ 105/106 New Bond Street
London W1Y 9LG
Tel: 020 7493 3339
Fax: 020 7493 3355

E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

To: HAROLD SANDERS

At: WORKINGHAM DC

Fax: 0118 974 6466

From: CHRIS BROWN

Date: 24/2/2000

No of Pages (inc this one) 3

Job Number/Name SWAN MEADOWFIELD

List of Conditions Attached.

Regards

CB

If you do not receive legible copies of all pages please notify us immediately.

This fax is private and confidential and is for the addressee(s) only. If you are not the intended recipient, please notify the sender named above immediately. You are prohibited from using, copying or disseminating this fax or any information contained herein other than to the intended recipient.

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0117 925 2016

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Unique Pub Properties Ltd
C/o Ridge & Partners
Goldsmiths House
Broad Plain
Bristol
BS2 0JP

RECEIVED
RIDGE & PARTNERS BRISTOL
18 FEB 1999
ACTION CB

Application No : 99/70857/LA

Parish : ARBORFIELD

Proposal : PROPOSED RE-ROOFING WORKS REPAIRS AND EXTERNAL DECORATION TO LISTED BUILDING

Location : THE SWAN PUBLIC HOUSE, EVERSLEY ROAD, ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission. ✓

02
The maximum number of tiles should be retained for re-use and any new tiles used should match existing in material and colour. ✓

03
Before the re-roofing works hereby permitted are commenced, samples of the 'Salvaged Natural Slate' and 'Spanish Natural Slate' to be used shall be submitted to and approved in writing by the Local Planning Authority and no tiles other than those approved shall be used. SAMPLE BROUGHT FROM SITE OK to HS.

04
This permission relates to the application as amended by and shall be carried out in accordance with revised letter submitted to the Local Planning Authority on 6th January 2000 stating that the lime sand mix will be 1:3. ✓

05
This permission relates to the application as amended by and shall be carried out in accordance with revised letter submitted to the Local Planning Authority on 23rd December 1999 stating that a Tyrvek breather membrane will be used in lieu of that previously specified. ✓

06
Before the re-roofing and repair works hereby permitted are commenced, details of the replacement sky lights shall be submitted to and approved in writing by the Local Planning Authority and no sky lights other than those approved shall be used. * TO BE SUPPLIED

07
SITE. Before any new works or modifications to existing roofs are commenced (such as the additional collar on roof D and replacement of defective rafters on roof A). Details of these works shall be submitted to and approved in writing by the Local Planning Authority and no works other than those approved shall be carried out. * PHOTO TO BE PROVIDED

08
Details of stripping out the first floor cupboard floor under roof B should be submitted to and approved in writing by the Local Planning Authority. * DETAILS NOW AGREED DRG. TO BE SUBMITTED

Copy Leighton Griffith
F.C.G.
GRAHAM Boswell 18/2/2
MARTELL

0117 925 2016

09
Before internal works to the bar area hereby permitted are commenced, details of the floor construction shall be submitted to and approved in writing by the Local Planning Authority and no works other than those approved shall be carried out.

* DETAILS AWAITED

10
Details of the form of dry lining and waterproofing to the function room shall be submitted to and approved in writing by the Local Planning Authority and no form other than that approved shall be used.

11
This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number 990599/01 Revision B submitted to the Local Planning Authority on 17th January 2000 showing windows W4, W5 and W6 flush with building line.

12
Profiles of windows W4, W5 and W6 showing them together with the building shall be submitted to and approved in writing by the Local Planning Authority.

13
Details of the preparation and painting specification of the external decorations shall be submitted to and approved in writing by the Local Planning Authority.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03
To ensure a satisfactory external appearance.

04
For the avoidance of doubt.

05
For the avoidance of doubt.

06
In the interests of the setting and appearance of the Listed Building.

07
In the interests of the setting and appearance of the Listed Building.

08
In the interests of the setting and appearance of the Listed Building.

09
In the interests of the setting and appearance of the Listed Building.

10
In the interests of the setting and appearance of the Listed Building.

11
For the avoidance of doubt.

12
In the interests of the setting and appearance of the Listed Building.

13
In the interests of the setting and appearance of the Listed Building.

Head of Planning and Transportation

Date 15 February 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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.