F/2001/3697

LOCATION:
**30 Broad Street, Wokingham.**

APPLICANT:
**Psilogic**

PROPOSAL:
**Proposed single storey rear extension to dwelling.**

EARLIEST DATE FOR DECISION: **06/05/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**25/05/2001**

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Psilogic**
**Locks Barn**
**Waterloo Road**
**Wokingham**
**Berkshire**
**RG40 3BY**

**Application Number: F/2001/3697**

**Parish:** **WOKINGHAM**

**Location:** **30, Broad Street, Wokingham.**

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

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. Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

**Condition**
3. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

**Condition**
4. 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**
5. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery to doors and windows, plus new roof including glazing and drainage, 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.

**Condition**
6. All rainwater goods and external pipework shall be of cast iron and be of a black finish.

**Condition**
7. 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**
8. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

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

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

**Reason**
3. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

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

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

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

**Reason**
7. To preserve the architectural integrity of the listed building.

**Reason**
8. To help ensure the satisfactory control of the work to the listed building.

**Informative**
1. Existing detail of (south east facing) brick wall to be recorded by measurement and photographs prior to demolition.

**Informative**
2. This permission relates to the application as amended with revised drawings submitted to the Local Planning Authority on 22nd May 2001, showing revised design of the proposed single storey extension and does not approve the proposals as originally submitted.

**Informative**
3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

**Informative**
4. The applicant is reminded that this permission 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**
5. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

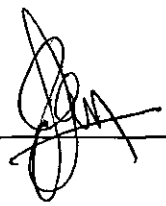
**Informative**
6. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

**Informative**
7. 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, EN5 and EN6.
South East Area Local Plan Policies SBE1, SBE12, SBE15 and STV1/STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WHE2, WHE5, WHE13, WHE15 and WHE16B.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/07/2001

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.**

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 11 October, 2001
My ref. BC/DC/2001/3697

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) 977 8909
DX: 33506 – Wokingham

Mr A Pudner
30 Broad Street
Wokingham
Berkshire

Dear Mr Pudner

**PLANNING PERMISSION 2001/3697**
**SITE: 30 BROAD STREET, WOKINGHAM**

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3697 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours sincerely

ANDREW THORLEY
Planning Assistant

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 1st October 2001
My ref. AJT/ME/F/2001/3697
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) 977 8909
DX: 33506 – Wokingham

Mr. A Pudney
Locks Barn,
Waterloo Road,
Wokingham,
RG40 3BY

Dear Mr. Pudney,

**RE: PROPOSED SINGLE STOREY REAR EXTENSION – 30, BROAD STREET, WOKINGHAM.**

I refer to your letters and revised drawings submitted for the above single storey rear extension.

The joinery details, which were submitted on 3 rd September 2001 showing the sections for the doors and windows, are acceptable.

The revised plans and sections which were submitted on the 20th September 2001 showing the detail of the glazed sloping roof with the back wall are also acceptable and can be seen as a solution to the problem with the first floor window. Therefore condition 5 of the above planning permission approval notice dated 16th July 2001 can now be discharged with.

Should you wish to discuss any matter further please contact Mr. Thorley, on the above telephone number.

Yours sincerely,

ME

MIKE EVANS
Principal Planning Enforcement Officer

c.c. Harold Sanders, Conservation Architect

Thurs. — 21. Sept

Andrews. — I have had another meeting with Tony P. — revised drawing to be revised again to show workable detail

Harold

# Psilogic Ltd.

ADVANCED COMPUTING SOLUTIONS

Lock's Barn, Waterloo Road, Wokingham,
Berkshire, RG40 3BY.

Telephone: (0118) 989 2100
Fax: (0118) 989 2110
e-mail : sales@psilogic.co.uk


AT

41950

21 SEP 2001

20/9/01

DEAR ANDREW

PLEASE FIND ENCLOSED MODIFIED DRAWING FOR 30 BROAD ST.

REGARDS

TONY PUDNEY.


Registered in England, Number 2423887
Registered Office: Locks Barn, Waterloo Road, Wokingham, Berkshire. RG40 3BY

DNV UKAS QUALITY MANAGEMENT VIT
Certificate No. 95-LQN-AQ-069

# Psilogic Ltd.

**ADVANCED COMPUTING SOLUTIONS**

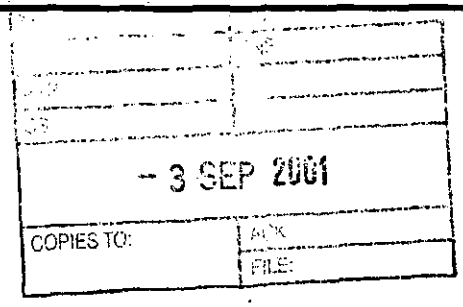
**Emos House, 5 Milbanke Court,**
**Milbanke Way, Bracknell,**
**Berkshire, RG12 1RP.**

**Telephone: (01344) 300321**
**Fax: (01344) 425120**


AFT

H Sanders

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.
RG40 1WR




3 September 2001

F.A.O. Mr. A. Thorley

Dear Mike,

**Ref: 30, Broad Street, Wokingham. Application Non : F/2001/3697**

Further to letter of the 24 August, please find attached sections to scale for the rear door and window sections. All sections will be made out of English oak.

The glazed section roof light in the passage way area will now be a double glazed unit resting on oak joists. This was suggested by Harold and should be a more watertight and robust solution.

Yours sincerely,

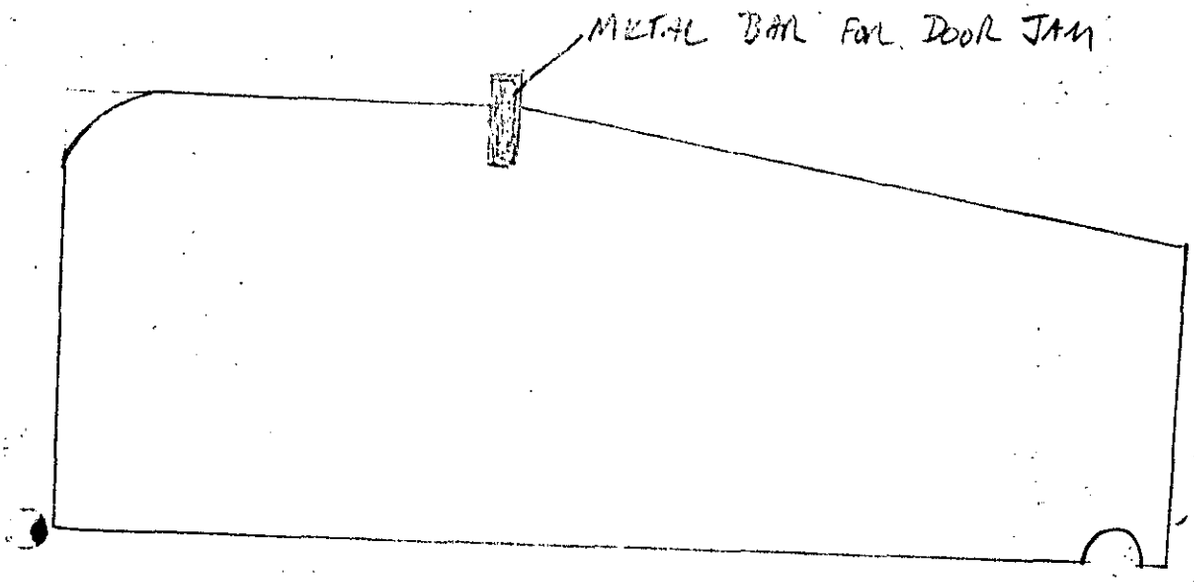
A. Pudner

cc Mr H. Sanders.

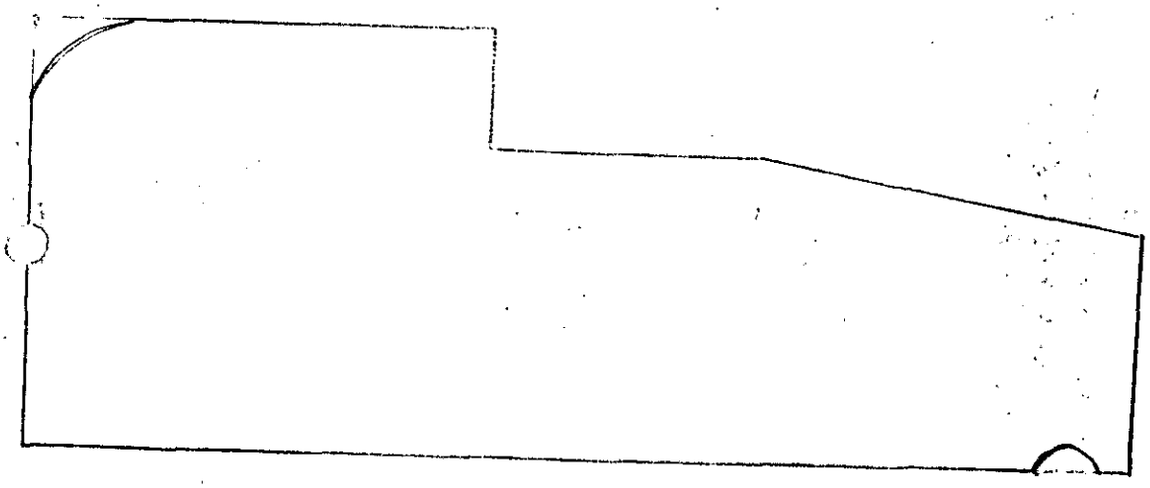
ANDREW
ACCEPTABLE TO ME. Harold.


**Registered in England, Number 2423887**
**Registered Office: Locks Barn, Waterloo Road, Wokingham, Berkshire. RG40 3BY**

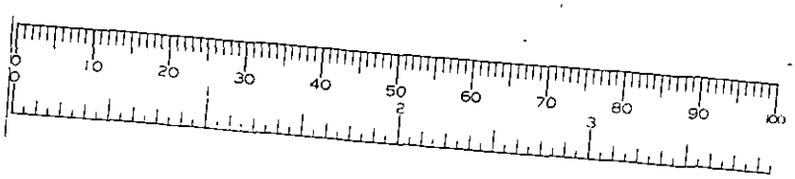
Certificate No. 95-LON-AQ-069

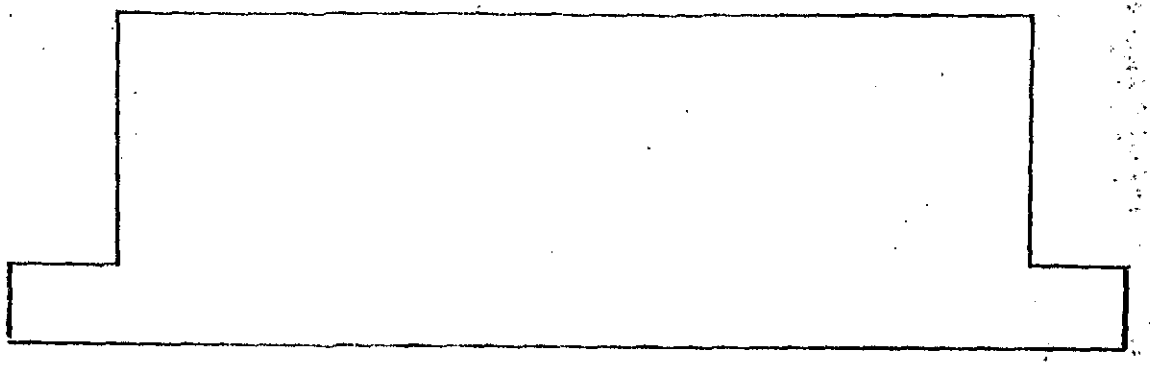



DOOR CILL (EX 150 x 63)

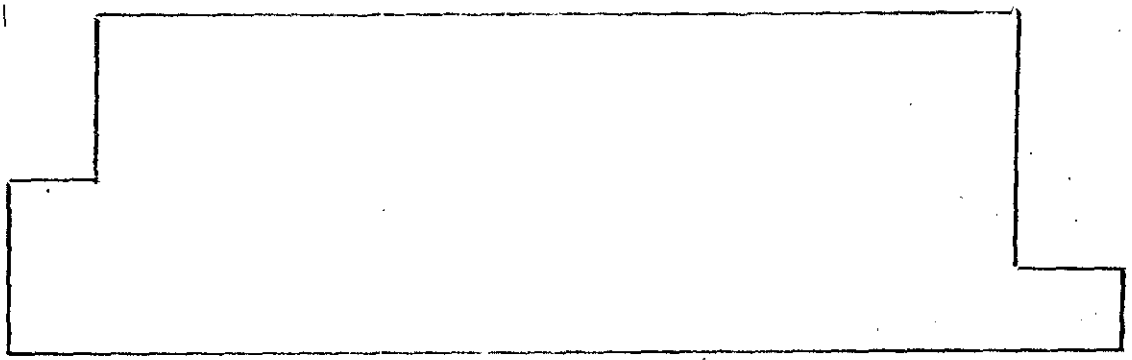


WINDOW CILL (EX 150x63)

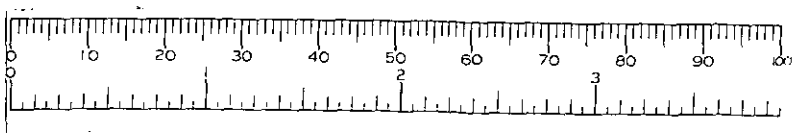




MIDDLE DOOR SECTION (EX 150 x50)



LOUVR DOOR SECTION (EX 150 x50)



Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 24 August, 2001
My ref. AJT/F/2001/3697
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) 977 8909
DX: 33506 – Wokingham

Mr. A Pudney
Locks Barn,
Waterloo Road,
Wokingham,
RG40 3BY

Dear Mr. Pudney,

**RE: PROPOSED SINGLE STOREY EXTENSION – 30, BROAD STREET, WOKINGHAM.**

I refer to your letter and revised drawings submitted for the above single storey extension dated 3rd August 2001.

The joinery details for the doors and windows shown are acceptable in principle but we require more detailed drawings showing the sections to scale and preferably to 1:2.

The revised plans and sections showing the detail of the glazed sloping roof with the back wall are an unacceptable solution to the problem with the existing first floor window. I understand you have already spoken to Harold Sanders our Conservation and Design Architect.

Therefore I suggest that you submit further details showing these requirements in order to meet condition 5, of the above planning permission which was approved on 16th July 2001.

Yours sincerely,

Andrew Thorley
Planning Assistant

File: 30,Broad Street, Wokingham1

Rec.
3.25pm
01.08.01

# SCHEDULE OF WORKS
# REPAIR OF REAR ELEVATION

## 30, BROAD STREET, WOKINGHAM

Issue 1

August 2001

ANDREW

WE ARE STILL SEEKING REVISED ELEVATION OF PROPOSED LINK AND ROOF DETAIL

NOTE. PRESENT SCHEME CUTS THROUGH EXISTING WINDOW TO REAR BED ROOM.

