APPLICATION NO:

LB/2002/5604

LOCATION:

Ashden House Church Street, Wargrave Reading.

APPLICANT:

Mr/Mrs Fennessey

PROPOSAL:

Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

EARLIEST DATE FOR DECISION: **08/02/2002**

APPLICATION WILL HAVE EXPIRED ON: 28/02/2002

CASE OFFICER: ***Helen Pollock***

715

00

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs Fennessey
Ashden House
Church Street
Wargrave
Berks
RG10 8GP

Application Number: LB/2002/5604

Parish: **WARGRAVE**

Location: **Ashden House, Church Street, Wargrave, Reading.**

Proposal: **Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.**

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

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

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

Condition
3. Detailed drawings of the roof, eaves and window junctions with the proposed tiles shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings.

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

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Loddon Area Local Plan Policies LBE1, LBE2, LBE14 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE2, WHE5 and WHE13.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

Notice checked by: _____

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

03.JAN.2002 5004

Notes to Accompany Drawings of Renovations to Ashden House

Replacement Windows

Rear South Elevation

It is proposed to replace the two windows in the rear south elevation. The replacements will be exactly the same dimensions as those in place but the frame will be of oak, instead of soft wood and there will be six panes to each casement instead of one.

Rear East Elevation

Due to the deterioration of the timber frame it will be necessary to replace a large oak post, removed when a window was installed. It is proposed to put in two new windows, one each side of the new oak post and matching those on the rear south elevation. The total area of the new windows will be 65% of the area of the existing window.

Attached are the manufacturer's details.

03.JAN.2002* 5604

Notes to Accompany Drawings of Renovations to Ashden House

North Elevation

Alterations

- Removal of the cement render and metal mesh
- Re-render with lime render

Windows

- Repair and replace broken glass

Materials

- Render - lime & sharp sand
- Glass - cylinder
- Paint - lime wash

03.JAN.2002 5604

Notes to Accompany Drawings of Renovations to Ashden House

East Elevation

Alterations

- Removal of the cement render, metal mesh and soft wood frame window.
- Exposure of the original timber frame
- Replace an oak post, which had been removed to allow space for the window

Windows

- Install new oak frame and metal casement to match those of the south gable. One each side of the replaced oak post

Materials

- Render - Lime & sharp sand
- Window - Oak
- Glass - Cylinder
- Paint - Lime wash
- New oak post - Fresh cut oak

1871/A

WOKINGHAM DISTRICT COUNCIL

03 JAN 2002

Application No. 5604

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME: MR + MRS P. FENNESSY
ADDRESS: ASHDEN HOUSE CHURCH ST WARGRAVE
POST CODE: RG10 8EP
PHONE: 01189 403296

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME / ADDRESS / POST CODE / PHONE: N.A.

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION: ASHDEN HOUSE CHURCH ST WARGRAVE

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

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

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
LISTING GRADE: II

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
SITE PLANS.
SUMMARY OF STRUCTURIAL SURVEY
DRAWINGS OF ELEVATIONS
DESCRIPTION OF NEW WINDOWS
PHOTOGRAPHS OF BUILDING
DESCRIPTION OF MATERIALS

---

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

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.
REMOVAL OF CEMENT RENDER
REPAIR OF TIMBER FRAME
REPLACE RENDER WITH TILE HANGING AND LIME RENDER
RENEWAL OF WINDOWS

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.
LIME RENDER
FRESH CUT EUROPEAN OAK
OAK FRAMED WINDOWS
HAND MADE CLAY TILES.

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

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

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

N.A.

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

No

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

Signed ..... on behalf of .....

Date 2nd Jan 2002

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

03.JAN.2002* 5604

ASHDEN HOUSE
CHURCH STREET
WARGRAVE
BERKSHIRE

REPORT ON THE TIMBER FRAME
&
EXTERNAL RENDER AND PAINT FINISHES

Prepared by Oxley Conservation

On behalf of Patrick Fennessy & Deirdre Graham

7th August 2001

03.JAN.2002* 5664

6 SUMMARY

The inspection revealed sufficient evidence that the structural frame of the building, particularly the east and south gables, is in a poor structural condition and in need of extensive and urgent repair.

The introduction of impervious renders, plasters and paints has caused and/or exacerbated problems of dampness and decay to the timber frame of Ashden House. It is imperative that within any programme of repair that these inappropriate and incompatible materials are carefully removed.

The presence of active death watch beetle is of particular concern, as this is an insect that in favourable conditions can be highly destructive and difficult to successfully eradicate. The life cycle of death watch beetle means that the 'knocking' heard and the presence of flight holes is an indication that the infestations are relatively established, and that the conditions for decay, and an active infestation, were present when you purchased the building.

Serious doubts over the constructional detailing and structural condition of parts of the timber frame can only be addressed and alleviated by carrying out a comprehensive programme of repair to reinstate the structural performance of the timber frame.

The actual condition of the timber frame and the extent of repair will not be known until the impervious render and plaster finishes are removed. Repairs over and above those that can be readily seen to the internal faces of the visible timbers are anticipated, as the outer faces are exposed to the conditions where decay is most likely to be present.

A planned and co-ordinated plan of work is required to ensure that the problems identified are rectified in an appropriate, effective and sympathetic manner. If a comprehensive programme of repair is not implemented in the immediate future the decay of the fabric will continue to accelerate causing the irreversible loss of historic fabric, which will eventually put the structural integrity of the building at risk, as well as undermine the value and special interest of the building.

For this reason urgent action is required to prevent the unnecessary loss of historic fabric, to slow down the rates of deterioration to a more acceptable level and to put the building into a state of repair where it can be easily maintained for the foreseeable future. This can be achieved by:

- Removing the causes of decay; the careful removal of the impervious external renders and internal plasters.
- Reinstating the structural integrity of the timber frame, to rectify problems suffered as a result of past alterations and problems of decay.
- Providing improved protection to the primary structural component of the building. The reinstatement of an (appropriate and compatible) external render will provide a protective barrier against the elements and assist in slowing down the rates of decay suffered.

03.JAN.2002* 5664

Notes to Accompany Drawings of Renovations to Ashden House

East Gable

Alterations

- Removal of cement render and metal mesh.
- Replace with tile hanging to upper levels
- Re-render the lower levels and possibly expose any timber in good condition

Windows

- Repair

Materials

• Tiles	-	hand made clay tiles form the Tudor Tile Company
• Render	-	Lime & sharp sand
• Paint	-	Lime wash

03.JAN.2002 5004

EAST GABLE

Ashden House
Church Street
Wargrave



03.JAN.2002* 5004

Notes to Accompany Drawings of Renovations to Ashden House

Rear South Elevation

Alterations

- Removal of the cement render, metal mesh and soft wood timber
- Replacement with tile hanging to the upper parts and lime render to the lower parts

Windows

- Replacement of the soft wood frame with oak
- Replacement of the metal casement with smaller pane metal casement

Materials

- Tiles - hand made clay from the Tudor Tile Company
- Render - lime & sharp sand
- Window frame - Oak
- Glass - Cylinder
- Paint - Lime wash to the render

Tel: 0118 974 6480

Date: 21/02/02

My ref: LB/2002/5604

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: LB/2002/5604
Ashden House, Church Street, Wargrave, Reading.
Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 04/03/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Helen Pollock** Application Number: **LB/2002/5604**
Ashden House, Church Street, Wargrave, Reading.
Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: 0118 974 6480

Date: 21/02/02

My ref: LB/2002/5604

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: LB/2002/5604
Ashden House, Church Street, Wargrave, Reading.
Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window..

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

WORK SHEET FOR : Helen Pollock

Application Number : LB/2002/5604

Applicant : Mr/Mrs Fennessey .