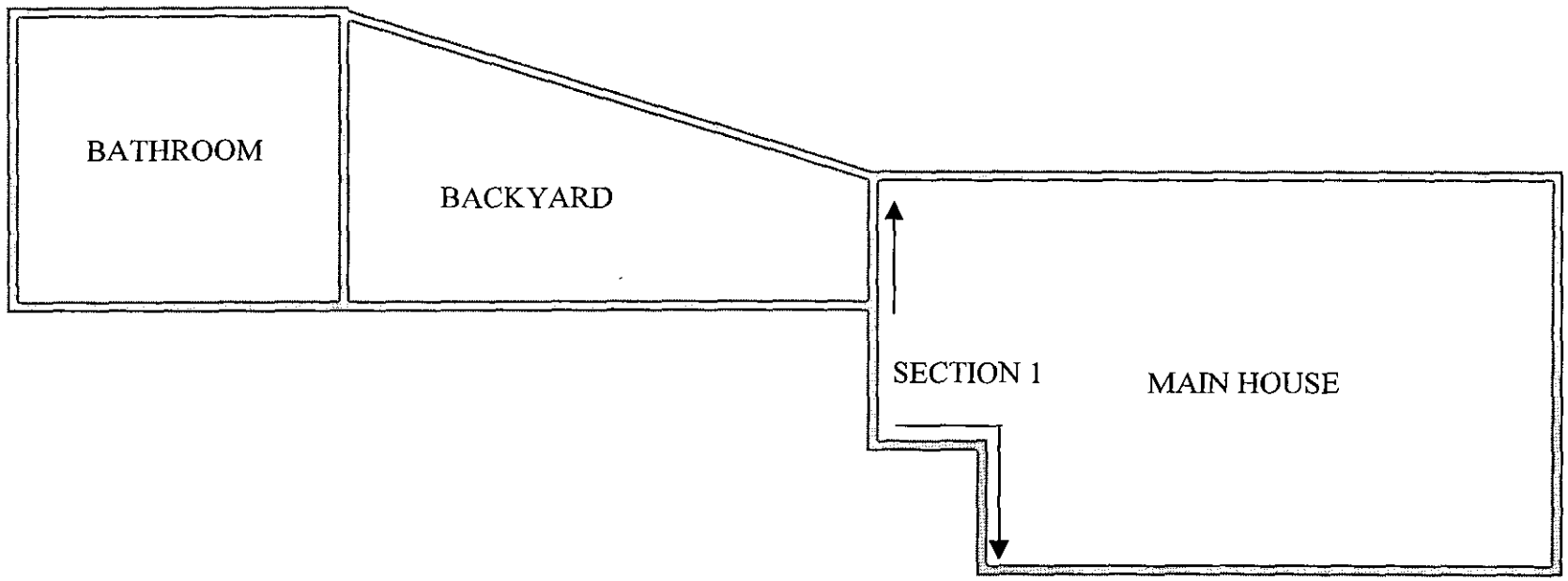
TB. 13.08.01

**All works below will be subject to Building Regulations Approval.**

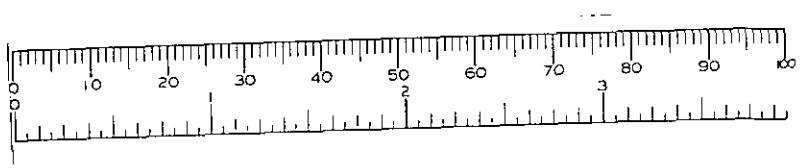
REPAIR OF SECTION 1

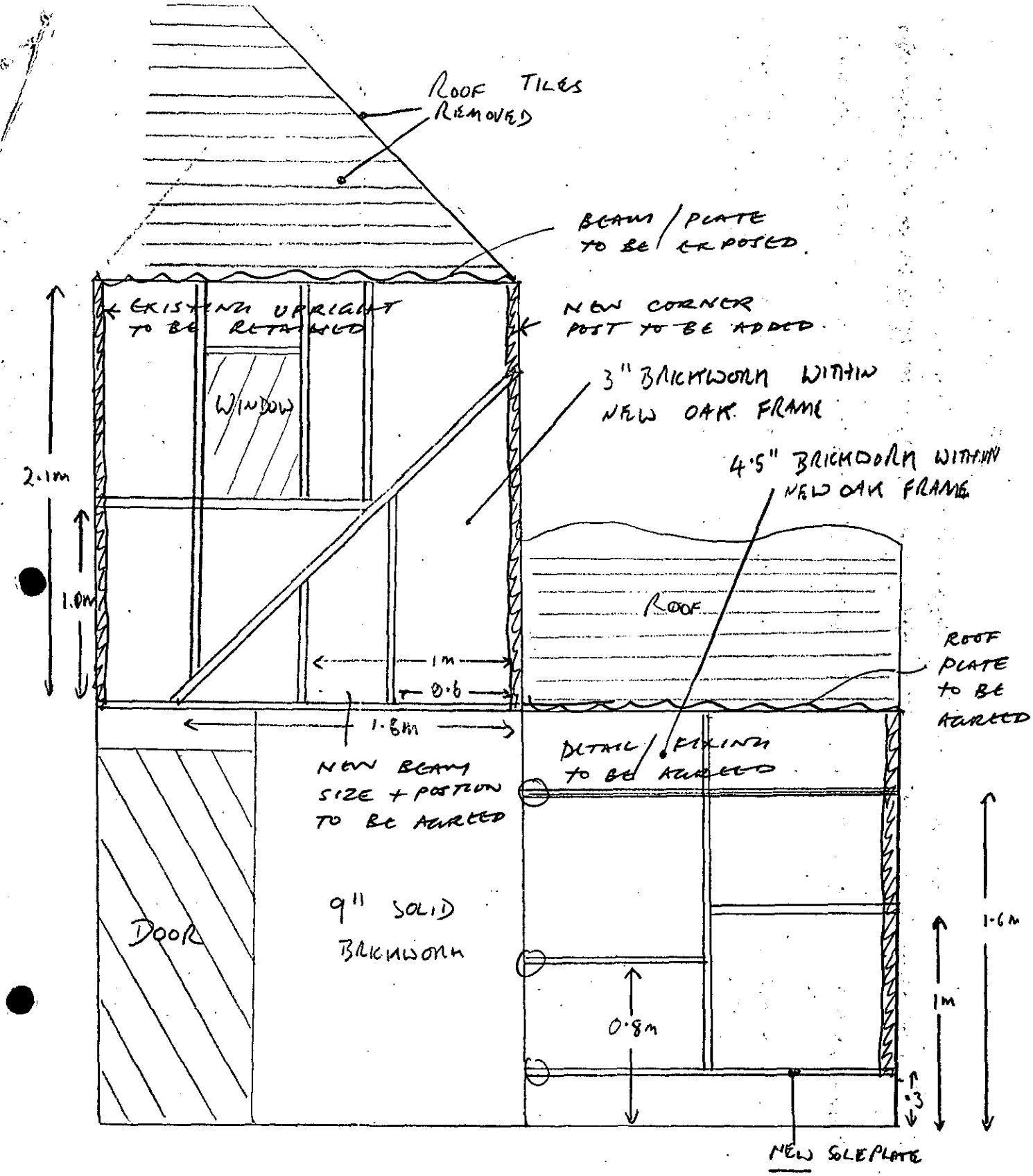
Section 1 is the rear elevation of the property and is a mixture of 3", 4.5" and 9" construction. The wall that shows signs of significant movement. It is proposed that this wall be removed and rebuilt on new footings using new oak and the existing bricks.

1. Remove the roof tiles immediately above the wall section such that as far as possible weight is removed off the wall. Ensure that the roof is made temporarily watertight.
2. Support the first floor along whole end of the house using acroes and timber. Support the roof using acroes and timber between first floor and roof back.
3. Remove the brickwork and oak framing along with the internal dry lining. Ensure that the oak framework is kept such that it may be used as a pattern for the replacement frame.
4. Excavate new footings at least 0.8m deep. Fill with concrete to a depth of at least 12" Brick up to ground level using engineering bricks. Brick up to the underside of the oak frame using the reclaimed bricks using lime mortar.
5. Rebuild the oak frame using kiln/air dried sawn oak in accordance with the attached drawing. Note that the nominal size of the oak section is 3" X 3". A new sole plate will be installed on the right hand side of the rear elevation. The frame will be properly jointed into the existing framework where appropriate.
6. Infill with existing bricks using lime mortar. Note that below first floor level the brickwork is either 9" or 4.5". At first floor level and above the external face brickwork is 3" thick.




**30, BROAD STREET, WOKINGHAM**






OAK/BRICK CONSTRUCTION ON REAR ELEVATION OF 30 BROAD ST. (SECTION 1)

SCALE ?

EXISTING? (OR PROPOSED)

**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

Your ref As below

8th November 2001

Mr H Sanders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

| PLANNING SERVICES | HPT |
|---|---|
| POL | |
| | |
| | |
| 0 9 NOV 2001 | |
| COPIES TO: | ACK: |
| | FILE: |

Dear Harold,

**PLANNING APPLICATION F/2001/3697**
**30, BROAD STREET, WOKINGHAM**

I have today received a copy of the finished report on the Archaeological Watching Brief attached to the above planning consent.

The results have been entered on to the SMR, no further work is required and the condition is considered spent.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

**Kev Beachus**
**Archaeologist**

**Group Offices:**
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
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*

**Babtie Environmental**

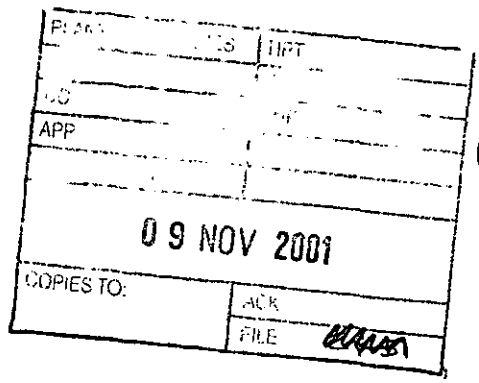
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb001

Your ref As below

8th November 2001

Mr H Sanders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR




Babtie

A member of Babtie Group

Dear Harold,

**PLANNING APPLICATION F/2000/2140**
**48, BRAYBROOKE ROAD, WARGRAVE**

I have today received a copy of the finished report on the Archaeological Watching Brief attached to the above planning consent.

The results have been entered on to the SMR, no further work is required and the condition is considered spent.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

**Kev Beachus**
**Archaeologist**

**Group Offices:**
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
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

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
*Registered Environmental Impact Assessor*

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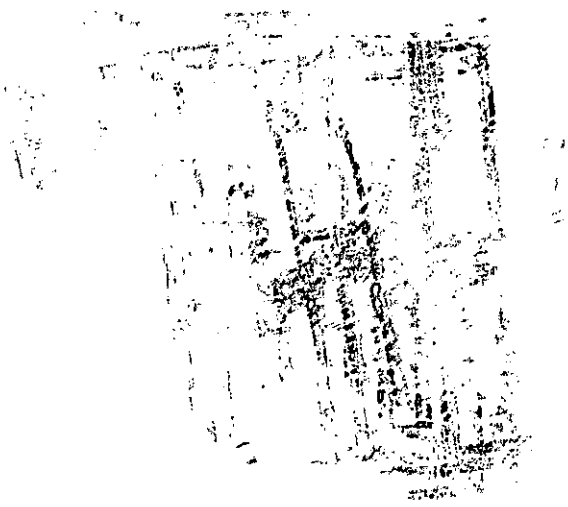


# Psilogic Ltd.

ADVANCED COMPUTING SOLUTIONS

Emos House, 5 Milbanke Court,
Milbanke Way, Bracknell,
Berkshire, RG12 1RP.

Telephone: (01344) 300321
Fax: (01344) 425120


Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

3 August 2001

F.A.O. Mr. M. Thorpe

Dear Mike,

**Ref: 30, Broad Street, Wokingham. Application Non : F/2001/3697**

Further to our telephone conversation, please find attached plans for 30 Broad St., with a minor amendment as discussed.

The problem with the plans as approved is the new sloping roof will in fact cross a first floor window. On the approved plans the apex of the roof is horizontal. Due to the wedge-shaped footprint of the new extension connecting the house to the bathroom this means that the roof plate rises near to the house. However the situation may be remedied by keeping the plate (identified Section A) horizontal and sloping the apex of the roof (identified Section B).

I would be grateful if you could consider this change as a minor amendment to the plans.

Yours sincerely,

A. Pudner

(booked as AT)
MLT
46402

06 AUG

REGISTERED IFA ORGANISATION

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR. TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref.

24th July 2001

Dear Sir/madam,

**30 Broad Street, Wokingham**
**Proposal for an archaeological watching brief**

I am pleased to enclose a copy of our proposal for this site.

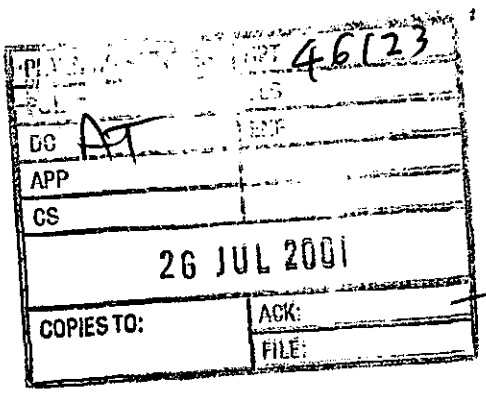
I have also forwarded a copy direct to Mr Beachus at Babtie.

I hope that this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
enc




H/S checked with TN Arch. Service. Copy sent to Tony Brunner. 27.07.01.

# 30 Broad Street, Wokingham, Berkshire

## Proposal for an archaeological watching brief

24th July 2001

# 30 Broad Street, Wokingham, Berkshire
# Project specification for archaeological watching brief

01e102

prepared by Thames Valley Archaeological Services

## 1.0 Background

1.1 Site location and description

1.1.1 The site is located on the south west side of Broad Street, Wokingham SU 8102 6869) north west of the centre of the town.

1.1.2 The geology of the site is Plateau Gravel.

### 1.2 Archaeological background

1.2.1 The site lies within what is thought to be the historic core of Wokingham (Astill 1978, fig 29). Wokingham is a planned town created by the Medieval Bishop of Salisbury in the late 12th or 13th century. The placename, however, is of Saxon origin though no Saxon finds or deposits are recorded for the area.

1.3 Proposed groundworks

1.3.1 Planning permission (F2001/3697) has been granted by Wokingham District Council to construct a single storey rear extension. The planning permission granted is subject to a condition (3) relating to archaeology for a watching brief to be carried out during groundworks. This is as set out in *Archaeology and Planning* (PPG16, 1990) and the District policies on archaeology.

1.3.2 The development will comprise the digging of foundation trenches as necessary.

## 2.0 AIMS AND OBJECTIVES

The aims of the fieldwork will be to:

2.1 Observe and record all archaeological deposits within areas of ground disturbance associated with the construction of the new extension.

2.2 Excavate and record any archaeological deposits which will be damaged or disturbed during the groundworks.

2.3 Produce, where possible, relative and absolute dating and phasing for the features on the site.

2.4 Provide, if possible, information on the economy and the local environment of the site.

2.5 Establish the character of the deposits, in order to define functional areas of the site, such as industrial, domestic, etc., and produce a settlement history of the site.

## 3.0 METHODOLOGY

3.1.1 Where necessary, archaeological deposits will be excavated and fully recorded and sufficient time will be allowed within the groundworkers schedules to carry this out.

3.1.2 In general, all finds and artefacts will be retained, though all but a sample of some classes of building material will be discarded after recording. The categories of artefacts to be discarded will be discussed with the recipient museum and the Archaeological Advisors to the District Council.

3.1.3 Conservation on site will follow guidelines in **First Aid For Finds** with any other specialist conservation work subcontracted to an establishment such as Wiltshire County Council Conservation Section at Salisbury Museum.

3.1.4 A programme of environmental sampling will take place should sufficient well stratified subsoil deposits be located. Typically this involves samples of 20 -30 L depending on the size of the feature examined.

3.1.5 Discovery of any human remains will be reported to the coroner and will be excavated on receipt of the appropriate Home Office licence and in consultation with the Archaeological Advisor to the District Council.

3.1.6 The English Heritage regional scientific advisor will be consulted about the scale and nature of any environmental or scientific sampling if appropriate.

3.2 Recording Methodology

3.2.1 A single context recording system will be used in accordance with the TVAS Field Recording Manual (3rd edition 2000). Descriptions of individual deposits and features will be recorded on pro-forma context recording sheets.

3.2.2 All archaeological deposits exposed will be planned at a scale of 1:20 and sections drawn at a scale of 1:10. All site drawings will be by pencil on drafting film.

3.2.3 Heights above OD will be taken and recorded on plans and sections.

3.2.4 Where appropriate, significant finds will be recorded in 3D.

3.2.5 The locations of all plans and sections will be tied into the National Grid.

3.2.6 A full photographic record will be made of the evaluation project, consisting of colour slide, colour print, and b/w print (contact sheet). It will record the principal features and finds discovered, both in detail and in their general context.

4.0 Post-fieldwork

4.1 Finds processing and analysis will commence immediately following the completion of the fieldwork.

4.2 Artefacts/ecofacts will be cleaned, conserved and prepared for long term

museum storage.

4.3 Specialist reports will be prepared on the artefacts recovered, Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences.

4.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:-

pottery - Dr J. Timby, C. Underwood-Keevil, Mr. P. Blinkhorn or Dr. M. Lyne (consultants)
stone - Dr J. Williams (Southampton University)
metalwork - N. Powell (TVAS)
bone - S. Hamilton-Dyer (consultant) or K. Rielly (MOLAS)
botanical/environmental remains- Dr. M. Robinson, (Oxford University Museum)
struck flint - Dr. S. Ford (TVAS)

## 5.0 Report and Dissemination

5.1 The report will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices.

5.2 The text will address the aims and objectives of the evaluation, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting.

5.3 The report will include a frontsheet providing the following information:

*Site name
*Grid reference
*Site activity (eg. evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation etc.)
*Date and duration of project
*Site code
*Area of site
*Summary of results
*Monuments identified (referenced to the RCHME Thesaurus of Monument Types
*Location and reference of archive

5.4 The illustrations will include:

a site location plan
a trench layout plan
trench plans and sections
profiles/sections of a representative selection of excavated features
a selection of colour photos of significant findings

5.5 Catalogues giving descriptions of trenches, archaeological features, and artefacts will be contained in a series of appendices.