Location : Ashden House, Church Street, Wargrave, Reading.

Proposal : Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/2/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/01/2002

Earliest Date for Decision : 08/02/2002

Latest Consultation Date/Site Notice Expiry Date : 08/02/2002

This application will have expired on: 28/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Urba Design : supports the proposals.
Wargrave P.C : no objection

Planning Issues :
1) Impact upon character of listed building & ~~Secon~~ Conservation Area.

Application Number: LB/2002/5604

Appraisal :

The proposed repairs are required as the structure of the building is in a poor state of repair + the presence of death watch is putting the historic fabric of the building in danger.

The proposed repairs are inkeeping with the age + style of the property + its attached neighbour + would actually tye the buildings back together more accurately, following some inappropriate work in the past.

The proposals are supported by the Conservation Architect + would help preserve the building.

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

Application Number LB/2002/5604
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	~~C001~~ A	Section 18(1) of Planning (L.B. + C.A.) Act 1990
2	C190	R190	
3			Detailed drawings of the roof eaves + window Junctions with the proposed tiles shall be submitted to + approved in writing by the LPA before the relevant part of the work is begun + the work shall not be carried out otherwise in accordance with the approved drawings
		R191	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2, LBE14 + LBE15
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOE3, WBE2, WHE5, ~~WHE6~~ WHE13
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 26.2.02

RECORD OF SITE VISIT

SITE ADDRESS: Ashden House
Church Street Wargrave Reading.

APPLICATION NUMBER: LB/2002/5604

OFFICER: Helen Pollock

DATE OF SITE VISIT: 07/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes, to front of hse.

2. DESCRIPTION OF SURROUNDINGS

Residential → along quite rd.

3. DESCRIPTION OF SITE/BUILDING

2 Storey Painted white listed building.
Semi.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi with 'mill Green hse' → See map.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING TO STANDARD.

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

Proposals are repairs no impact on area.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 15 January 2002 17 JAN 2002

Application Number: LB/2002/5604

Proposal: Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window..

Site Address:
Ashden House, Church Street, Wargrave, Reading.

Applicant:
Mr/Mrs Fennessey .

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

ASHDEN HOUSE IS HAS C19 ALTERATIONS TO AN OLDER TIMBER FRAMED HOUSE. EXTENSIVE REPAIRS/ ALTERATIONS WERE RECENTLY CARRIED OUT WITH CEMENT RENDERING ON METAL LATHE FIXED TO THE FRAME AS AN EXTERNAL FINISH.

THIS INAPPROPRIATE 'REPAIR' HAS RESULTED IN CAUSE AREAS OF WROT AND CRACKING AND RECENT DEATH WATCH BEETLE ATTACK

THIS APPLICATION IS THE RESULT OF A SITE VISIT TO INSPECT THE TIMBER FRAME AND ITS STRUCTURAL CONDITION.

I SUPPORT THE PROPOSED CHANGE OF FINISH WHICH WILL ENABLE THE FRAME TO DRY OUT AND BREATH PLUS RE ESTABLISH THE STRUCTURAL INTEGRITY OF THE HOUSE.

DETAILS OF ROOF EAVES AND WINDOW JUNCTIONS WITH TILES TO BE AGREED

Harold Sanders

23. 01. 02

FROM: Helen Pollock

DATE: 15 January 2002

WARGRAVE PARISH CONSULTATION SHEET

Application Number: LB/2002/5604

Proposal: Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window..

Site Address: Ashden House, Church Street, Wargrave, Reading.

Applicant: Mr/Mrs Fennessey .

Your observations are required in respect of this application **by 08/02/2002** .

The Parish Council has no objection to these works.

SIGNED: Attodgson DATE: 5/02/02.

pp Clerk To Wargrave Parish/Town Council.

Date: 28 January 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: LB/2002/5604

Location: Ashden House, Church Street, Wargrave, Reading.

Proposal: Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

Applicant: Mr/Mrs Fennessey.

Case Officer: Helen Pollock

The new plans show the following: Additional plans showing parking layout, the proposed north & east elevations plus existing elevations.

For information only.

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

(RING ONE)

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

App No. FH2002/5804 (Planaps) / (Ludhouse) Date Rec. 23/01/02

Location: Ashden House, Church St

Parish

Applicant: C/O P.A. Fennessy

Description of attached plans Addition plans showing parking layout, the Proposed North + East elevation + Existing elevations.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

for Information Only

OTHERS:

		Drawing No's	
	1. NK (Landscape & Trees)		
	2. NK (Env. Design)		
	3. XA (Highways)		
	4. NF (Building Control)		
	5. BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER Helen P.

Consultations Sent by Admin. on 28.01.02

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: LB/2002/5604

Proposal:
Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

Location:
Ashden House, Church Street, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/5604 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 January 2002

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: 2002/5604

Proposal:
Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

Location:
Ashden House Church Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 25/01/2002 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **15/02/2002**. 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: 25/01/2002

* PRE-APP 2X ATTACHED (*)

Application Number : LB/2002/5604	**Map No : 21**
Case Officer : HP	**Site Area : 0.04**
Valid Date : 3/01/2002	**Received Date: 03/01/2002**

Level : Delegated Application

Description : Proposed repairs to external render of listed building. Repairs to timber frame of building and renewal of window.

Location : Ashden House, Church Street, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mr/Mrs Fennessey .

Fee Required: £0 Fee Received: £0

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~Outline submitted~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Scale?	request with SW.	
FLOOR PLANS	Are all walls of building affected? If not, need to supply floor plan to show which walls will be treated (~~which windows to be renewed~~)	16/1	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Wargrave

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No LB in Cons Area

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + see map

.....

.....

Pre-apps attached x 2

03. JAN. 2002 5604

5604

Ashden House,
Church St.,
Wargrave,
Berks. RG10 8EP

18th December 2001

Wokingham District Council,
Planning Dept.,
P.O. Box 157,
Shute End,
RE40 1WR

Dear Sir,

Re. Listed Building Consent, Ashden House (formerly Gaunt House) Church St., Wargrave.

Ashden House is a grade II listed building dating back to the 16th century. At some time in the last 100 years the outside has been rendered in a cement-based render, reinforced with metal mesh. At the time the render was applied the use of a cement render was not perceived as likely to cause long term problems but, recently, it has been recognised that, due to the hard and impervious nature of the render, considerable problems can occur in timber-framed buildings. Damage is caused by the retention of moisture within the walls, trapped in by the render. As the moisture content of the timber increases rot can set in and the likelihood of attack by various insects increases.

The solution is the removal of the cement render, repair of the timber frame and re-cladding with appropriate material which will allow the passage of moisture, typically, tile hanging or lime-based render.

In April 2001 it was realised that Ashden House was infested with death watch beetle and a survey carried out by Richard Oxley, of Oxley Conservation, confirmed the cause of the problem as the cement-based render. Local removal of the render on the southern elevation indicated complete rot and disintegration of the timber nearest ground level, destruction of the main joints and extensive infestation with death watch beetle.

The builder carrying out the work considered the gable end to be structurally unsound and advised immediate repair.

We submit, herewith, an application for listed building consent with drawings showing before and after views of the elevations concerned.

Yours faithfully,

Mr. & Mrs. P. Fennessy

03.JAN.2002* 5604

ASHDEN HOUSE
CHURCH STREET
WARGRAVE
BERKSHIRE

REPORT ON THE TIMBER FRAME
&
EXTERNAL RENDER AND PAINT FINISHES

Prepared by Oxley Conservation

On behalf of Patrick Fennessy & Deirdre Graham

7th August 2001

6 SUMMARY

The inspection revealed sufficient evidence that the structural frame of the building, particularly the east and south gables, is in a poor structural condition and in need of extensive and urgent repair.

The introduction of impervious renders, plasters and paints has caused and/or exacerbated problems of dampness and decay to the timber frame of Ashden House. It is imperative that within any programme of repair that these inappropriate and incompatible materials are carefully removed.

The presence of active death watch beetle is of particular concern, as this is an insect that in favourable conditions can be highly destructive and difficult to successfully eradicate. The life cycle of death watch beetle means that the 'knocking' heard and the presence of flight holes is an indication that the infestations are relatively established, and that the conditions for decay, and an active infestation, were present when you purchased the building.

Serious doubts over the constructional detailing and structural condition of parts of the timber frame can only be addressed and alleviated by carrying out a comprehensive programme of repair to reinstate the structural performance of the timber frame.

The actual condition of the timber frame and the extent of repair will not be known until the impervious render and plaster finishes are removed. Repairs over and above those that can be readily seen to the internal faces of the visible timbers are anticipated, as the outer faces are exposed to the conditions where decay is most likely to be present.

A planned and co-ordinated plan of work is required to ensure that the problems identified are rectified in an appropriate, effective and sympathetic manner. If a comprehensive programme of repair is not implemented in the immediate future the decay of the fabric will continue to accelerate causing the irreversible loss of historic fabric, which will eventually put the structural integrity of the building at risk, as well as undermine the value and special interest of the building.

For this reason urgent action is required to prevent the unnecessary loss of historic fabric, to slow down the rates of deterioration to a more acceptable level and to put the building into a state of repair where it can be easily maintained for the foreseeable future. This can be achieved by:

- Removing the causes of decay; the careful removal of the impervious external renders and internal plasters.
- Reinstating the structural integrity of the timber frame, to rectify problems suffered as a result of past alterations and problems of decay.
- Providing improved protection to the primary structural component of the building. The reinstatement of an (appropriate and compatible) external render will provide a protective barrier against the elements and assist in slowing down the rates of decay suffered.

1871/A

WOKINGHAM DISTRICT COUNCIL 03. JAN 2002 Application No. 5604

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME: Mr+Mrs P. FEMMESSY
   ADDRESS: ASHDEN HOUSE CHURCH ST WARGRAVE
   POST CODE: RG10 8EP
   PHONE: 01189 403296

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME / ADDRESS: N.A.
   POST CODE
   PHONE

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: ASHDEN HOUSE CHURCH ST WARGRAVE

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

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

   (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
   LISTING GRADE: II

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   SITE PLANS. SUMMARY OF STRUCTURAL SURVEY. PHOTOGRAPHS OF BUILDING. DRAWINGS OF THE ELEVATIONS. DESCRIPTION OF MATERIALS. DESCRIPTION OF NEW WINDOWS.

---

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

---

6. WHAT IS THE APPLICATION FOR?
   Give brief details of the proposed works both internal and external.
   REMOVAL OF CEMENT RENDER. REPAIR OF TIMBER FRAME. REPLACE RENDER WITH TILE HANGING AND LIME RENDER. RENEWAL OF WINDOWS

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
   e.g. state materials and colour of any new walls or roof.
   LIME RENDER. FRESH CUT EUROPEAN OAK HAND MADE CLAY TILES. OAK FRAMED WINDOWS

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

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

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

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

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

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

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

N/A

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

NO

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

Signed ..... on behalf of .....

Date 2nd Jan 2002

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1772A

WOKINGHAM DISTRICT COUNCIL 03 JAN 2002 APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

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

† See note (a) to Certificate A

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

† See note (a) in Certificate A

(b) Insert description of steps taken

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

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

Copy of notice as published

Signed .....

~~*On behalf of~~ .....

Date 2nd Jan 2002

* Delete where inappropriate

ASHDEN COTTAGE HOUSE — PC 319 1100 000700

ADDRESS CHURCH STREET — PARISH WARCRAVE

PLOT No.

ORD. SHEET No. SU. 7878 (2

BUILDER

LB/STRD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70062/LA	P. Fennessy Esq.	Renovation of building + conv. roof space to room.	30/9/99.	LBC C
LB/2002/5604	Mr. + Mrs. Fennessey	Repairs to ext. render of listed bldg. Repairs to timber frame +		renew wind

DATE OF COMPLETION

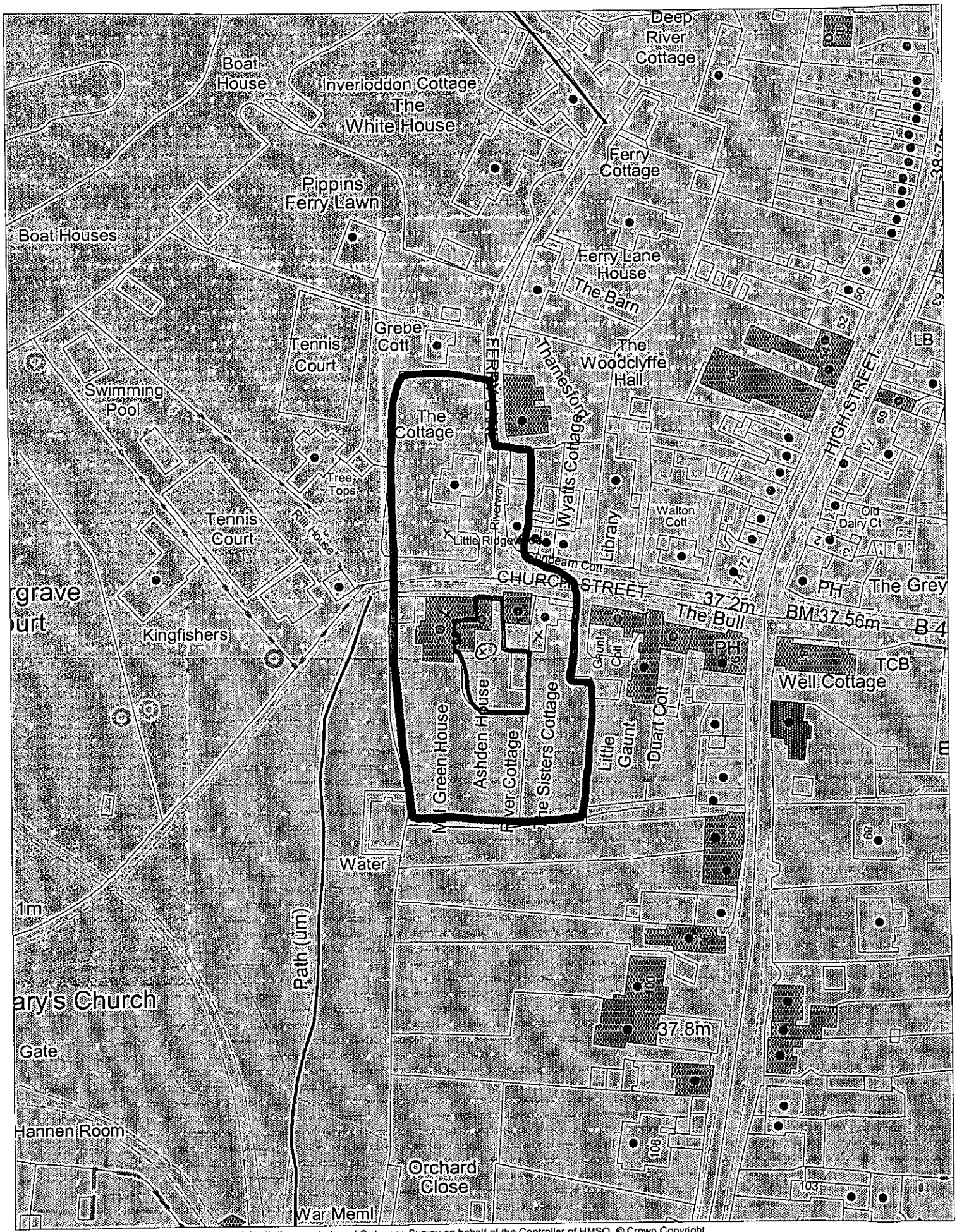
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

03.JAN.2002 5604



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Development Control Section, Environmental Services, Wokingham District Council.