5.6 The findings, even if negative, will be published as a note in an appropriate journal such as the *Berkshire Archaeological Journal.*

5.7 A copy of the results along with selected, catalogued slides will be supplied to the District SMR, (if requested).

## 6.0 Archive Deposition

6.1 The finds and site archive will be prepared in accordance with guidelines in **Management of Archaeological Projects** 2 and after consultation with the recipient museum.

6.2 The site archive will be deposited with Reading Museum.

6.3 The site finds will be deposited with Reading Museum with the agreement of the landowner.

6.4 No title will be assumed by the finder of any gold or silver objects and the provisions of the Treasure Act (1996) will be implemented where appropriate.

6.5 The records will be copied onto microfiche for the National Archaeological Record.

## 7.0 General Items

7.1 The project will be managed on a regular basis by a Member of the Institute of Field Archaeologists with an appropriated area of competence.

7.2 The project will be carried out in accordance with the IFA Code of Conduct, Code of Practice and Standards and Guidance for Field Evaluations, Finds work and desk-based assessments and the quality control mechanisms set out in the fieldwork and post-fieldwork manuals. The fieldwork will be intermittent as defined by the IFA standards and guidance on watching briefs para 3.2.7.

7.3 Safe working practices will be as set out in the TVAS health and safety manual and current health and safety regulations will be adhered to.

7.4 In the event of any dispute with the client arising out of this scheme of investigation either party may refer to the Arbitration Scheme of the Institute of Field Archaeologists for a decision.

7.5 Our insurance cover comprises £5 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £2m.

## 8.0 References

Astill, G, 1978, Historic Towns in Berkshire, Berkshire Archaeological Committee publication 2, Reading

PPG16, 1990, **Archaeology and Planning.** DoE Planning Policy Guidance note 16. (HMSO).

# Psilogic Ltd.

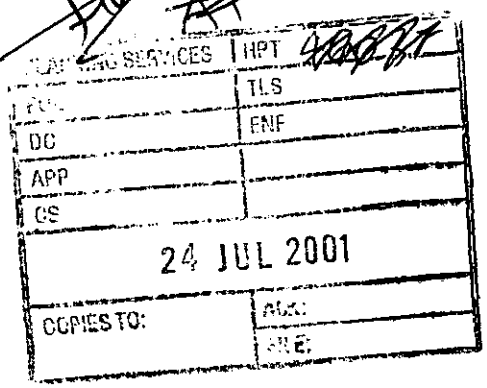
**ADVANCED COMPUTING SOLUTIONS**

**Emos House, 5 Milbanke Court,**
**Milbanke Way, Bracknell,**
**Berkshire, RG12 1RP.**

**Telephone: (01344) 300321**
**Fax: (01344) 425120**


Harold's copy
SEE COMMENTS
THEN BIN OR FILE

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.
RG40 1WR




23 July 2001

F.A.O. Mr. A. Thorley

Dear Andrew,

**Ref: 30, Broad Street, Wokingham. Application Non : F/2001/3697**

Thank you for you approval of the above application. Regarding the conditions:

- ✳ Condition 2: The walls will be constructed out of bricks reclaimed from the existing walls. Should there be any shortfall– ie for the new party wall - matching second-hand bricks will be submitted to Harold for approval. Concrete roof tiles on the rear elevation of the house will be replaced with approved matching hand-made clay tiles.
- ✓ Condition 3: I have today spoken to Mr K Beecham of Babtie who is sending me a list of suitable archaeologists to watch the excavations for the new party wall. I will instruct a suitable archaeologist who will submit the necessary forms.
- ✓ Condition 4: Agreed.
- ✗ Condition 5: Drawings will be submitted shortly.
- ✓ Condition 6: Agreed.
- ✓ Condition 7: I am meeting Harold on site with Brian Stone on Tuesday 31 July to discuss and agree these points.
- ✓ Condition 8: I have written to Harold today. A copy of the letter is attached.

Yours sincerely,

A. Pudner

✳. NOTE : DETAIL AT CORNER MUST BE AS EXISTING, IE. CURVED.


Registered in England, Number 2423887
Registered Office: Locks Barn, Waterloo Road, Wokingham, Berkshire. RG40 3BY

Certificate No. 95-LON-AQ-069

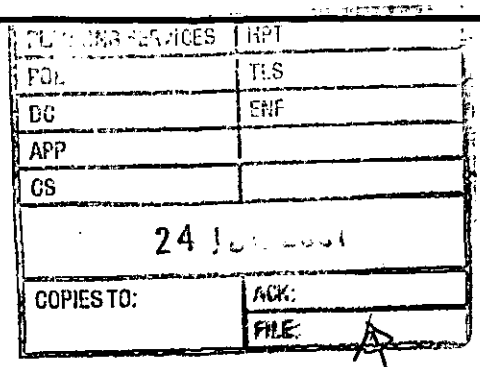
# Psilogic Ltd.

Emos House, 5 Milbanke Court,
Milbanke Way, Bracknell,
Berkshire, RG12 1RP.

Telephone: (01344) 300321
Fax: (01344) 425120

ADVANCED COMPUTING SOLUTIONS


Harold - S.
HIS MEETING. NEXT TUES ON SITE WITH BUILDING CONTROL.




Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

23 July 2001

F.A.O. Mr. H. Sanders

Dear Harold,

**Ref: 30, Broad Street, Wokingham. Application Non : F/2001/3697**

Further to our telephone conversations, I would confirm that, subject to your permission, work will commence on the above property this week. We will start by removing and rebuilding the outside wall starting from the bathroom end.

I will be meeting Brian Stone on site today to discuss Building Control aspects. I will also be writing to Andrew Thorley today confirming the building materials to be used.

Yours sincerely,

A. Pudner

46011

Noted 23/7/01 AThorley

Refused

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 3697 | AT |
| BUILDING CONTROL NUMBER. | BN2001/1161 Central. | |
| APPLICANT/~~AGENT~~ | A. Pudner. | |
| ADDRESS OF SITE | 30 Broad Street CSOKINGHAM. | |
| DESCRIPTION OF PROPOSED WORK | s/s rear ext. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | |
| ELEVATIONS | recd 24/7/01 | recd 22/8/01 |
| FLOOR PLANS | -u- | -u- |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 16/7/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 17/8/01 | |

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

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

| Applicationo | Name & Address |
| --- | --- |
| LB/2001/3697 | Hazel Guile<br>50 Rose Street<br>Wokingham<br>Berkshire<br>RG40 1XU |
| Application approved | Letter sent :19/07/01 |

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2001/3697

**Applicant :** Psilogic .

**Location :** 30, Broad Street, , Wokingham.
**Proposal :** Proposed single storey rear extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 2/5/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 2/5/01

**Date Registered : 30/03/2001**

**Earliest Date for Decision : 06/05/2001**

**Latest Consultation Date/Site Notice Expiry Date : 06/05/2001**

**This application will have expired on: 25/05/2001. 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 :**

WTC: No Objection to revised plans

Cons Architect: See notes on memo (see LB file)
condition materials

Neighbours: No comments received.

**Planning Issues :** ( conservation area + listed buildings)

1) impact on neighbours

2) impact on listed building

3) impact on conservation area.

4) Archaeologist.

**Application Number: F/2001/3697**
**Appraisal:**

The proposal is for a single storey rear extension to form a covered link between the existing kitchen and bathroom, to a Grade II, late C18, 2-storey, listed building, part of a group of 4 cottages along Broad Street and located within the Wokingham Conservation Area. Pre-app advice was given by our Conservation Officer for the existing south east facing boundary brick wall to be dismantled, rebuilt and reduced in height by approximately 0.5 metres.

The single storey covered link will be 4.1 metres wide and will project 1.5 metres in a north westerly direction to the side from the existing south east facing brick wall mentioned above. To be constructed in brick with a tiled and part glazed mono pitched roof. The eaves height will be 2.2 metres approximately with a ridge height of 3 metres.

**1) Impact on neighbouring properties.**

No.32, to the north west, 2 storey, immediate neighbour, with an enclosed back yard adjacent to proposal. Due to the proposed position of the covered link, it is considered that it will not affect the occupants of this property

**2) Impact on the Character of the Listed Building**

Our Conservation Officer accepts the proposed covered link in principle subject to appropriate materials being used for the construction especially for the roof glazing, the eaves, the timber frame and door to outside space and for the new wall coping.

As such, the proposal is therefore considered acceptable and will have a minimal impact upon the fabric of the listed building.

**3) Visual impact on the Character of the Conservation Area**

Due to its position, adjoining boundary treatments and house walls the proposal will not be visible from Broad Street or from the rear in Ellison Way. It is considered therefore that it will not have an adverse impact visually on the character of the conservation area.

**4) Archaeologist**

Recommend that the site require an archaeological watching brief.

**Recommendation : Approval: [✓]** Refusal: [ ]
(tick appropriate box)

**Application Number F/2001/3697**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions /~~Reasons for Refusal~~ |
|---|---|---|---|

1. C001 R001 Full Permission – 5 Years
2. C016 R016 External Materials – Agree on Site
3. C183 R183 Archaeological Watching Brief
4. C190 R190 LB internal and external finishes
5. C191 R191 LB Details to be agreed
   Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery to doors and windows, plus new roof including glazing and drainage, 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.
6. C194 R194 LB – External Pipework Insert: "Cast Iron" Insert: "Black"
7. C195 R195 LB – No other alterations
8. C196 R196 LB – Notify Conservation Officer

**INFORMATIVES**

Existing detail of (south east facing) brick wall to be recorded by measurement and photographs prior to demolition.

NO2 Revised Plans
This permission relates to the application as amended with revised drawings submitted to the Local Planning Authority on 22nd May 2001, showing revised design of the proposed single storey extension.
NO3 Demolition Notice
NO4 Planning Permission Only (Not BR Approval)
NO8 5 Within Curtilage
NO8 6 LB Approval Works Only

N16 4 Relevant Policies

WDLP: WBE1, WOS2, WHE2, 5,13, 15 & 16B
SEALP: SBE1, 12, 15, STV1/ STV6.
BSP: EN1, EN5 & EN6

A Cronin

**RECOMMENDATION AND CONDITIONS/REASONS AGREED:** _____
**(Development Control Manager)**

**Date:** [redacted] 16/7/01

# RECORD OF SITE VISIT

SITE ADDRESS: 30 Broad Street Wokingham.

APPLICATION NUMBER: F/2001/3697

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 02/5/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front door

2. DESCRIPTION OF SURROUNDINGS

'offices' (residential cottages converted to offices)

3. DESCRIPTION OF SITE/BUILDING Grade II listed building, 2-storey, end terrace house, part of a group of 4 cottages. Painted render, timber frame structure, old tile clay roof (red) white painted woodwork, + red brick work between panels with small single storey outhouse at rear / courtyard.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — front pedestrian access, no rear access.

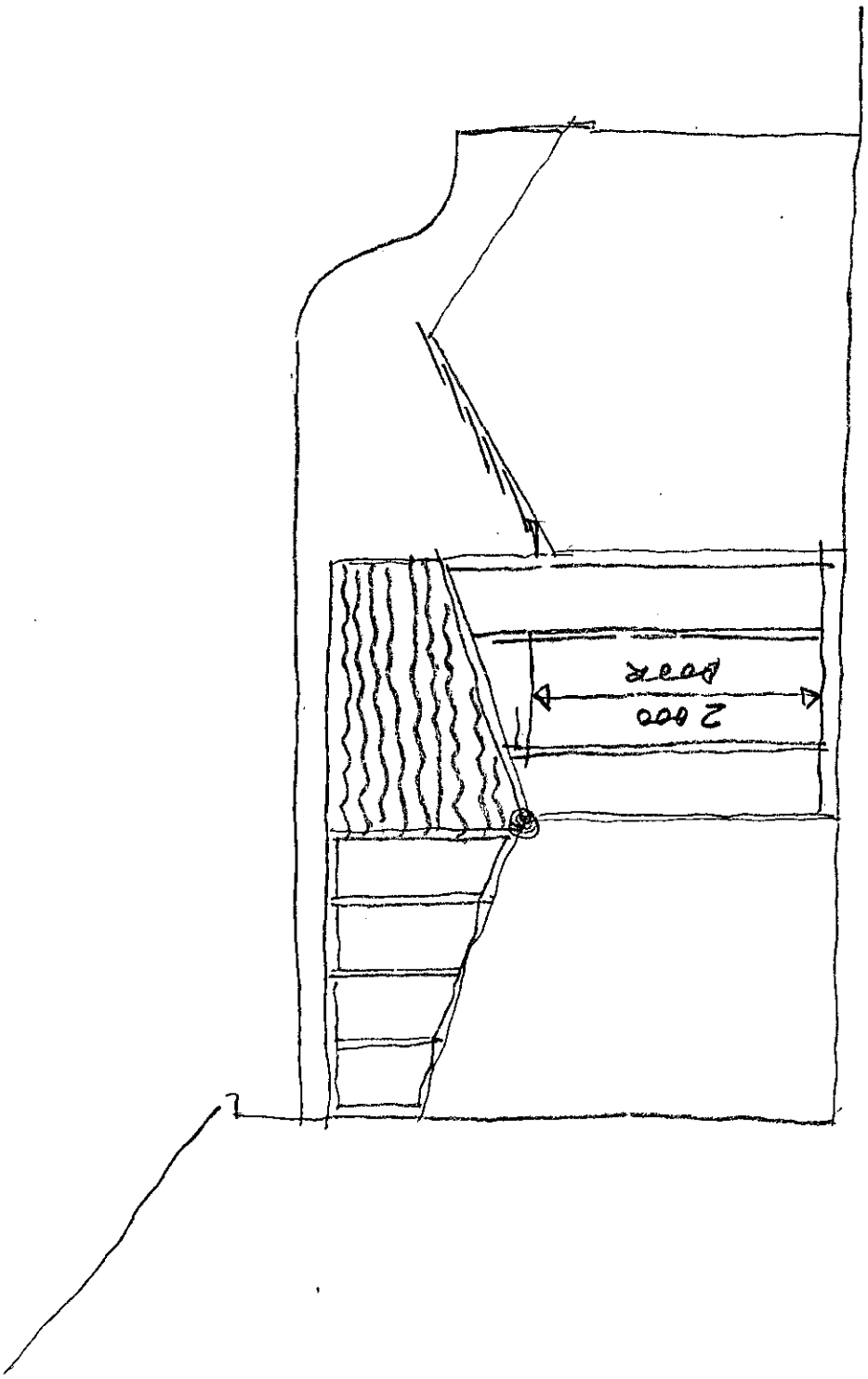
LEVELS —

BOUNDARY TREATMENT — No. 32, 1.8 m fence between (adjacent yard)

OTHERS — side boundary 4m high parapet wall.

— Car park located at rear

Nb · proposal will not be visible from the rear elevation.


2 000
door

SU 8168 NW | WOKINGHAM | BROAD STREET (South side)

18/22 | No.28

2.10.69

G.V. | II

Small town house, now offices. Mid C18, altered mid C20. Rendered and painted, slate gabled roof. Central staircase plan. 2 storeys and attics, 3 dormers facing north with 2-light casements and glazing bars. Flanking chimneys. String at first floor level, moulded and bracketed wooden cornice. Sash windows with glazing bars. 3 bay symmetrical front with flanking angular bays the whole height, and 8-panel central door in panelled pilasters with carved, scroll brackets supporting cornice and pediment enriched with key pattern of bold proportions. Interior:- stair with turned balusters, newels, and moulded handrail rising the whole height to attics.

---

SU 8168 NW | WOKINGHAM | BROAD STREET (South side)

18/23 | Nos. 30-36 (even)

12.11.51

G.V. | II

Terrace of 4 cottages, now offices and 2 cottages. Late C18 altered C19 and late C20. Painted render; old tile, coped gabled roof. Rectangular plan with small outhouse extensions at rear. Symmetrical front, 2 groups of 2 bays. Sash windows with glazing bars at each end, in moulded frames. 2 outer and 2 central plain doors.

---

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

Tel: 0118 974 6441

Date: **12 April 2001**

My ref: F/2001/3697

**CONFIDENTIAL**

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU


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


Dear Councillor

**Application Number: F/2001/3697**
**30, Broad Street, , Wokingham.**
**Proposed single storey rear extension to dwelling.**

I write to let you know that the above mentioned house holder application has been received

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/3697**
**30, Broad Street, , Wokingham.**
**Proposed single storey rear extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6441

Date: **12 April 2001**

My ref: F/2001/3697

**CONFIDENTIAL**

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR


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


Dear Councillor

**Application Number: F/2001/3697**
**30, Broad Street, , Wokingham.**
**Proposed single storey rear extension to dwelling.**

I write to let you know that the above mentioned house holder application has been received

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/3697**
**30, Broad Street, , Wokingham.**
**Proposed single storey rear extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6441

Date: **12 April 2001**

My ref: F/2001/3697

**CONFIDENTIAL**

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY


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


Dear Councillor

**Application Number: F/2001/3697**
**30, Broad Street, , Wokingham.**
**Proposed single storey rear extension to dwelling.**

I write to let you know that the above mentioned house holder application has been received

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/3697**
**30, Broad Street, , Wokingham.**
**Proposed single storey rear extension to dwelling.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2001/3697**
**CASE OFFICER: Andrew Thorley**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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# Wokingham District Council
# Planning Application

**Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8**

**AND/OR**

**Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990**

## Application No: F/2001/3697

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

**Location:**
30 Broad Street Wokingham

**This application is being advertised in the Wokingham Times newspaper on the 02/05/2001 for the following reason(s);**

**SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA**

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/05/2001**. Written comments submitted will become available for public inspection.