9 January 2002

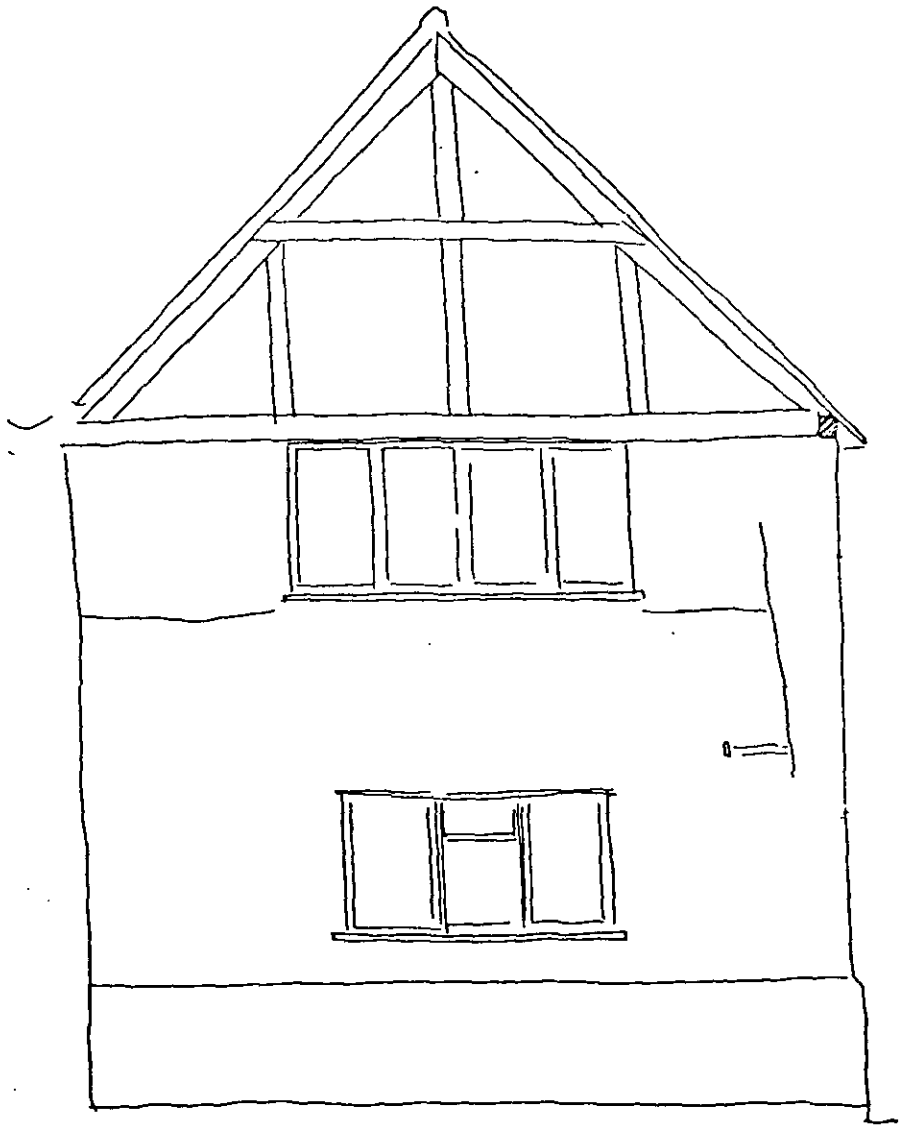
Scale: 1 : 1250

N W E S

03.JAN.2002 5864

Ashden House
Church Street
Wargrave

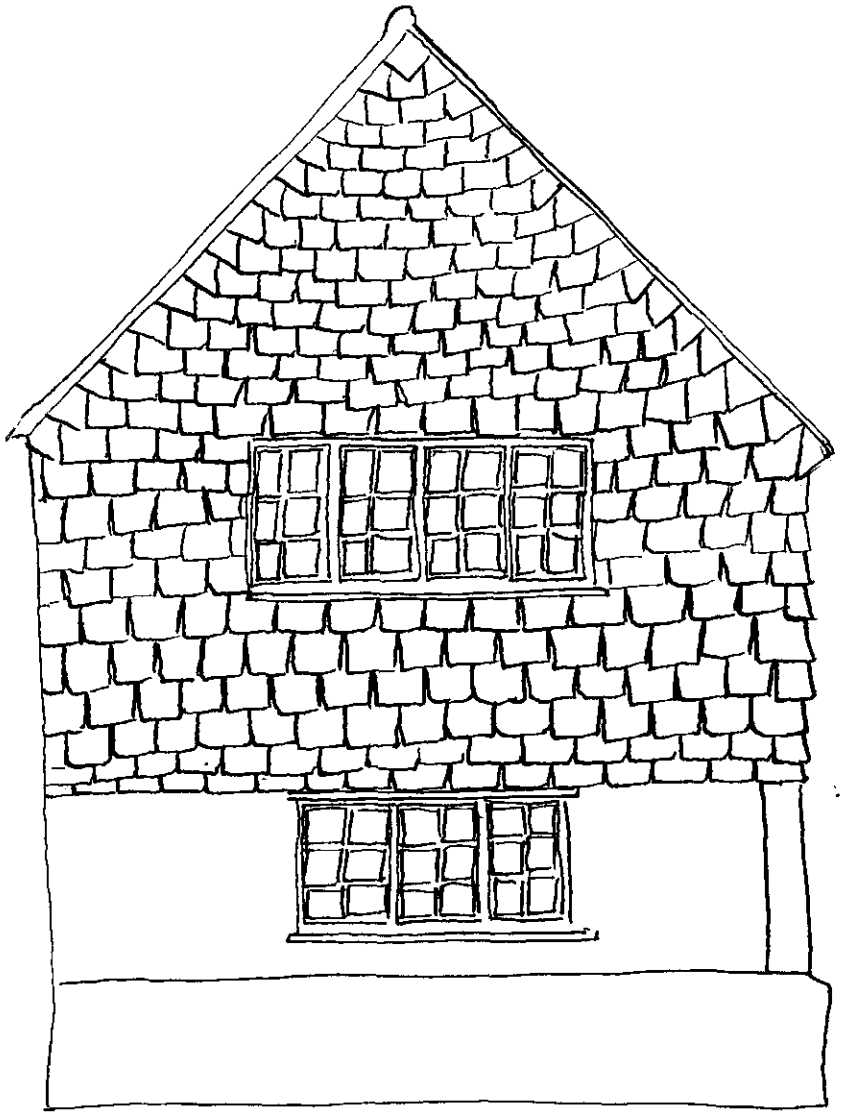
REAR SOUTH ELEVATION



EXISTING ELEVATION

ASHDEN HOUSE (FORMERLY GAUNT HOUSE) N.2002* 5664
CHURCH ST
WARGRAVE

REAR SOUTH ELEVATION



PROPOSED RENOVATIONS

ASHDEN HOUSE (FORMERLY GAUNT HOUSE)
CHURCH ST
WARGRAVE

ADDITIONAL PLAN

5604 [illegible]