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

**Date: 02/05/2001**

cp 03/05/01

**Received by Wokingham District Council**

# Application No: F/2001/3697

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

**Location:**
30, Broad Street, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/05/2001. 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**

**12 April 2001**

Date: 24 May 2001 24 MAY 2001

To: Harold Sanders, Conservation

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3697

Location: 30, Broad Street, Wokingham.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Psilogic.

Case Officer: Andrew Thorley

---

The new plans show the following: Revised design of proposed single storey rear extension.

---

**Comments are required by 03/06/2001.**

**Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.**

PRINCIPLES OF LINK ACCEPTABLE
DETAILS OF ROOF GLAZING, EAVES, TIMBER FRAME + DOOR TO OUTSIDE SPACE. NEW WALL COPING. INCLUDING DOUBLE SWEEP CURVE DETAIL.

Harold Sanders

INFORMATIVE. — . EXISTING DETAIL OF WALL TO BE RECORDED — BY MEASUREMENT AND PHOTOGRAPHS PRIOR TO DEMOLITION.

Date: 24 May 2001

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2001/3697

Location: 30, Broad Street, Wokingham.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Psilogic.

Case Officer: Andrew Thorley

---

The new plans show the following: Revised design of proposed single storey rear extension.

---

**Comments are required by 03/06/2001.**

**Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.**

(RING ONE)

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

App No. (Planaps) / (Ludhouse) Date Rec. 22/05/01

F/2001/3697 + LB/2001/3923

Location: 30, Broad Street Parish Wokingham

Applicant:

Description of attached plans Revised design of proposed single storey rear extension.

Drawing No's: —

## CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Harold S.

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: Yes

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 AT

Consultations Sent by Admin. on 24.05.01

Yellow - Part One Copy
Green - Officer's Copy

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 30 MAR 2001 |
| Officer: AJ | Application No. F/2001/3697 |

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

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 30 BROAD STREET

Parish: WOKINGHAM Ward: EVENDONS
12.04.01

Applicant: PSILOGIC

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

Enforcement Section (2) 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 | ~~Cert B~~? | | |
| 5 | Elevation plans | other ~~side~~ elevation to show change in wall height | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | Encroachment? (both sides of extension | | |
| 9 | Miscellaneous | | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ..... See LB app. .....

---

Date Site Notice Sent : 12.04.01 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

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

### EXTERNAL CONSULTATIONS

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

---

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

### HERITAGE BODIES

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

---

### OTHERS:

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

### NEIGHBOURS:

..... S/N + see map .....
..... + 30 Broad Street (Site within red line) .....
.....
.....
.....
.....
.....
.....
.....

Recd 1.15PM 1.6.01

# WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

**Case officer:** Andrew Thorley

**Application Number:** F/2001/3697

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

**Site Address:** 30 Broad Street, Wokingham

**Applicant:** Psilogic

Your observations are required in respect of this application **by 03/06/01**

---

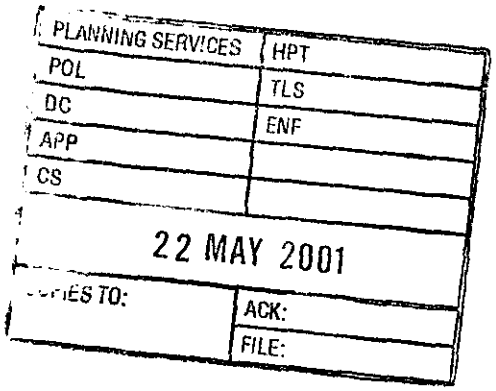
**At their meeting on 29 May 2001, the Planning & Transportation Committee resolved to make the following observation:**

**No objection to the revised design of the single storey extension**




**SIGNED:** PAHarcourt **DATE:** 01/06/01

pp **CLERK TO Wokingham Town Council**




Mr Andrew Thorley
Case officer
Planning Department
Wokingham District Council

Hazel Guile
50 Rose Street
Wokingham
Berkshire RG40 1XU

17 May 2001

Dear Mr Thorley

Re: Planning application LB/2001/3697 - 30 Broad Street

This terrace of 4 listed buildings were originally domestic cottages for the 'Elms House' and would have been very 'basic'. This little end cottage has been in a sorry state for some time and is in need of considerable repair. (a drop of TLC!)

The plans submitted are for a rear extension with no mention of the original 'host' building which has obvious external cracking to the rear wall.

The proposed extension is using an existing listed party/garden wall adjacent to its neighbour making a connecting passage from the main building to a proposed bathroom. (car park area beyond). Is there already a bathroom within the main building?

Work on this premises would result in an improvement in its condition, making it habitable. The rear extension is not ideal, but if this encourages more wholly residential occupation within the town (as directed by government) then it should be welcomed. Ideally, some conservation guidance should be offered on 'best practice'.

Kind regards
Yours sincerely

Hazel Guile

HAZEL GUILE

Andrew — could you please give them some advice!

Cc Harold Sanders – Conservation architect.

I can always rely on Hazel..

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Andrew Thorley

**Date:** 11 May 2001 14 MAY 2001

**Application Number:** LB/2001/3923

**Proposal:** Proposed single storey rear extension to listed building..

**Site Address:**
30, Broad Street, , Wokingham.

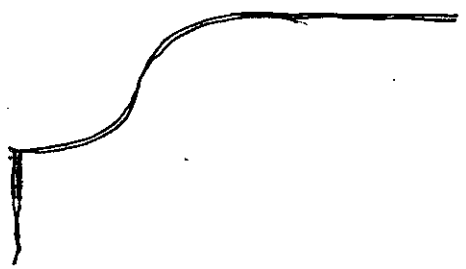
**Applicant:**
Psilogic .

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

---

I UNDERSTAND THIS SCHEME IS BEING REVISED AGAIN AS THE ANGLED ROOF WOULD NOT PROVIDE ADEQUATE HEADROOM

NOTE. I CONSIDER THE EXISTING GARDEN WALL, EVEN IF REDUCED IN HEIGHT SHOULD RETAIN THE CURVED END DETAIL. THUS

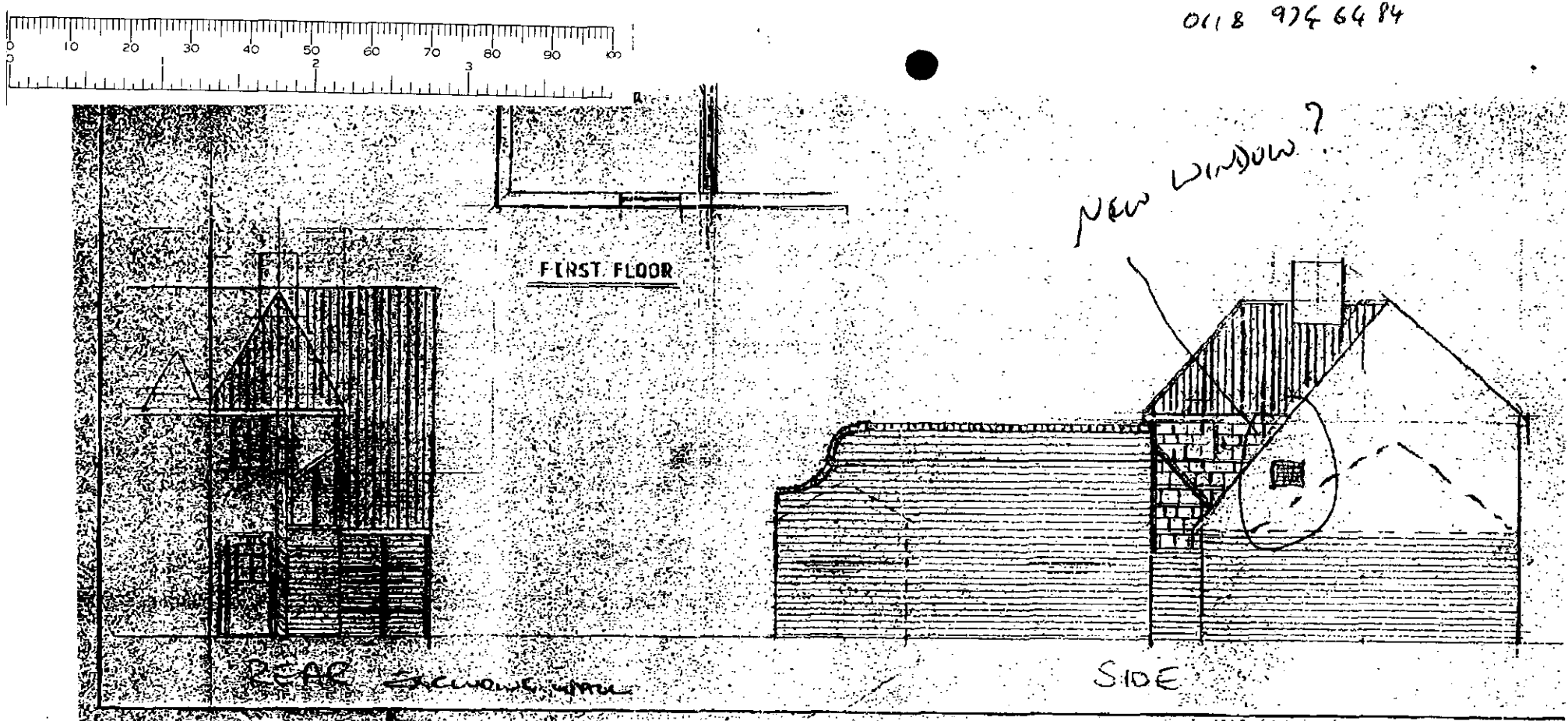


Harold Sanders

16. 05. 01.

0118 974 6484

Sent by:PSILOGIC ~ 20-Apr-01 09:49 Page 1/1
Received 20-Apr-01 09:26 0134425120 FROM RUEHM LTD 626209 → PSILOGIC TO 01189692110 P.01/01
20-APR-2001 09:38




FAO HAROLD SANDERS

THIS DRAFT SKETCH SHOWING ELEVATION REQUESTED

THEY DID NOT ASK FOR THIS ONE - DO WE NEED TO SHOW IT!

WINDOW TO STAIRS SHOWN IN WRONG POSITION ON YOUR SKETCH. SHOULD BE AS I HAVE INDICATED - YOUR WINDOW WOULD BE IN CUPBOARD.

PLEASE GIVE ME A CALL 01908-626252 (AM TODAY

23 APR 2001

COPIES TO: | ACK: | FILE:

TOTAL P.01

# Psilogic Ltd.

ADVANCED COMPUTING SOLUTIONS

Lock's Barn, Waterloo Road, Wokingham,
Berkshire, RG40 3BY.

Telephone: (0118) 989 2100
Fax: (0118) 989 2110
e-mail : sales@psilogic.co.uk


FAO ANDREW THORLEY.

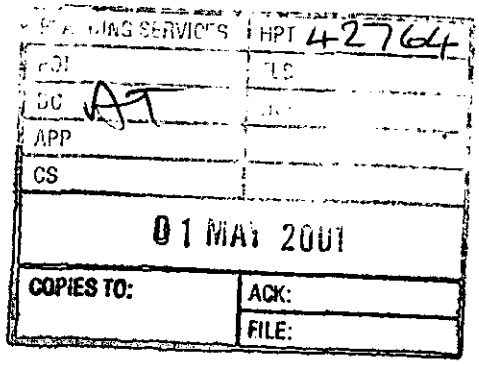
REF 2001/3692

DEAR ANDREW

PLEASE FIND ATTACHED 6 COPIES OF REVISED PLANS FOR 30 BROAD ST.

REGARDS

TONY MUMFORD.





Registered in England, Number 2423887
Registered Office: Locks Barn, Waterloo Road, Wokingham, Berkshire. RG40 3BY



DNV UKAS QUALITY MANAGEMENT VIT
Certificate No. 95-I.ON-AQ-069

**To:**
**Harold Sanders**
**Urban Design And Conservation Officer**

**From:** Andrew Thorley

**Date:** 12 April 2001 17 APR 2001

**Application Number:** F/2001/3697

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

**Site Address:**
30, Broad Street, , Wokingham.

**Applicant:**
Psilogic .

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

---

THE PRINCIPLE OF INFILLING PART OF THE EXISTING YARD HAS BEEN ACCEPTED IN PRE-APPLICATION DISCUSSIONS.

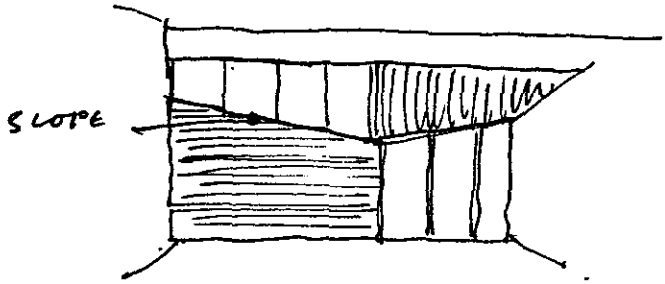
HOWEVER THE DRAWING OF THE ELEVATION IS INCORRECT. AS THE WALL ON PLAN SLOPES AWAY FROM THE BACK WALL, ON PLAN, THEN THIS WILL RESULT IN THE ROOF EDGE WOULD ALSO SLOPE.

SEE SKETCH.

FURTHER DETAILS OF ROOF + DOOR AND WINDOWS TO BE SOUGHT

Harold Sanders.

20.04.01.




Tony Padma Psilogic

Tel. 989 2100

Speak to Harold + arrange to meet him + Harold on site.

# Environmental Services

For office use only.
Application number: 30.MAR2001* 3697

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

| | | |
|---|---|---|
| 1 | Your name<br>Address and postcode<br><br><br><br>Phone number | PSILOGIC<br>LOCKS BARN<br>WATERLOO ROAD<br>WOKINGHAM<br>RG40 3BY<br>0118 ~~982100~~ 989 2100 |
| 2 | Agent's Name<br>Address and postcode<br><br><br><br>Phone number | |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | 30 BROAD STREET<br>WOKINGHAM<br>BERKS<br>RG. |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | SINGLE STOREY REAR EXTENSION |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☐ No ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | MATCHING BRICKWORK<br>MATCHING ROOF TILES |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | Existing: | Proposed: |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Two | Two |
| 10 | Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans. | Yes ☐ | No ☑ |
| 11 | Checklist. Please make sure that you enclose the following | | |
| a | Six copies of this form signed and dated. | | |
| b | The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. | | |
| | | | |
| c | Six copies of each set of plans and drawings listed below. | | |
| | • 1:2500 scale location plan with the site outlined in red. | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate 'A' or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

**Certificate A**

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

**Certificate B**

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

| Owner's name | Address at which the notice was served | Date on which the notice was served |
|---|---|---|
| | | |

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of PSILOGIC LTD

Date 30/3/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

30 BROAD STREET LISTED

| PLAN NUMBERS | | DATE REC. | BRIEF DESCRIPTIONS AND REMARKS | DECISIONS | | DATE STARTED | DATE COMP. |
|---|---|---|---|---|---|---|---|
| PLANNING | BUILDING | | | PLANNING | BUILDING | | |
| 98/68855/LA | | | B. WEBB. RENOVATIONS TO LISTED BUILDING TO MAKE HABITABLE. | 15/3/99C/A | | | |

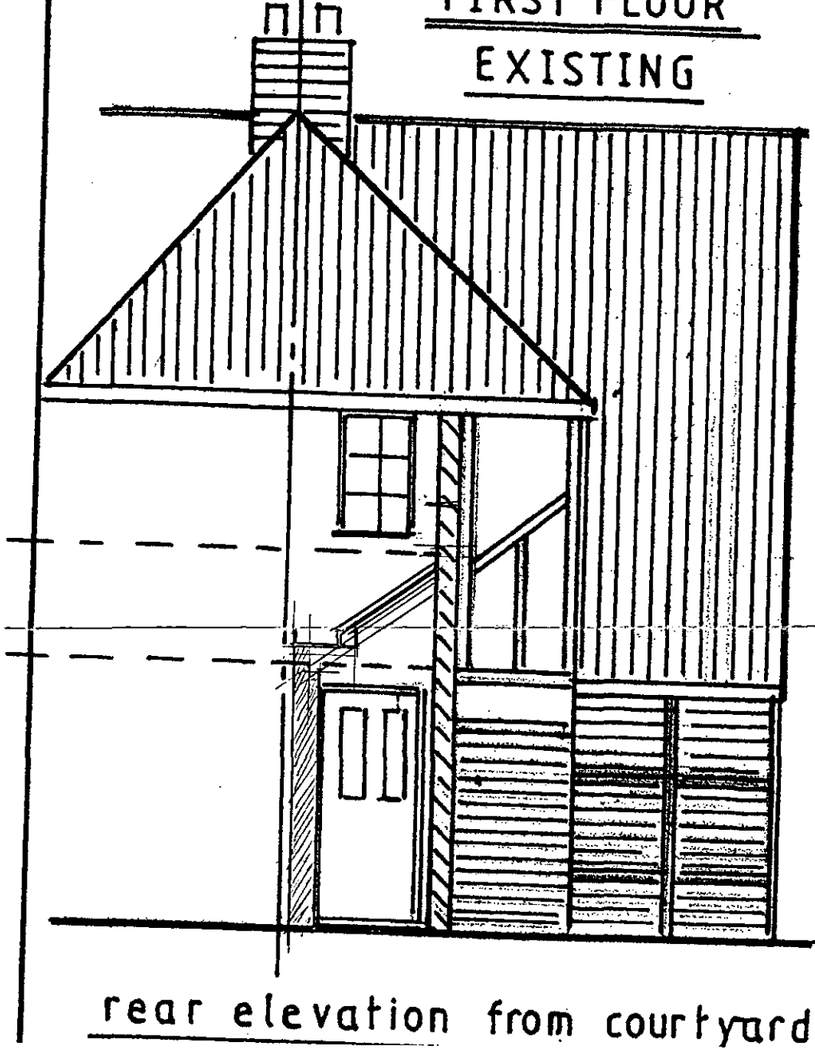
bedroom

bedroom

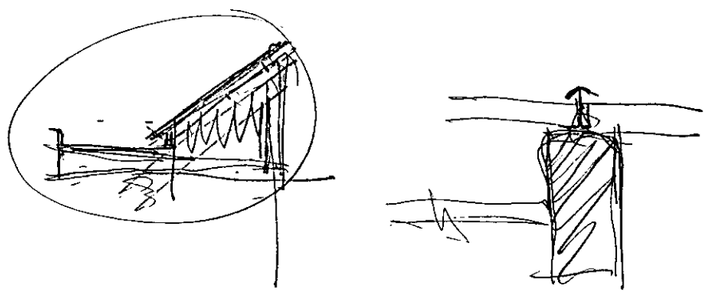
new

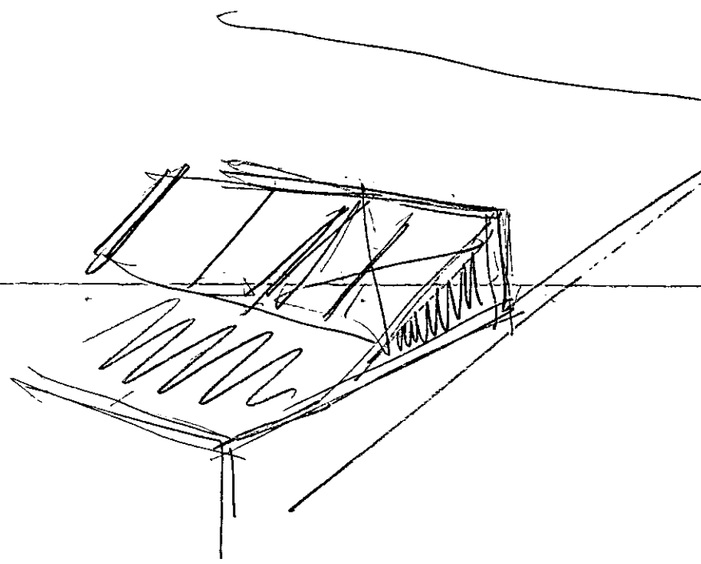
FIRST FLOOR
EXISTING

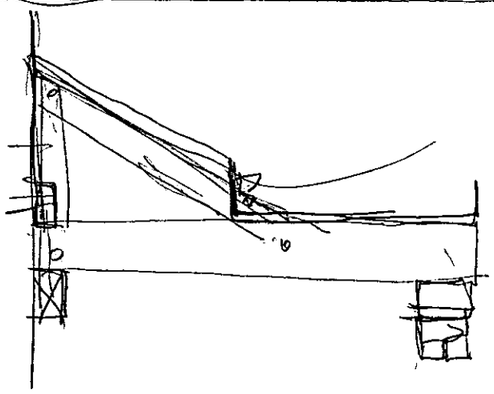
FIRST FLOOR
PROPOSED

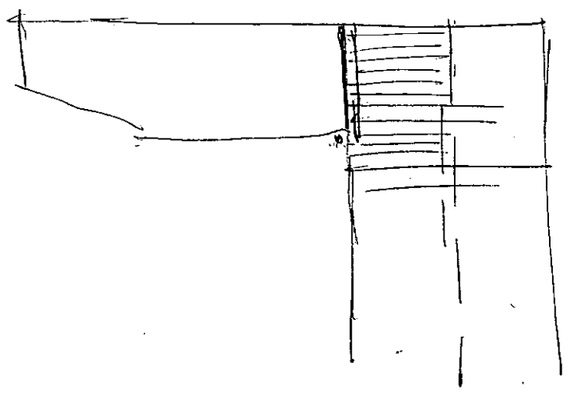


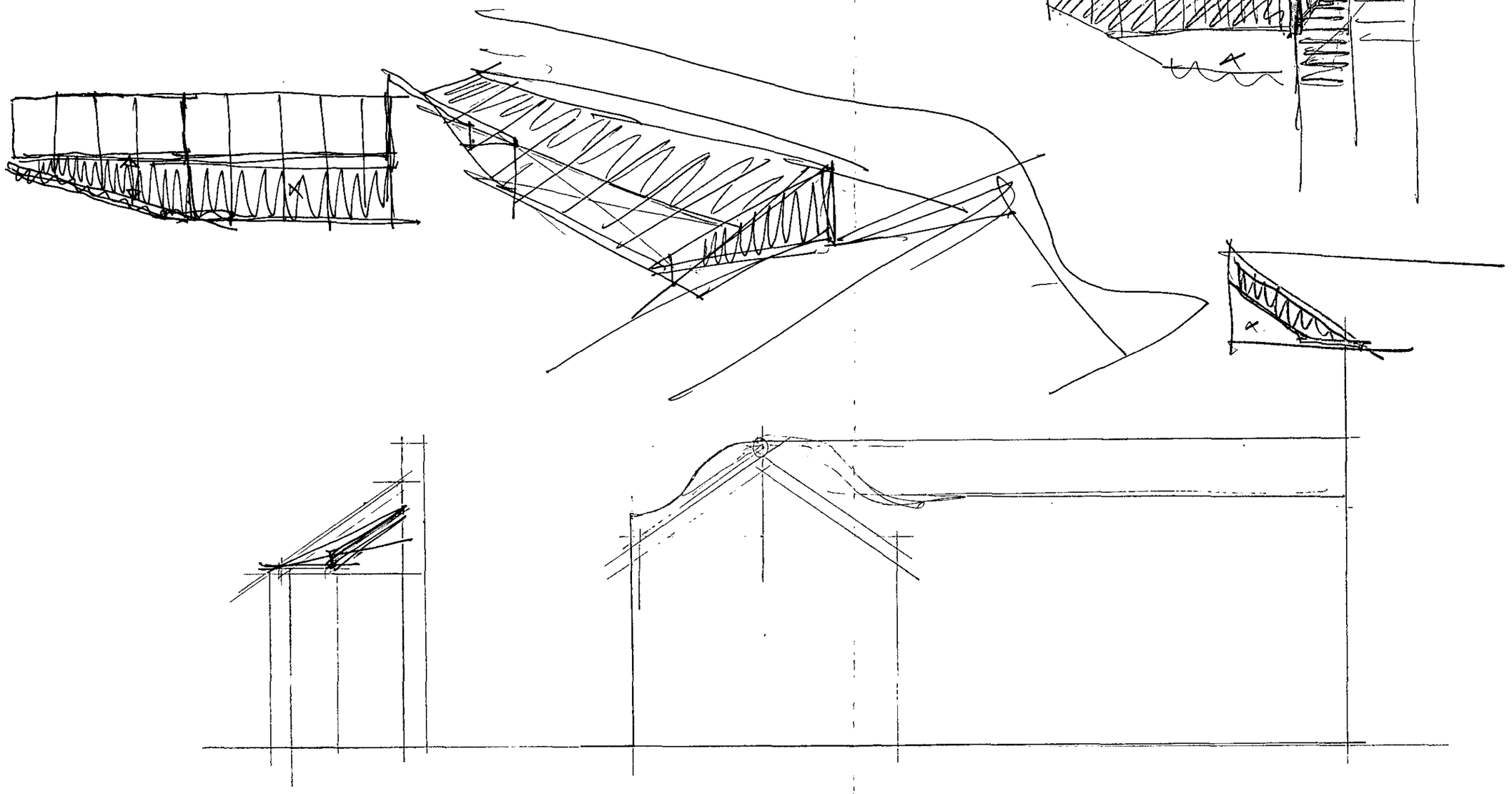
rear elevation from courtyard

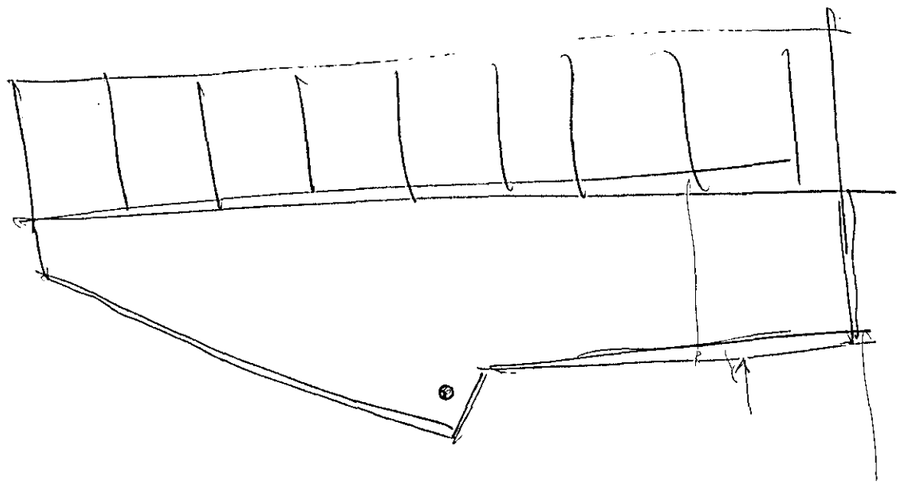


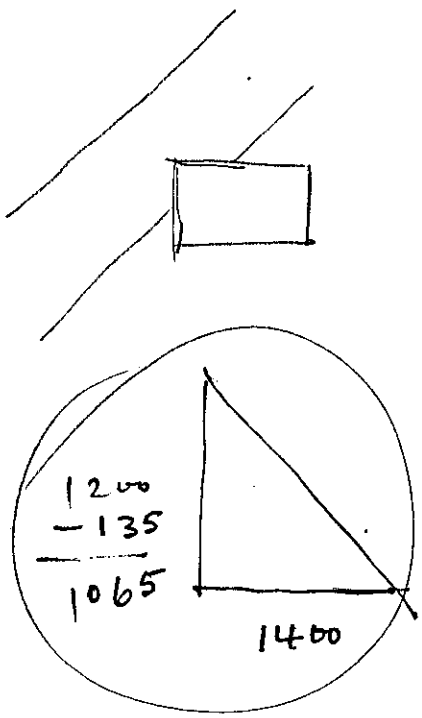




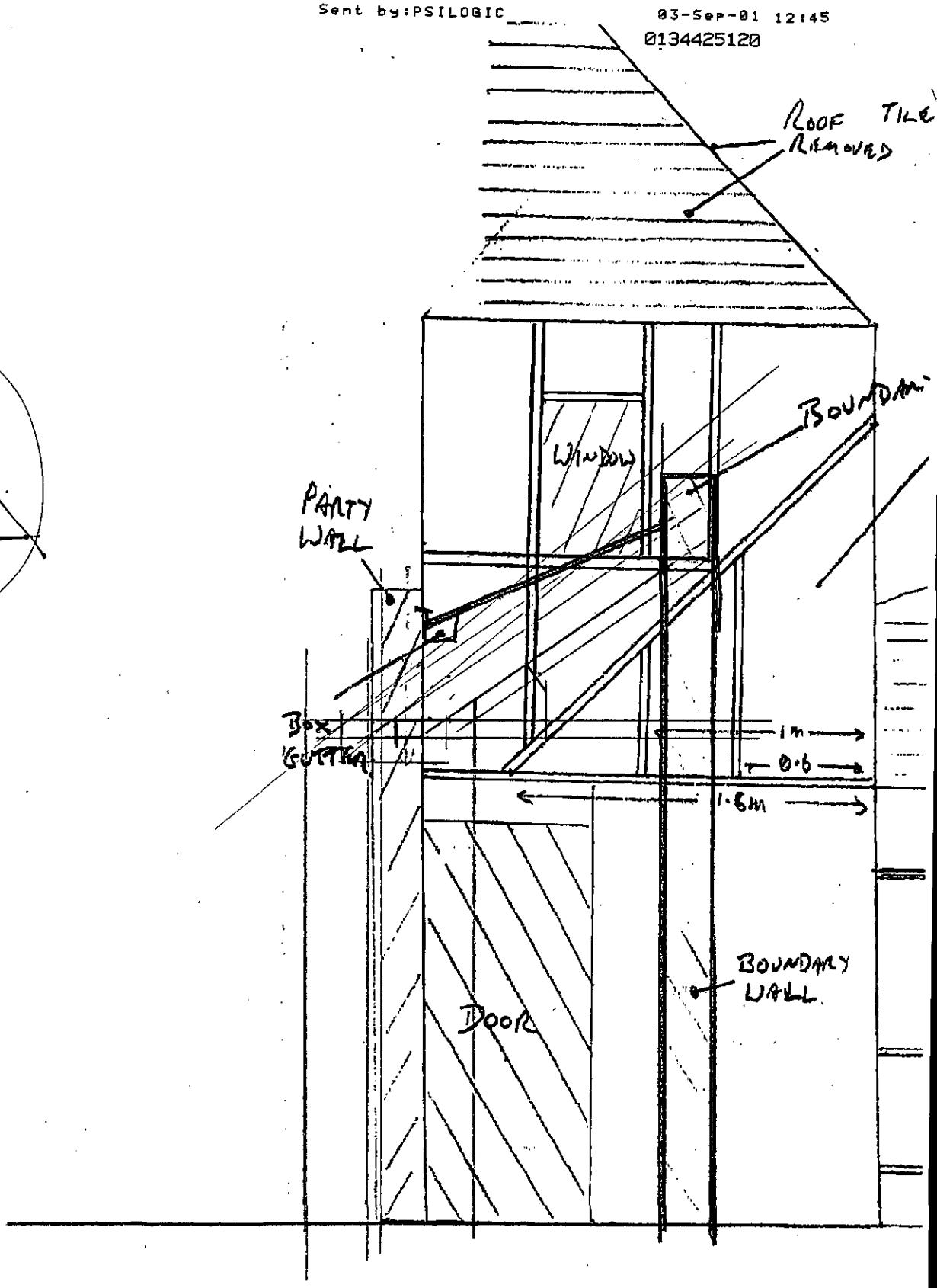






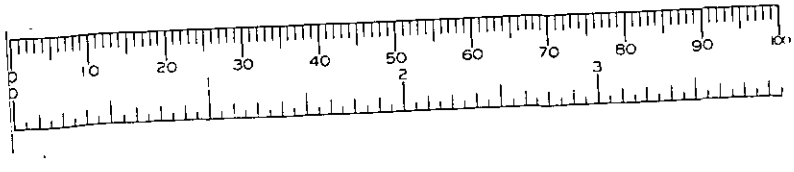