[illegible]	[illegible]
[illegible]	[illegible]
	[illegible]
[illegible]	
[illegible]	
[illegible] JAN 2002	
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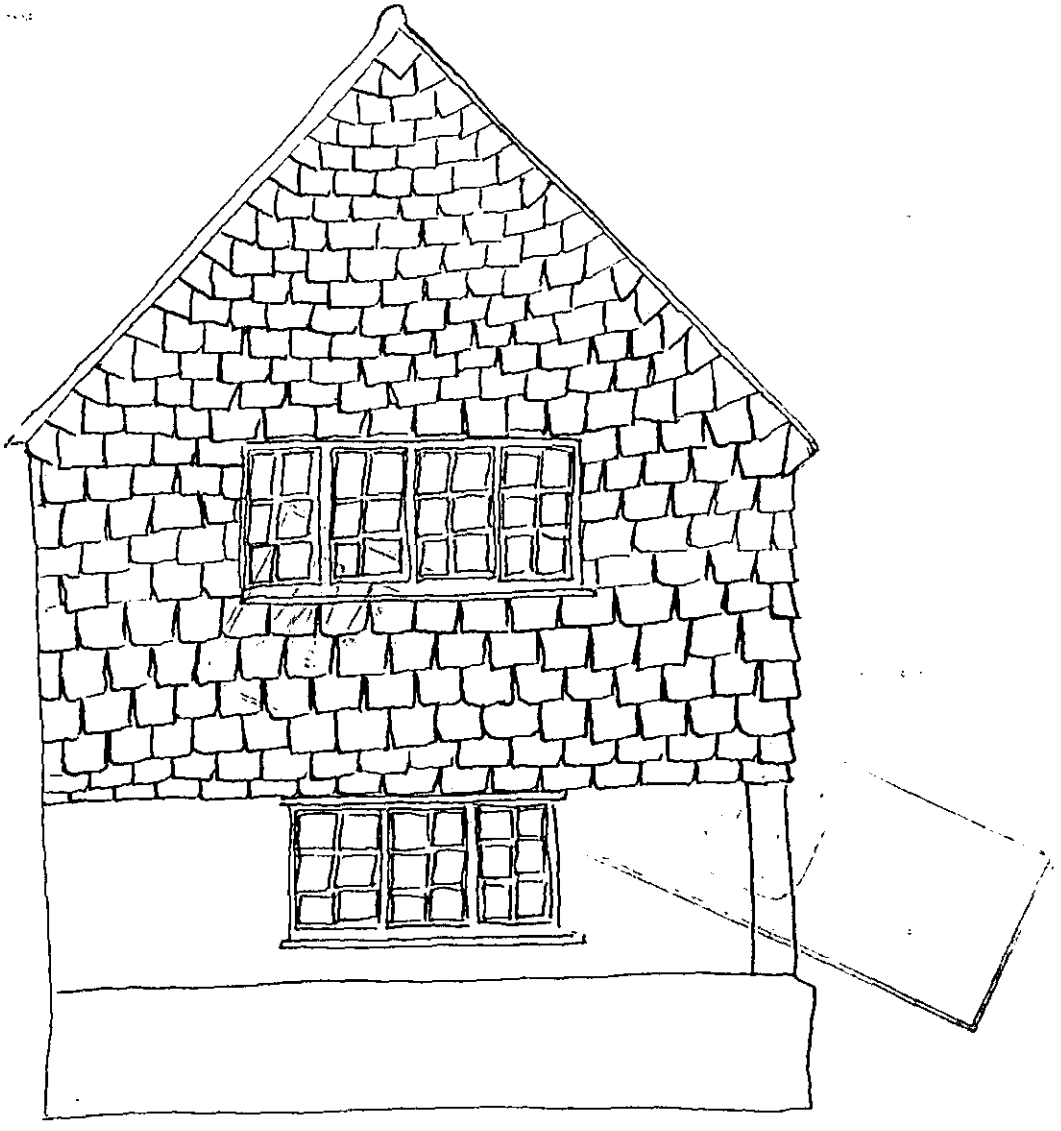
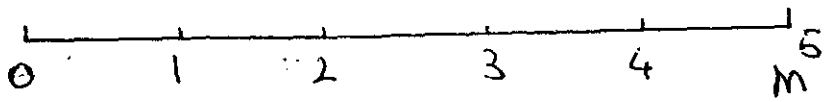


PROPOSED RENOVATIONS



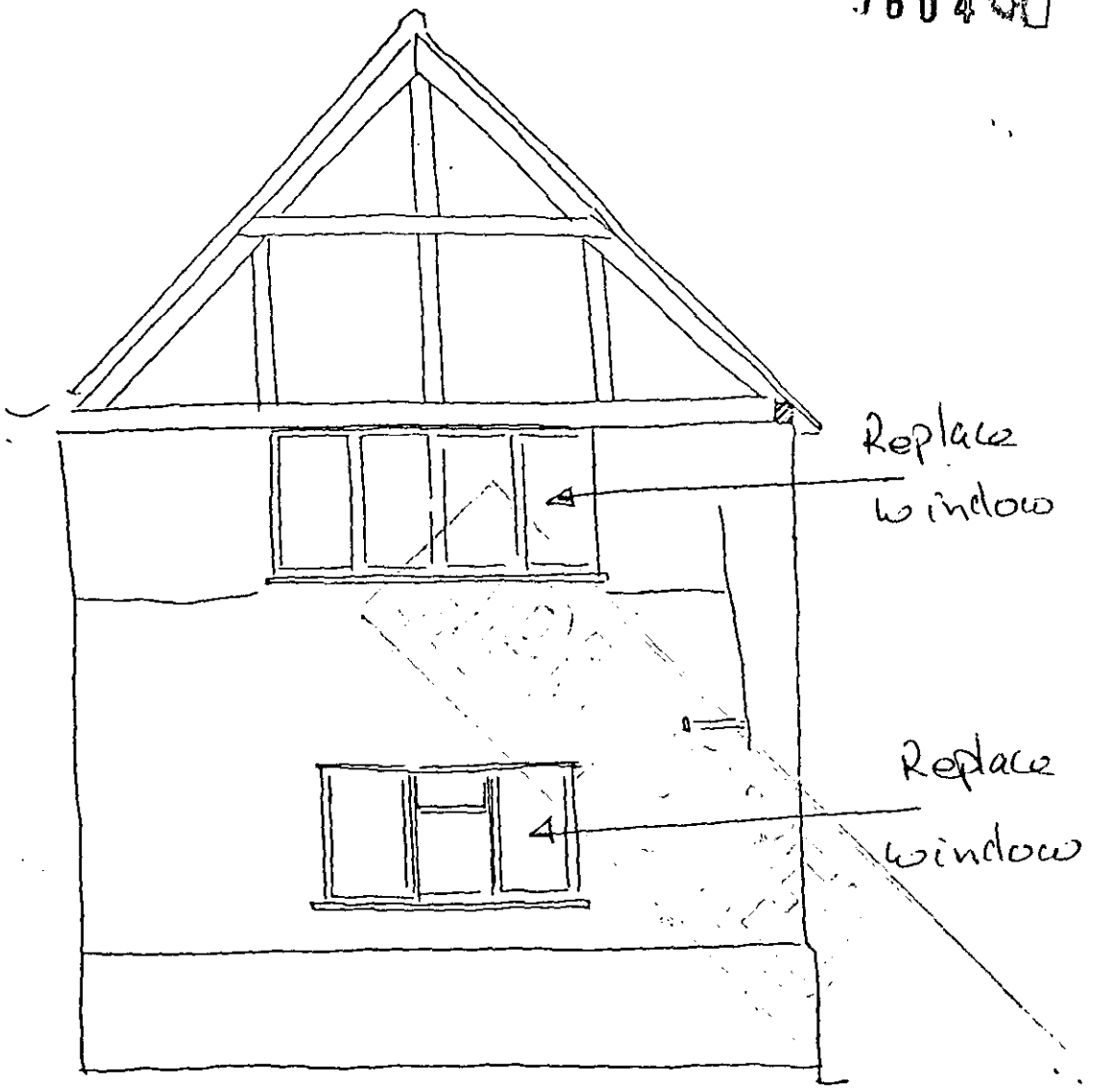
PLANNING SERVICES	

Ashden House
Church Street
Wargrave

SOUTH GABLE (REAR SOUTH ELEVATION)