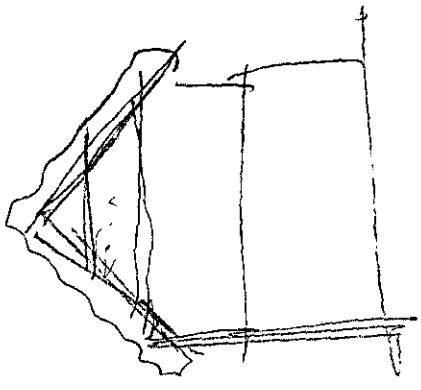


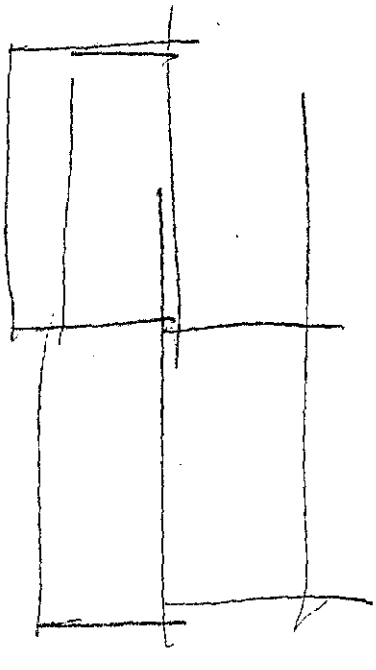



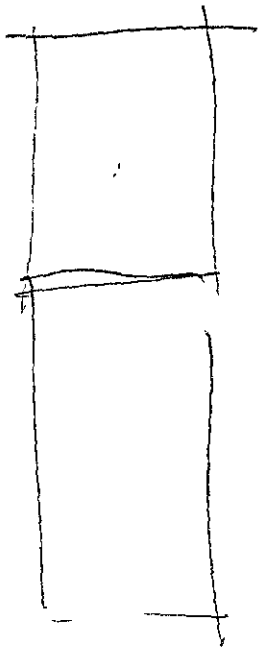

OAK/BRICK CONSTRUCT

ELEVATION OF 30 BRA



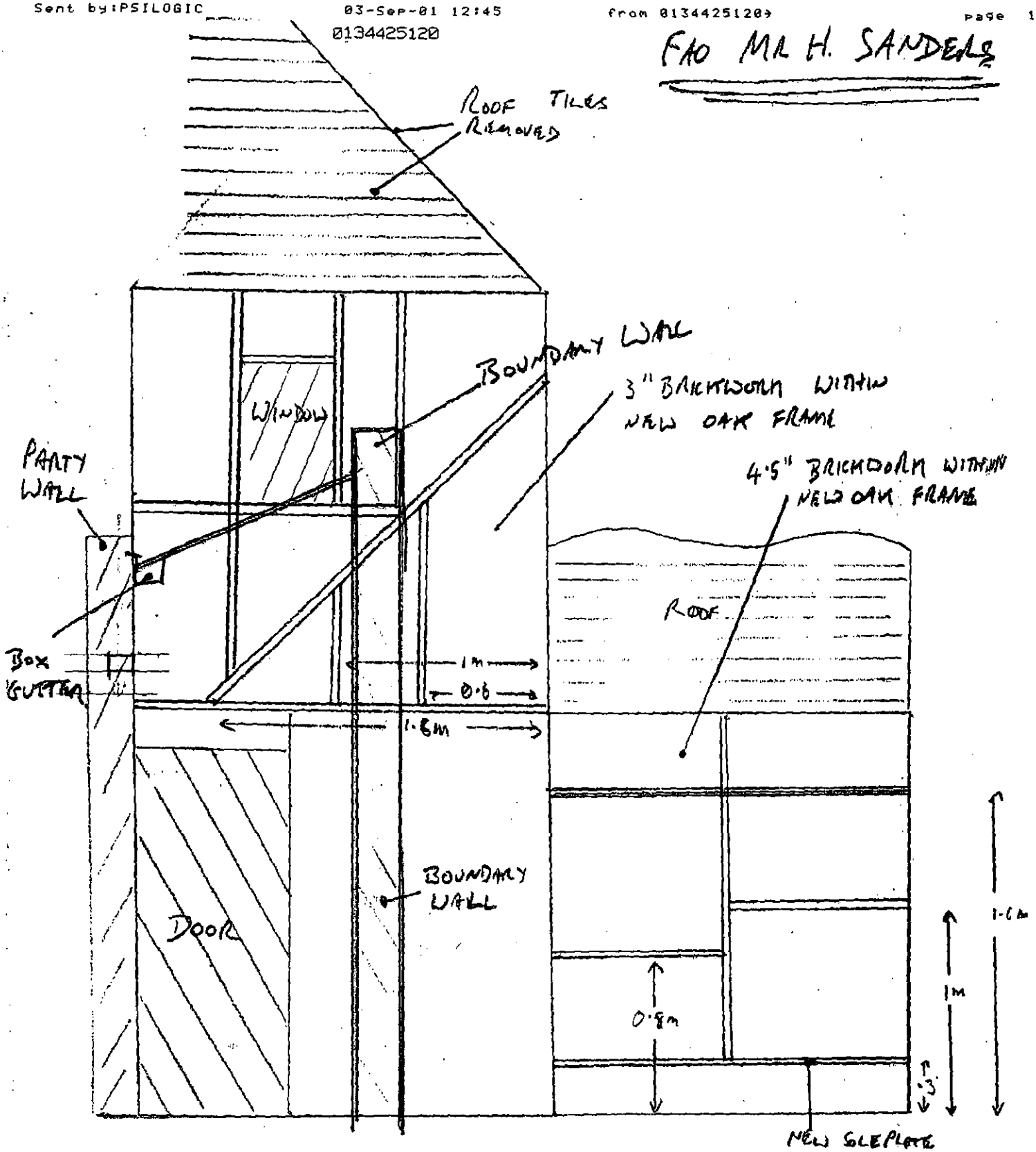






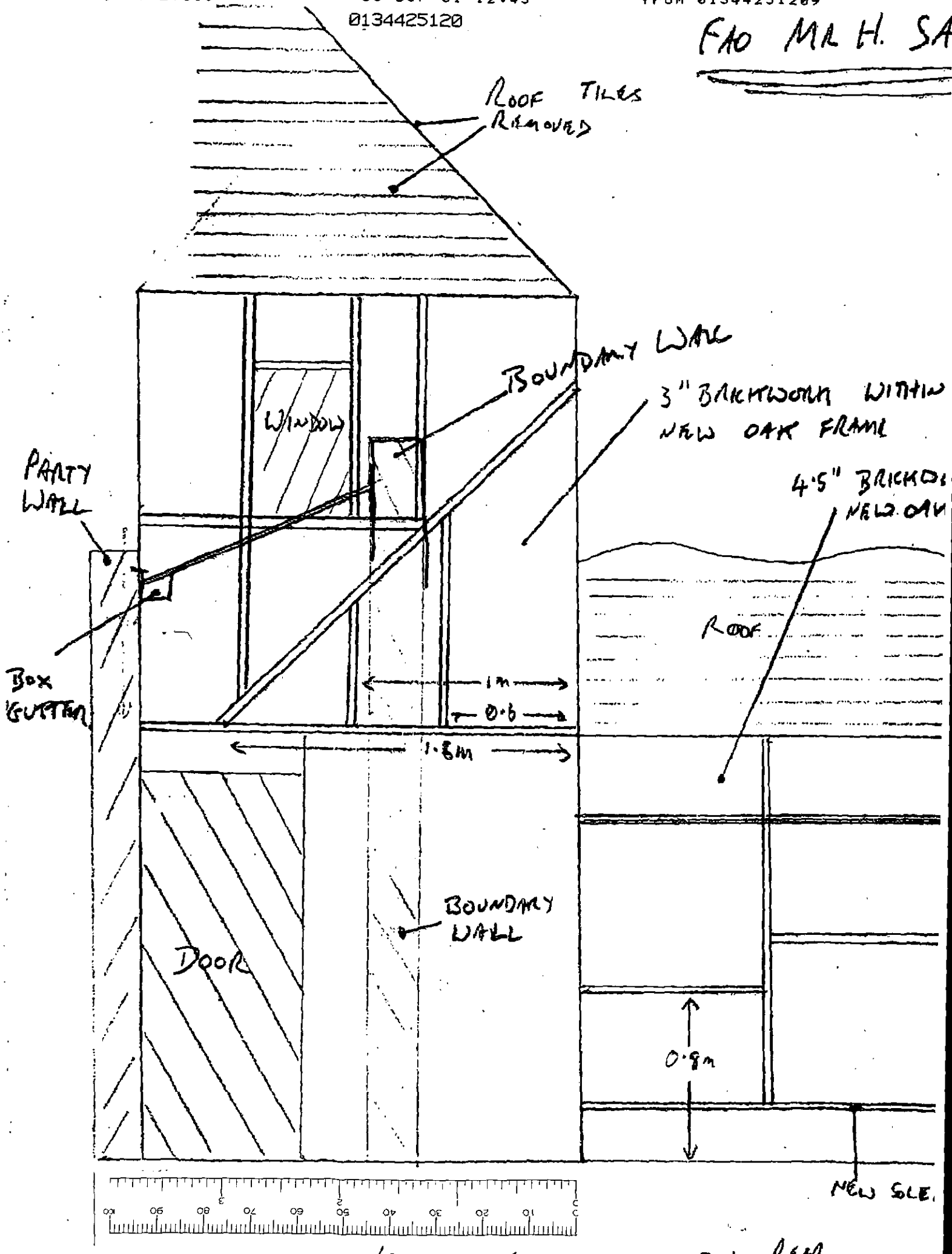
0134425120

FAO MR H. SANDELS



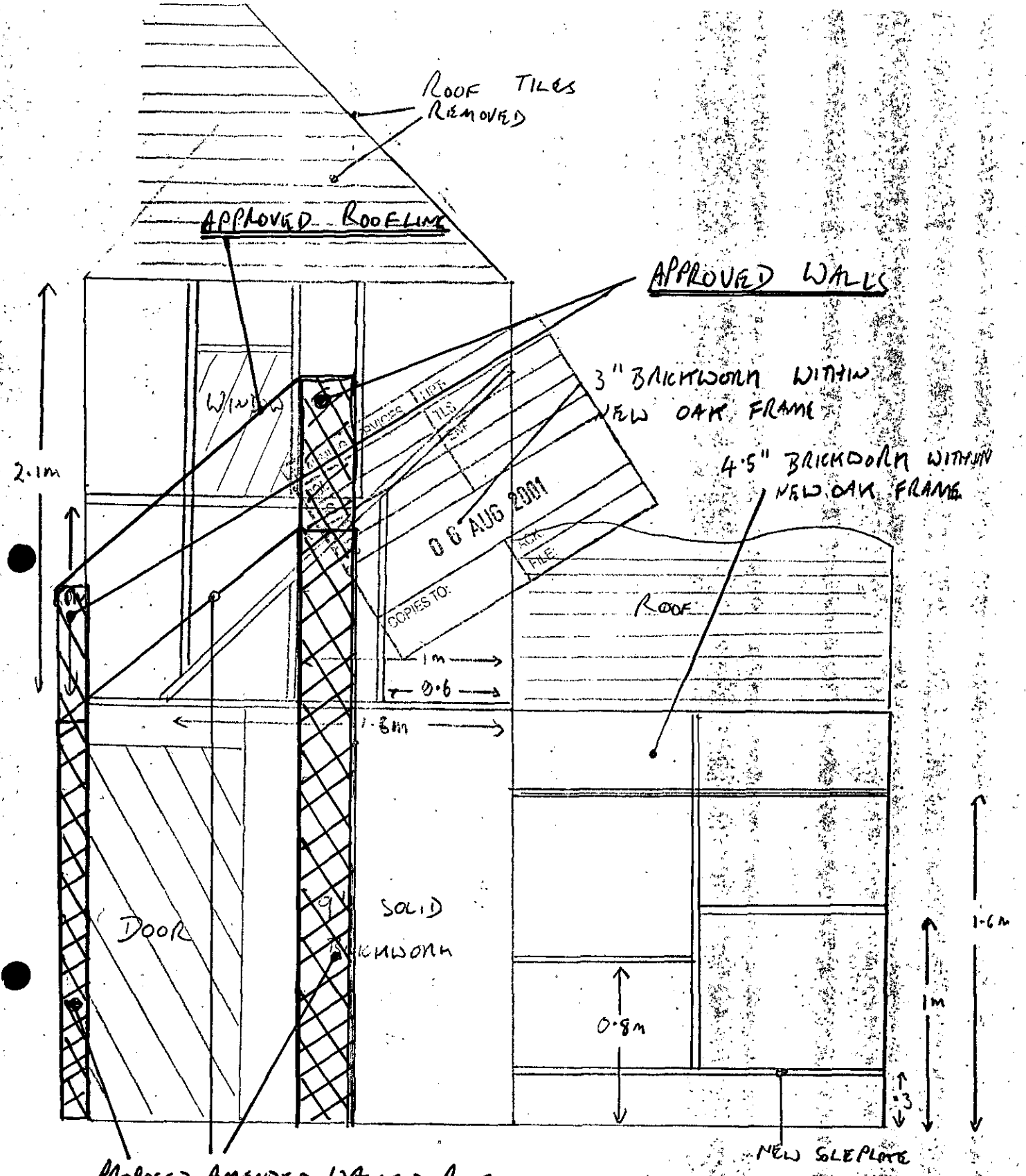

OAK/BRICK CONSTRUCTION ON REAR ELEVATION OF 30 BROAD ST. (SECTION 1)

FAO MR H. SA




OAK/BRICK CONSTRUCTION ON REAR

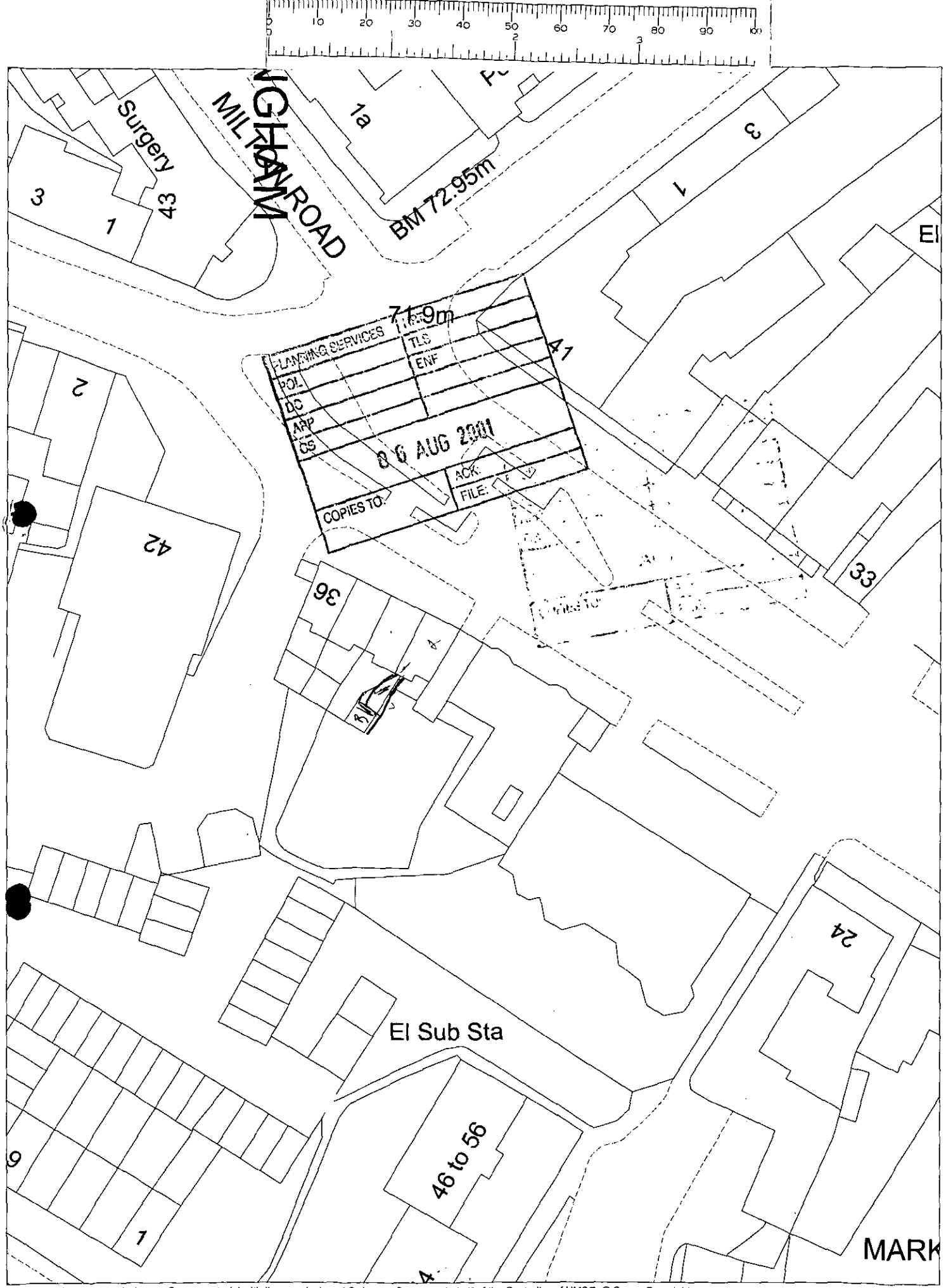
ELEVATION OF 30 BROAD ST. (SECTION 1)