23 JAN 2004

ADDITIONAL PLAN
56047



EXISTING ELEVATION

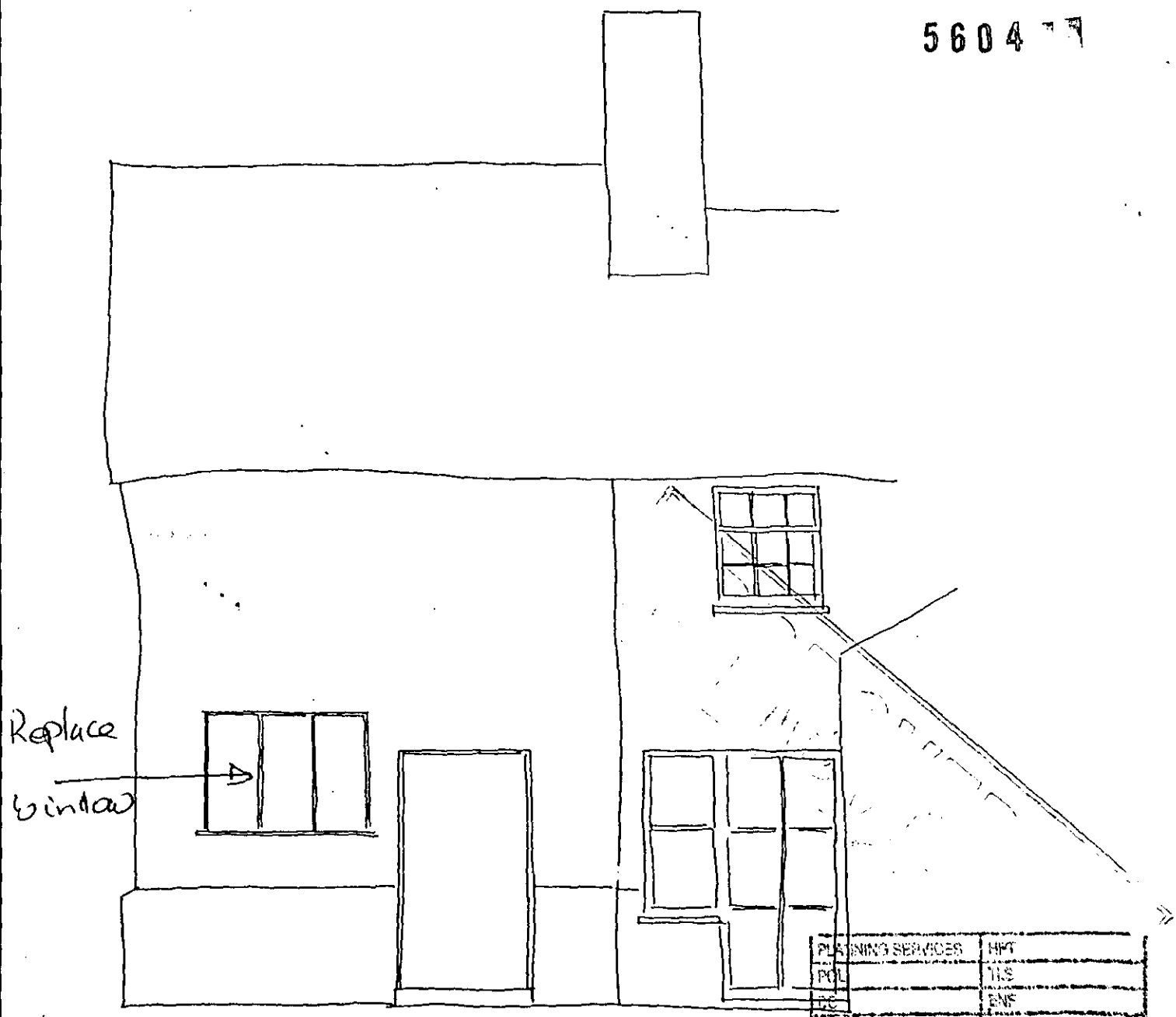
0 1 2 3 4 5m

EAST ELEVATION

Ashden House
Church Street
Wargrave

ADDITIONAL PLAN

5604 [illegible]



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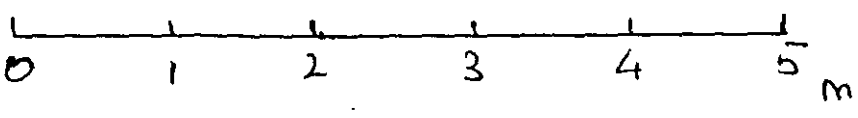

PLANNING SERVICES	HPT
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TC	ENF
APP	
CS	
23 JAN 2002	
COPIES TO:	ACK:
	FILE:

ASHDEN HOUSE (FORMERLY GAUNT HOUSE)
CHURCH ST.,
WARGRAVE

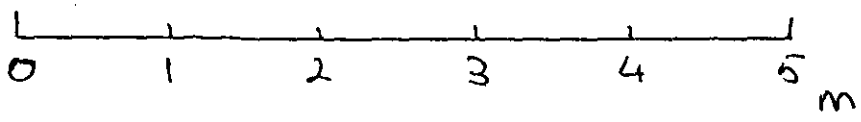
EAST ELEVATION

ADDITIONAL PLAN

5604



PROPOSED RENOVATIONS



23 JAN 2002

ADDITIONAL PLAN

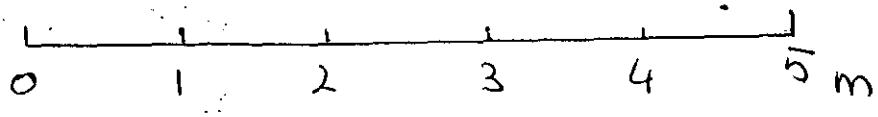
5604

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	

Ashden House
Church Street
Wargrave



NORTH ELEVATION



PLANNING SERVICES	HPT
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23 JAN 2002	
COPIES TO:	ACK
	FILE

ADDITIONAL PLAN

Ashden House
Church Street
Wargrave

5604



EAST GABLE

0 1 2 3 4 5 m

03.JAN.2002* 5664



Figure 10: The front/north elevation



Figure 11: The rear/south facing elevations

03. JAN. 2002 5004

EAST ELEVATION

Ashden House
Church Street
Wargrave



EXISTING ELEVATION

ASHDEN HOUSE (FORMERLY GAUNT HOUSE)
CHURCH ST.,
WARGRAVE

03.JAN.2002* 5004

EAST ELEVATION



PROPOSED RENOVATIONS

03.JAN.2002 5004

NORTH ELEVATION

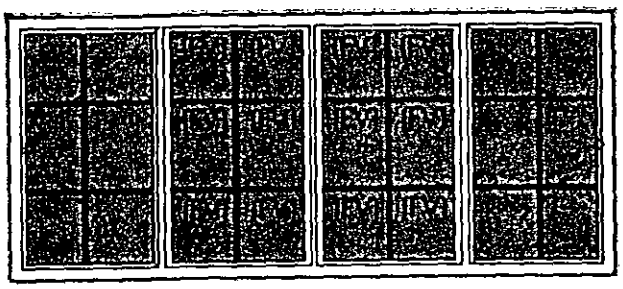
Ashden House
Church Street
Wargrave



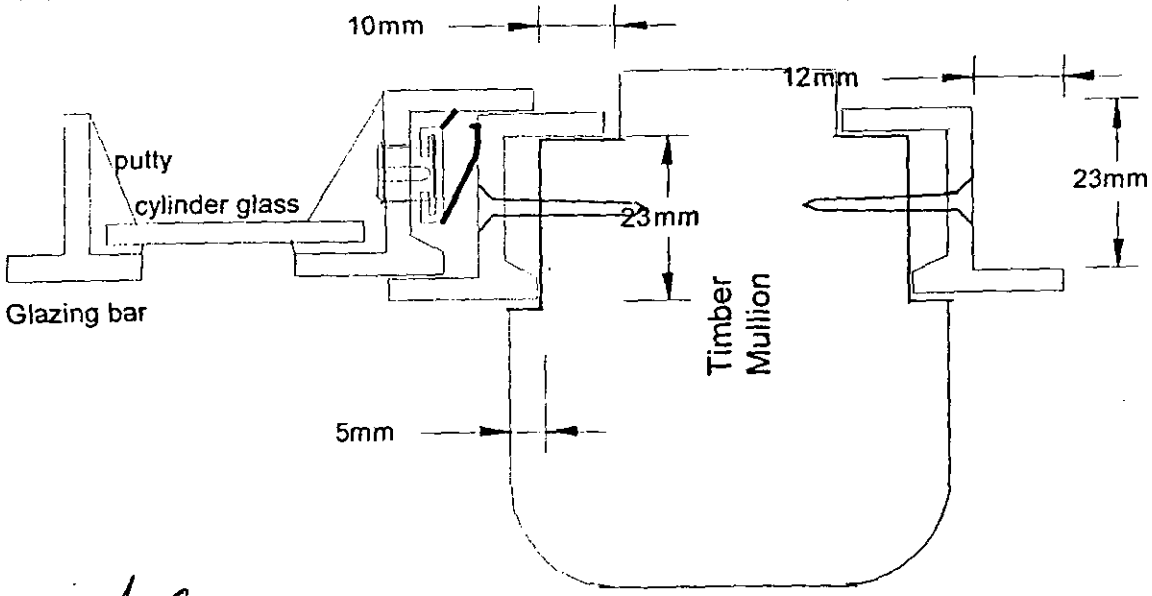
03.JAN.2002* 5004

Oak Window

Apologies for the delay in getting these drawings to you. The picture below shows the basic layout of the window. Size 80 ½ x 40 inches.



The actual section is as shown below. We can match the timber profile to your existing windows.



Please contact me if you require further information.

yours sincerely,

Allen Edmondson

LATTICE
Period Windows
A Division of Mike Honour Windows

Lattice Heritage Collection



Manor Ogee



Cottage



Traditional

Lattice Period Windows has been reviving the art of traditional joinery for over a decade to produce a range of traditional and replacement oak frame windows, which will grace homes of distinction from the sixteenth century to the present day.

The Lattice Heritage Collection combines the skills of a bygone age using the latest in contemporary production techniques.

Lattice Period Windows' expertise in the field of timber frame conservation and renovation is second to none. The company only employs the finest master craftsmen who are dedicated to achieving outstanding examples of period oak joinery and provide unrivalled service and standard of work.

It is this attention to period detail, combined with the finest levels of traditional craftsmanship, which lies behind every window from the Lattice Heritage Collection. Reputation and recognition is far reaching for Lattice Period Windows and is undeniable. Customers include the National Trust and English Heritage.

The result is a magnificent window frame which not only complements the fabric of the building, but captures the dignified grandeur that past generations have loved.



MIKE HONOUR WINDOWS

traditional window manufactures

Unit 85 Northwick Business Centre, Blockley, Moreton-in-Marsh, Gloucestershire, United Kingdom. GL56 9RF

Sales Tel: 0800 092 0993 Sales Fax: 0800 092 0994

e-mail: sales@latticewindows.co.uk Web Page: http://www.latticewindows.co.uk

(Workshop & Offices) Tel: 01386 701079 Fax: 01386 701114

03.JAN.2002* 5664



Figure 10: The front/north elevation



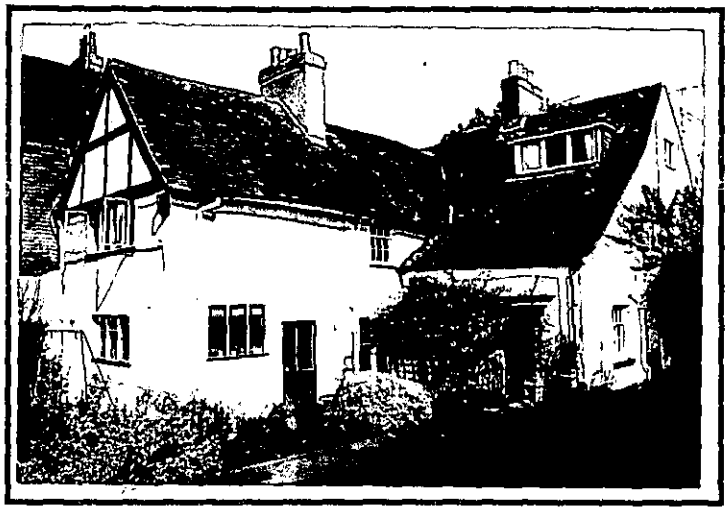
Figure 11: The rear/south facing elevations

HAMPTONS INTERNATIONAL

03 JAN 2002 5664

Ashden House
Church Street, Wargrave, Berkshire. RG10 8EP

A Grade II Listed period property with mid-18th Century origins, located close to the village centre and River Thames.