PROPOSED AMENDED WALLS & ROOFLINE

OAK/BRICK CONSTRUCTION ON REAR

ELEVATION OF 30 BROAD ST. (SECTION 1)

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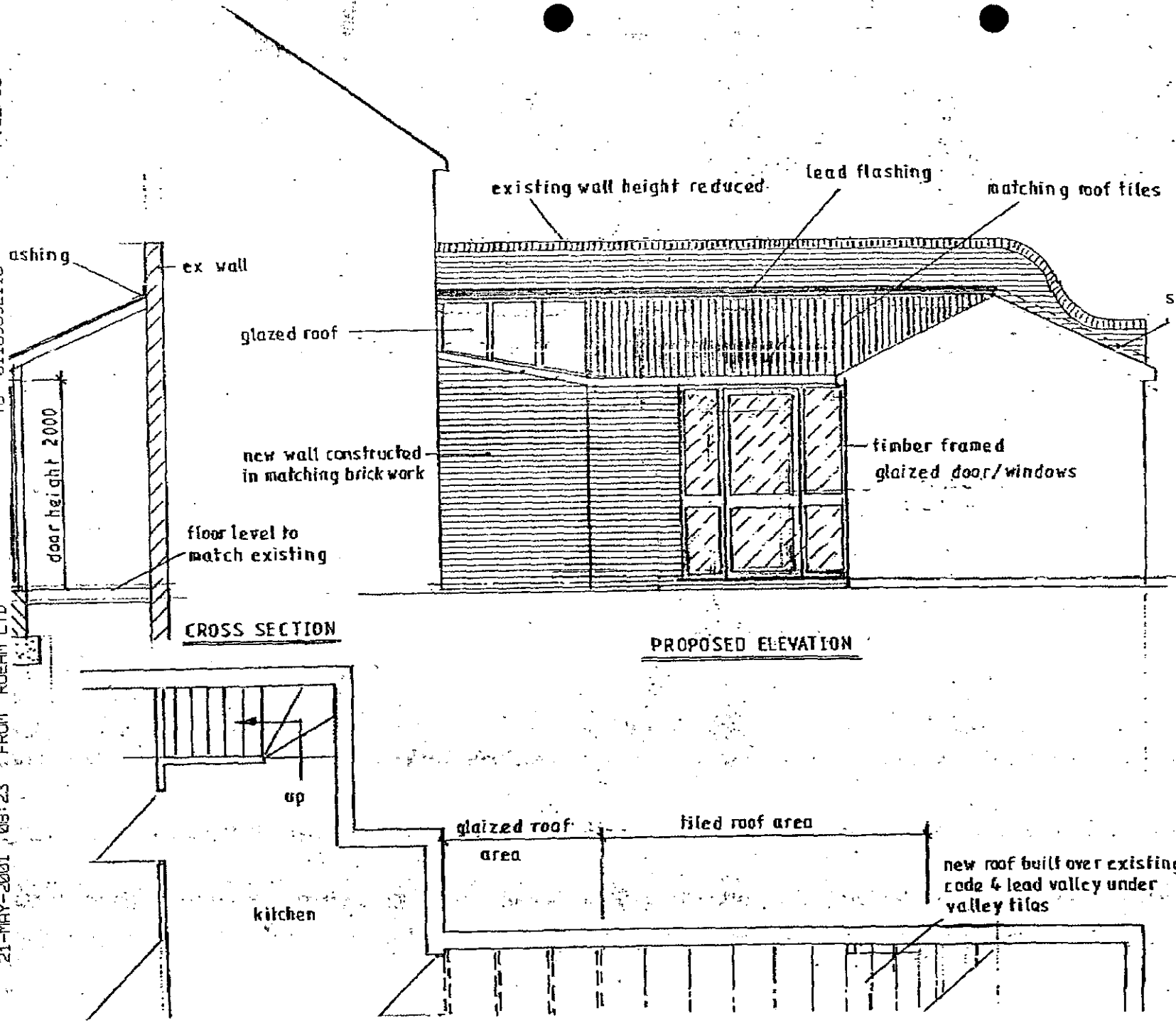
Development Control Section, Environmental Services, Wokingham District Council.
6 August 2001 Scale: 1 : 500

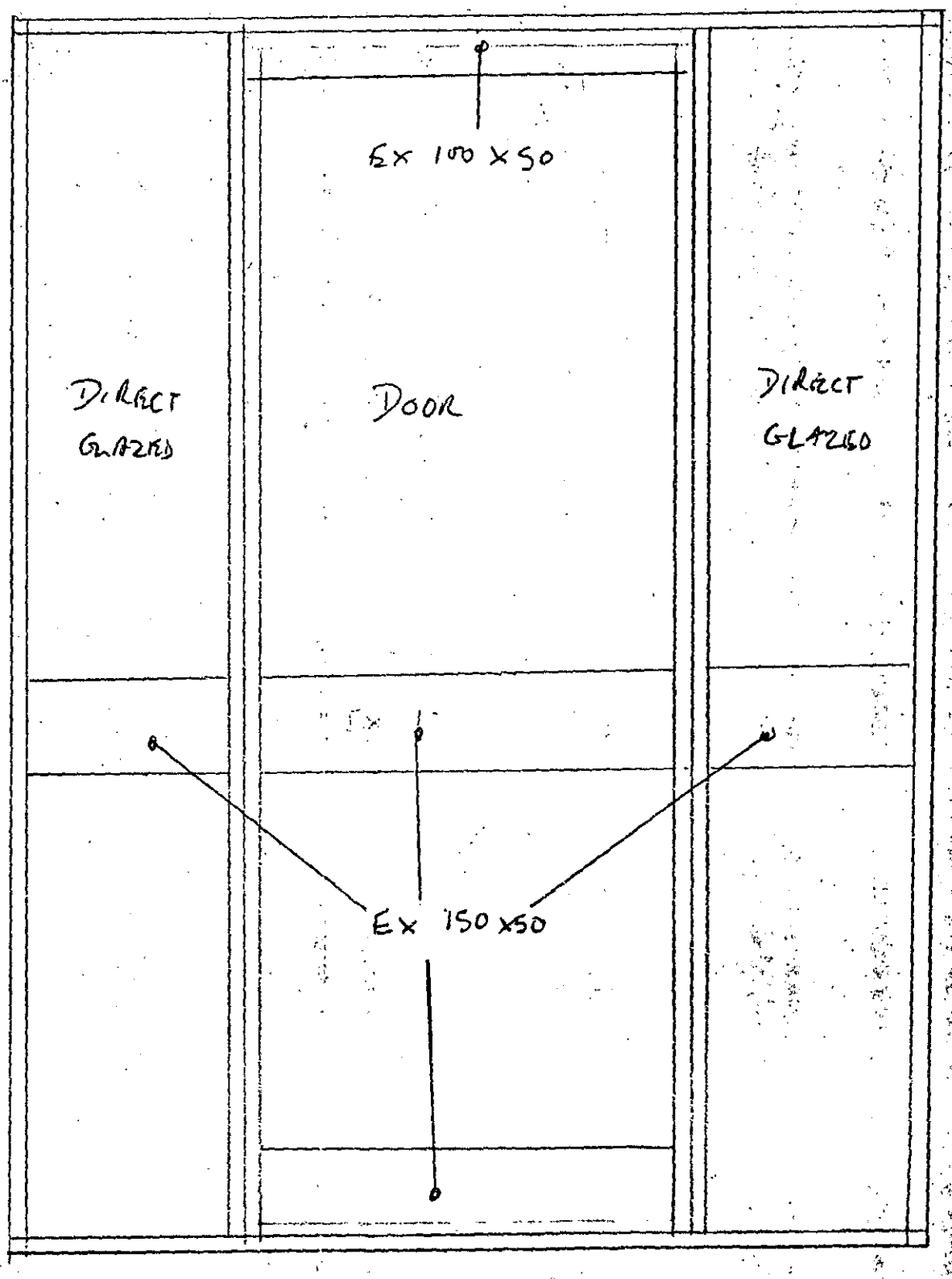
Received 21-May-01 08:09 from 01908 626209 → PSILOGIC TO 01189892110
21-MAY-2001 09:23 FROM ROEHM LTD
page 2
F.02/03




| | |
|---|---|
| D | May 2000 |
| | |
| | Date |

© copyright

Client


Ex 100 x 50
DIRECT GLAZED
DOOR
DIRECT GLAZED
Ex 150 x 50

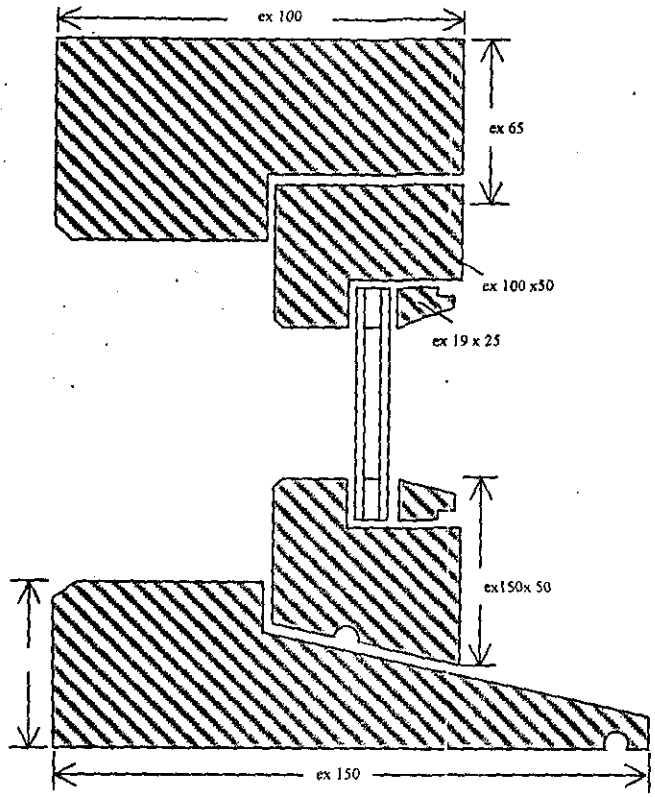



Figure 1 Door Section -

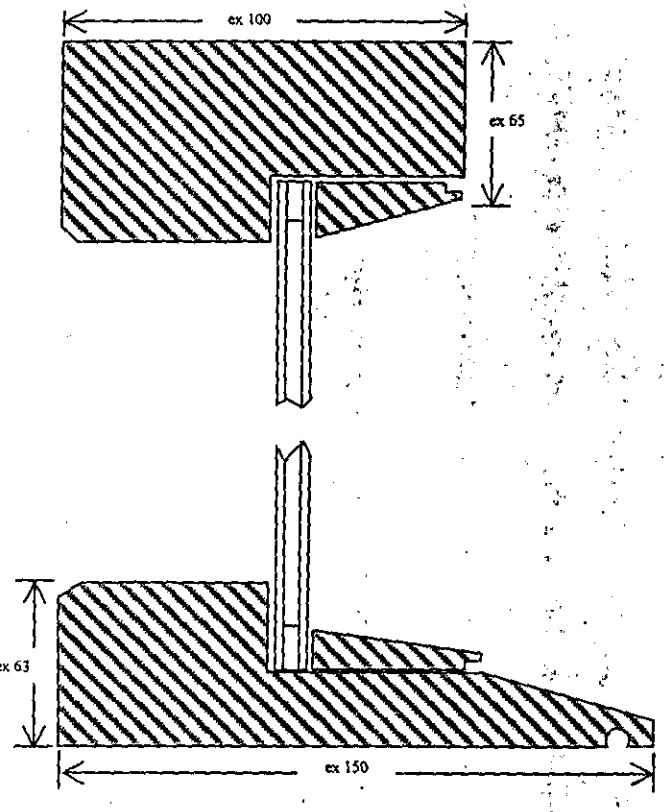



Figure 2 Direct Glazed Section (with cill)

NOTE: MIDDLE BAR FOR DOOR AND SIDE-LIGHTS MISSING OFF DRAWING. SIZE OF BAR IS EX 150MM X 50MM.

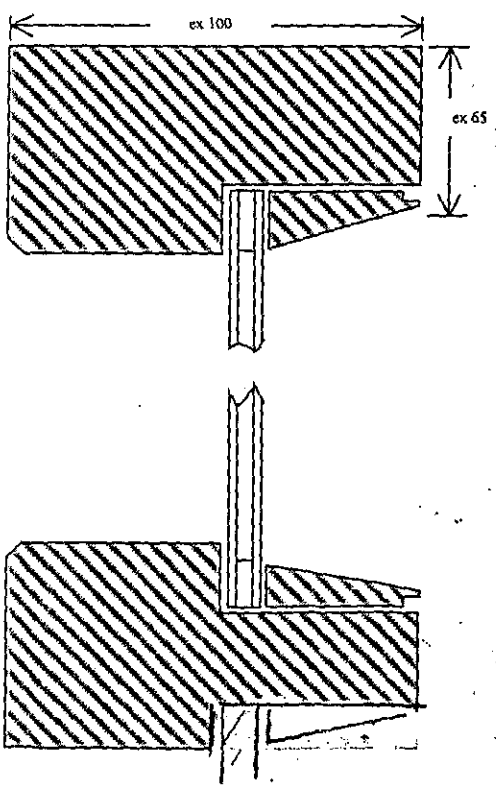
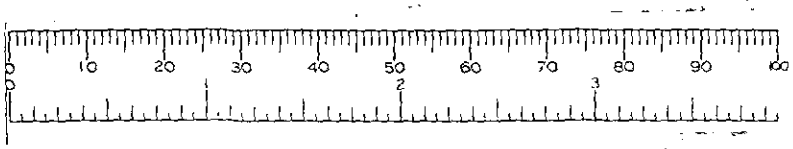
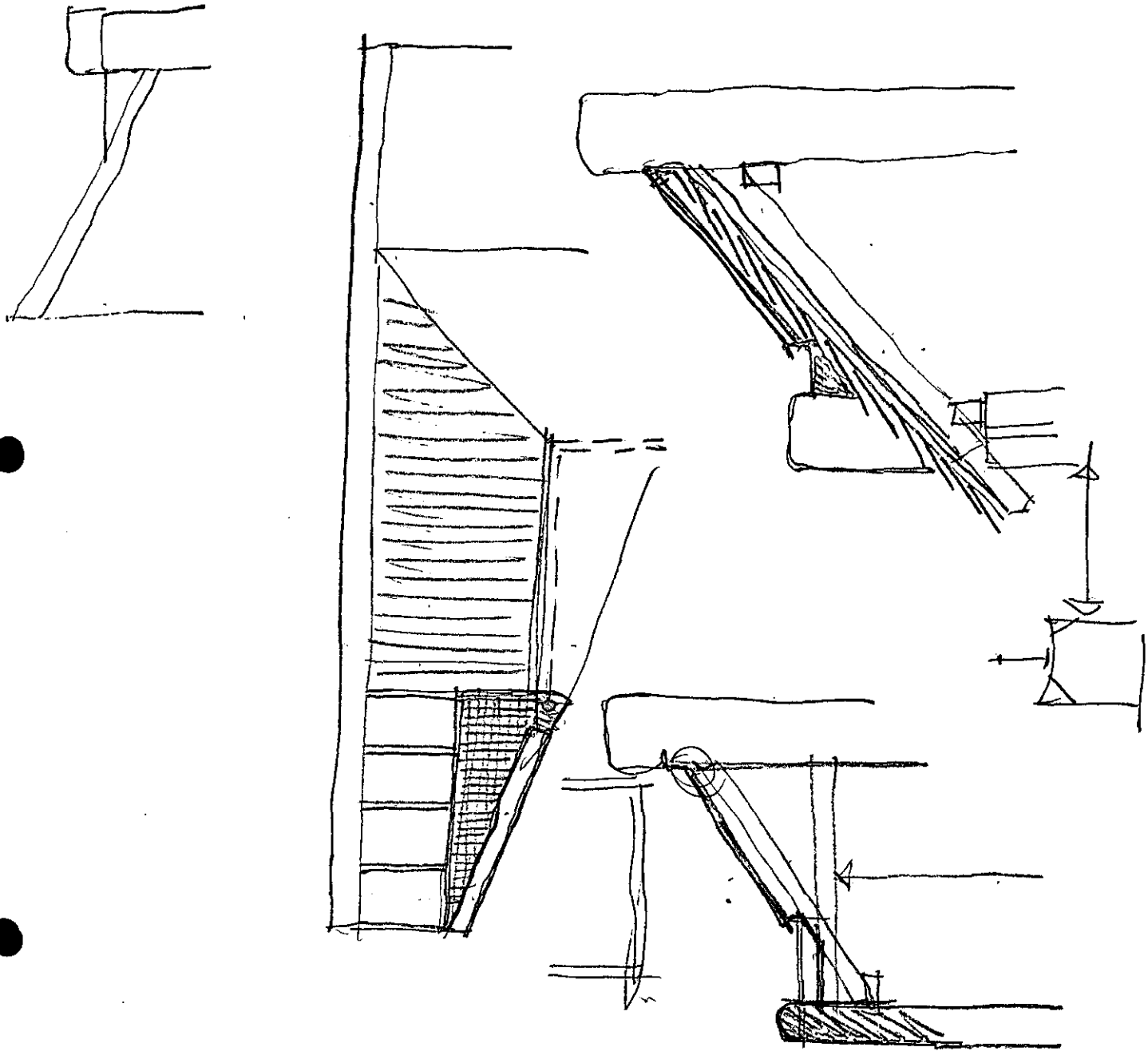