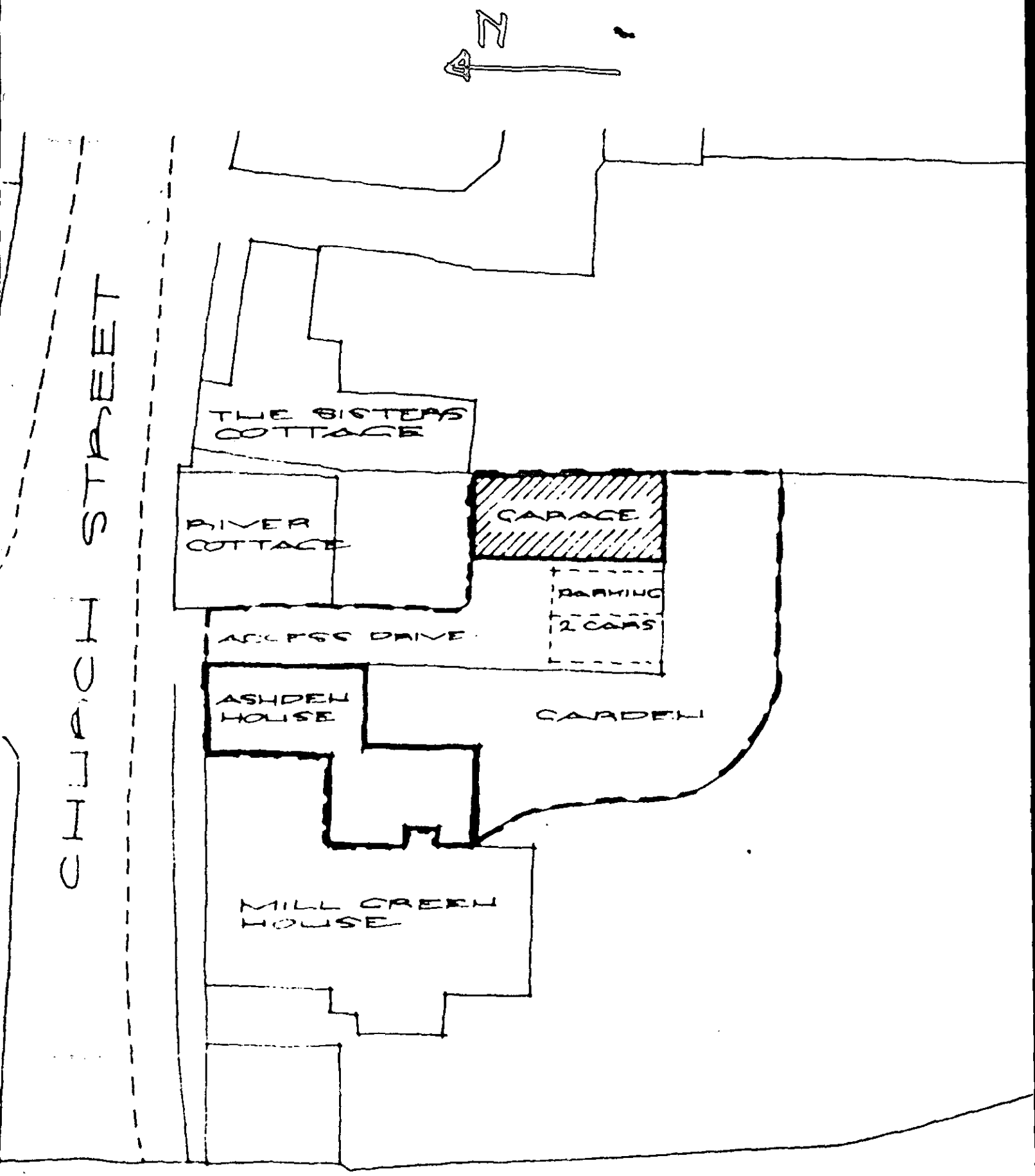


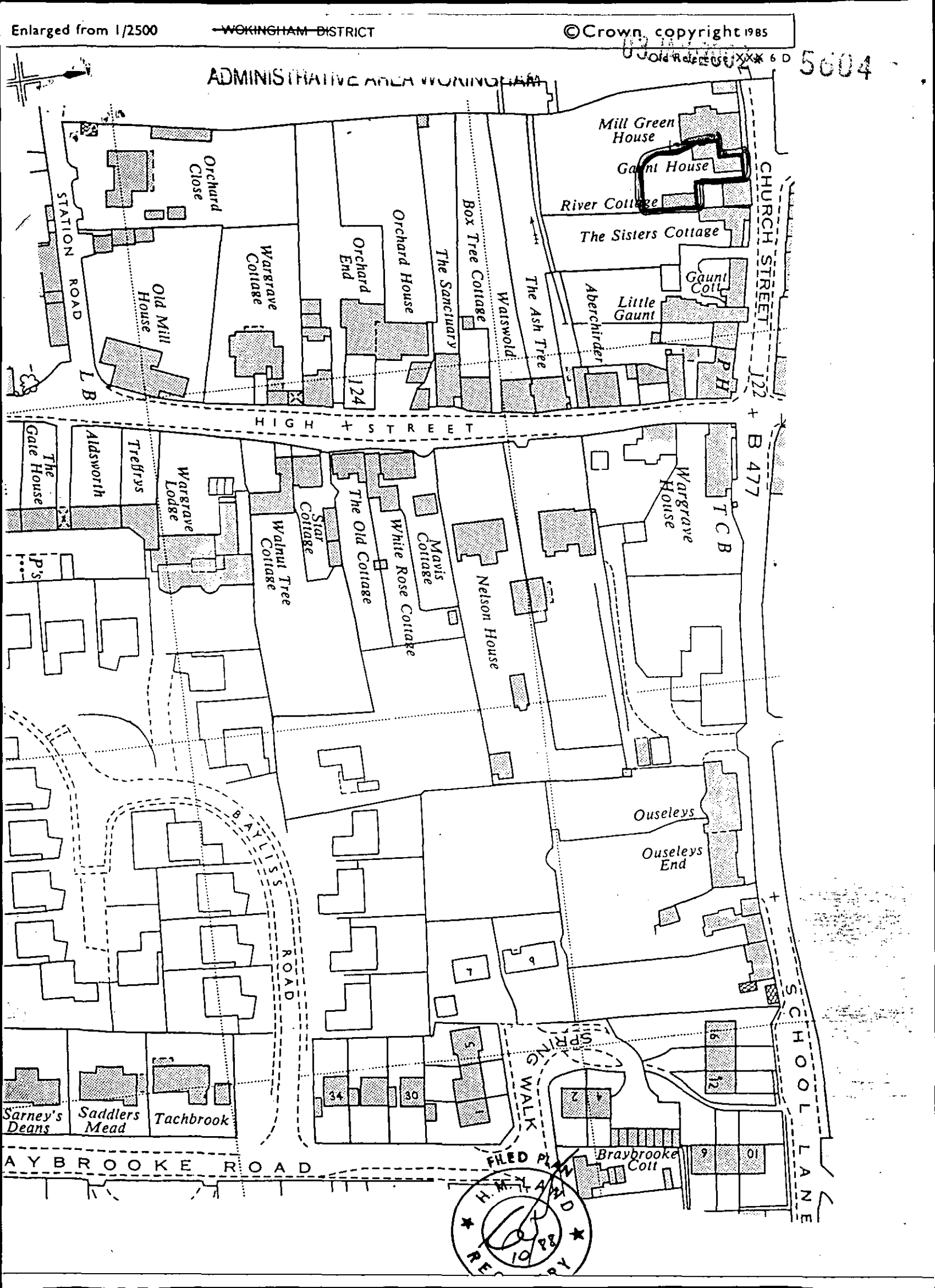
£395,000. Freehold

Entrance Hall: Cloakroom: Sitting Room: Dining Room: Kitchen/Breakfast Room: Cellar: 3 Bedrooms (1 en suite): Bathroom: Gas Fired Central Heating: Double Garage: Secluded Walled South Facing Garden.

Viewing: Strictly by appointment with Sole Agents Hamptons International
14 Hart Street, Henley-on-Thames, Oxon RG9 2AU
Telephone: 01491 572215

03-JAN.2002* 5604




Enlarged from 1/2500
WOKINGHAM DISTRICT
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Old Reference XXX 6 D
5604
ADMINISTRATIVE AREA WOKINGHAM
Mill Green House
Gaunt House
River Cottage
The Sisters Cottage
Gaunt Cott
Little Gaunt
Aberchirder
CHURCH STREET
P H
J22
Orchard Close
STATION ROAD
Old Mill House
Wargrave Cottage
Orchard End
Orchard House
The Sanctuary
Box Tree Cottage
Watswold
The Ash Tree
124
L B
HIGH STREET
B 477
The Gate House
Aldsworth
Trefrys
Wargrave Lodge
Star Cottage
Walnut Tree Cottage
The Old Cottage
White Rose Cottage
Mavis Cottage
Nelson House
Wargrave House
T C B
P's
Ouseleys
Ouseleys End
BAYLISS ROAD
SCHOOL LANE
SPRING WALK
Sarney's Deans
Saddlers Mead
Tachbrook
AYBROOKE ROAD
Braybrooke Cott
FILED PLAN
H.M. LAND REGISTRY
10 88