Figure 3 SKY-LIGHT

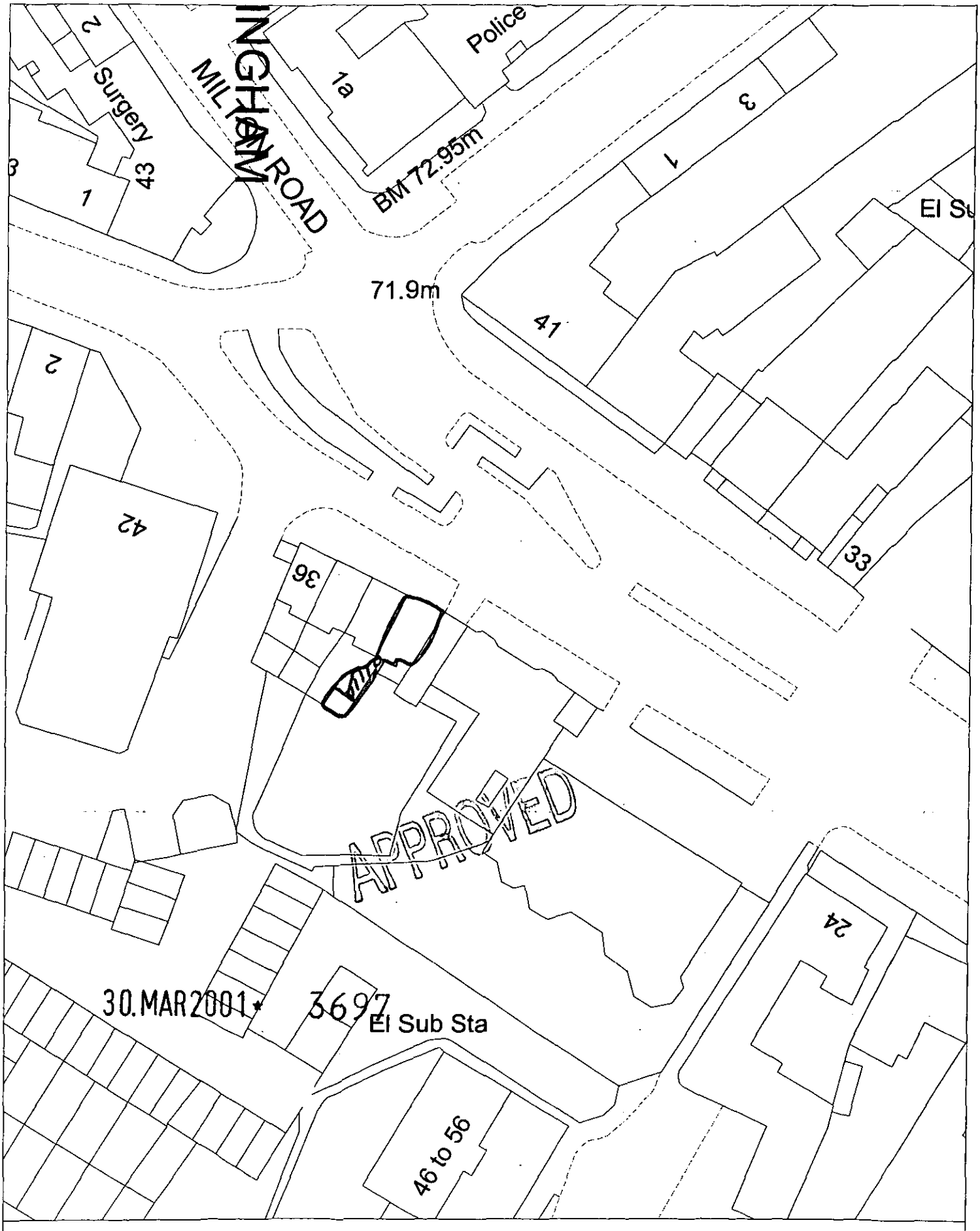






Andrew

I don't consider the sloping top an acceptable solution this sketch would be one acceptable solution. I have discussed with TP in your absence — surveyed site — he will provide new drawing. HS. 09-08-01




Site Plan, Scale: 1 to 500

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Date: 30 March 2001

N
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10 20 30 40 50 60 70 80 90 100




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Development Control Section, Environmental Services, Wokingham District Council.

5 April 2001

Scale: 1 : 1250

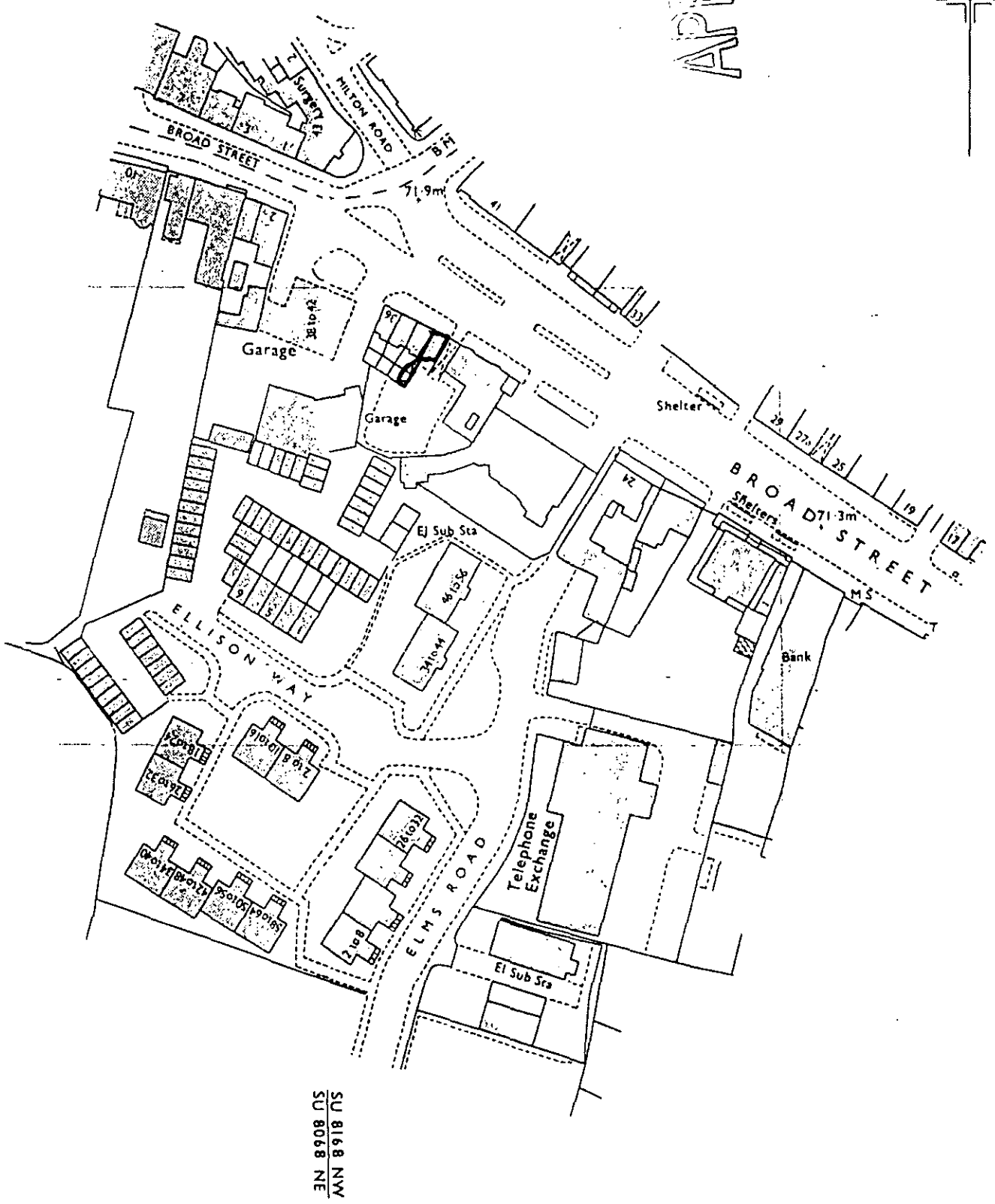
N W E S

# H.M. LAND REGISTRY

| TITLE NUMBER | |
|---|---|
| **BK350517** | |
| ORDNANCE SURVEY PLAN REFERENCE: SU 8168 | SECTION O; Scale 1/1250 |
| COUNTY ~~BERKSHIRE~~ DISTRICT ~~WOKINGHAM~~ | © Crown copyright 1980 |

ADMINISTRATIVE AREA WOKINGHAM

APPROVED




FILED PLAN H.M. LAND REGISTRY EH 7198

232804000 3

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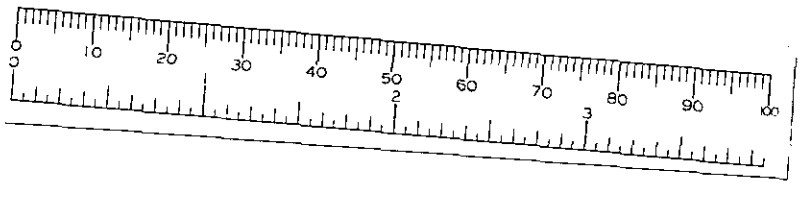
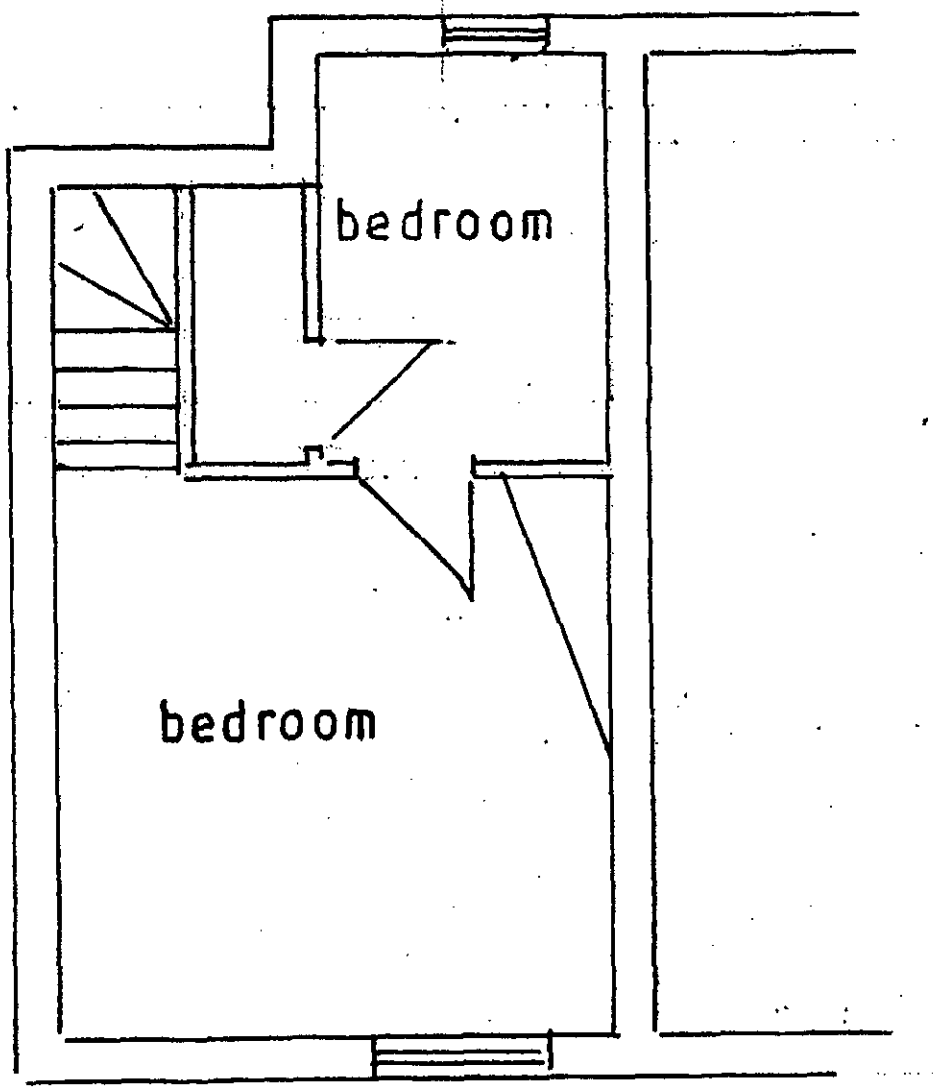
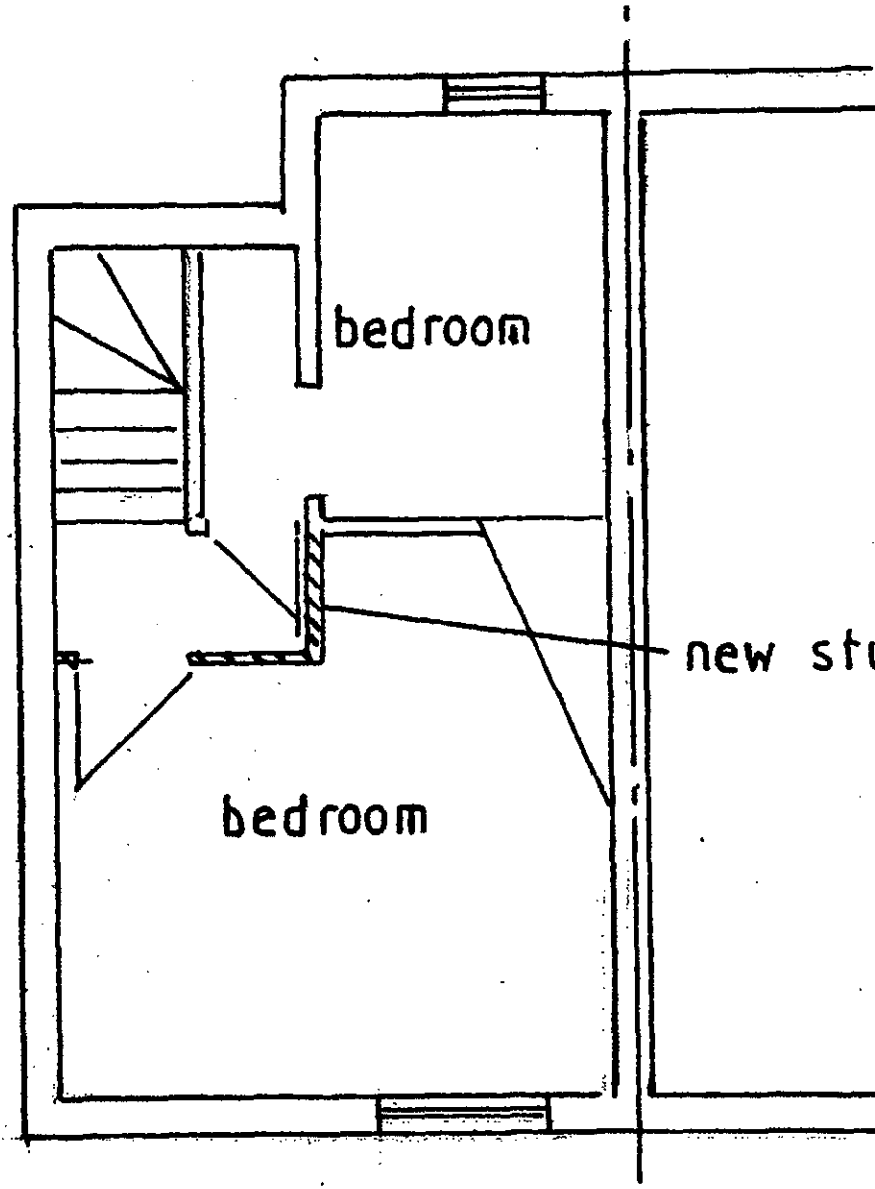





FIRST FLOOR

EXISTING




FIRST FLOOR

PROPOSED