APPLICATION NO:
LB/2001/5468

LOCATION:
Dukes Head 56 Denmark Street, Wokingham.

APPLICANT:
W H Brakspear & Sons C/O Andrew French

PROPOSAL:
Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building. DESCRIPTION AMENDED

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

APPLICATION WILL HAVE EXPIRED ON:
04/03/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

D10 582

RAILEX
Marbleboard

EASIFILE EP7

(EV)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

W H Brakspear & Sons
C/O Andrew French
1 Market Place Mews
Henley
Oxon
RG9 2AH

Application Number: LB/2001/5468

Parish: **WOKINGHAM**

Location: **Dukes Head, 56 Denmark Street, Wokingham.**

Proposal: **Proposed conversion of skittle alley to bedrooms.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. The proposed rooflight windows shall be set flush with the adjacent roofing materials, and not project above the plane of the roof in which they are located.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

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:

Berkshire Structure Plan Policies OS1, EN5 and EN4.
South East Area Local Plan Policies STV1 and SBE18.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WR24, WHE2 and WHE12.

Anna Cronin
Head of Planning & Transportation
Date: 01/03/2002

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.

Applicationo	Name & Address
F/2001/5468	Mr C M Dunford 58 Denmark Street WOKINGHAM. RG40 2BQ
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
Aiming for Excellence

5468

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. @wokingham.gov.uk
Date March 7, 2005
My ref. AO/2001/5468 & 9
Your ref. AGF.99.211

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire
RG9 2AH

Dear Mr French

Details of Proposal: conversion of skittle alley to letting bedrooms

Address of Site: 56 Denmark Street, Wokingham

Application No: LB/2001/5468 and F/2001/5469

Thank you for your letter of 20 February. Following advice I have received from Harold Sanders, please provide illustrations to confirm the relationship of the rooflight to the roof tiles, and also of glazing bar details.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact either Harold Sanders on 0118 974 6465 or me.

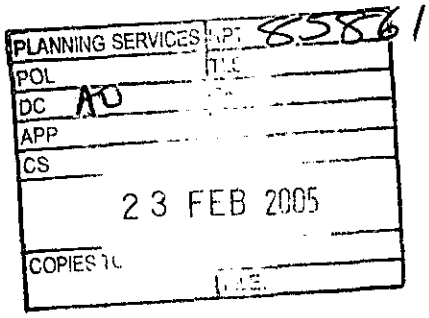
Yours sincerely

AO

Mrs A Odell
Planning Officer

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

Environmental Services Department *Planning Services*
Wokingham District Council
Civic Offices: PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR



20 February 2005
Our ref: AGF.99.211
Your refs: F/2001/5469
LB/2001/5468

Dear Sirs

Ref: Conversion of skittle alley into letting bedroom accommodation at 56 Denmark Street, Wokingham

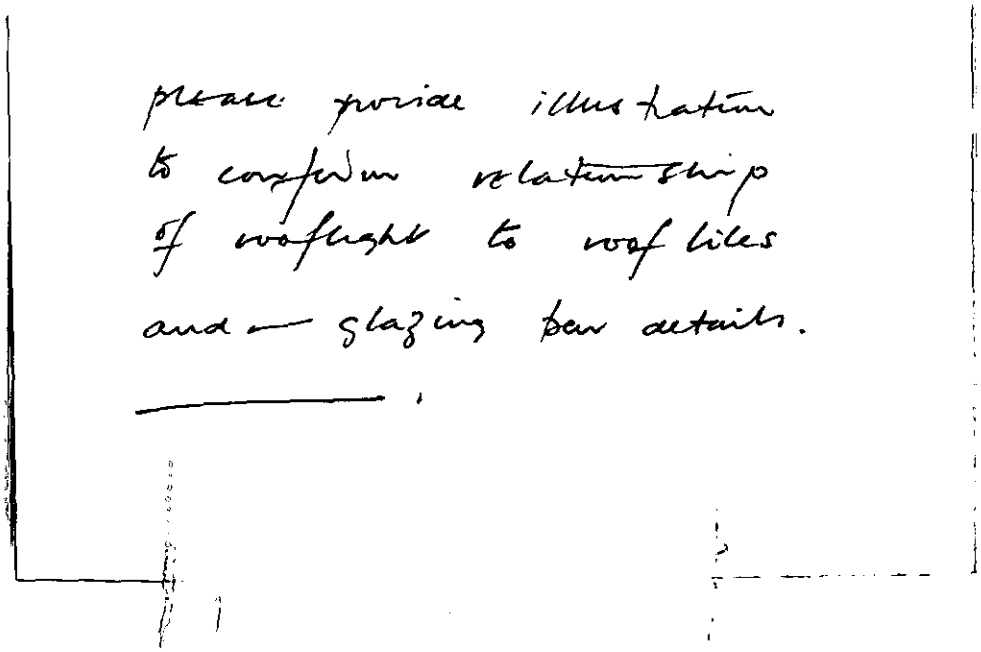
Further to your previous letter, I enclose details so that they may be discharged.

Planning Condition 4 *Rooflight*
Listed Building Condition 4 *Rooflight*
Velux GVT 154 side-hung emergency escape/ access rooflight External size 560 x 980mm conservation rooflight.

Should you have any further queries please do not hesitate to contact me.

Yours sincerely

Andrew French TechRICS
encl.
cc Client Contractors file


please provide illustration
to confirm relationship
of rooflight to roof tiles
and glazing bar details.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 20 June, 2002
My ref. BC/DC/F/2001/5469 & LB/2001/5468

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Andrew French Design
1 Market Place Mews
Henley-on-Thames
RG9 2AH

Dear Sirs

PLANNING PERMISSIONS F/2001/5469 & LB/2001/5468
SITE: 56 DENMARK 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 Permissions Numbers F/2001/5469 & LB/2001/5468 have condition(s) attached to them. 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 your client 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 faithfully

ELAINE VASHI
Planning Officer

Tel. 0118 974 6443 (Direct Line)

Date. 28 May, 2002

My ref. CD/FP2002/2871(5468)

W H Brakspear & Sons Plc
C/o Andrew French
1 Market Place Mews
Henley-on-Thames
Oxfordshire
RG9 2BU

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
E-mail:

PLEASE ADDRESS ALL CORRESPONDENCE TO MRS C DODSWORTH

Dear Sirs,

CONVERSION OF SKITTLE ALLEY TO BEDROOMS AT THE DUKES HEAD PUBLIC HOUSE, 56 DENMARK STREET, WOKINGHAM

On cross-checking your Building Regulations Application Number FP2002/2871, I note that there are discrepancies between this application and the approved Listed Building Application Number LB/2001/5468: plans AGF.98.211 C and D

- The Building Control plans show an additional front window
- The Planning drawings do not agree as the elevations have not been updated to match the floor plans

Would you please submit 2 copies of suitably revised plans incorporating and highlighting the above changes by 18 June.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

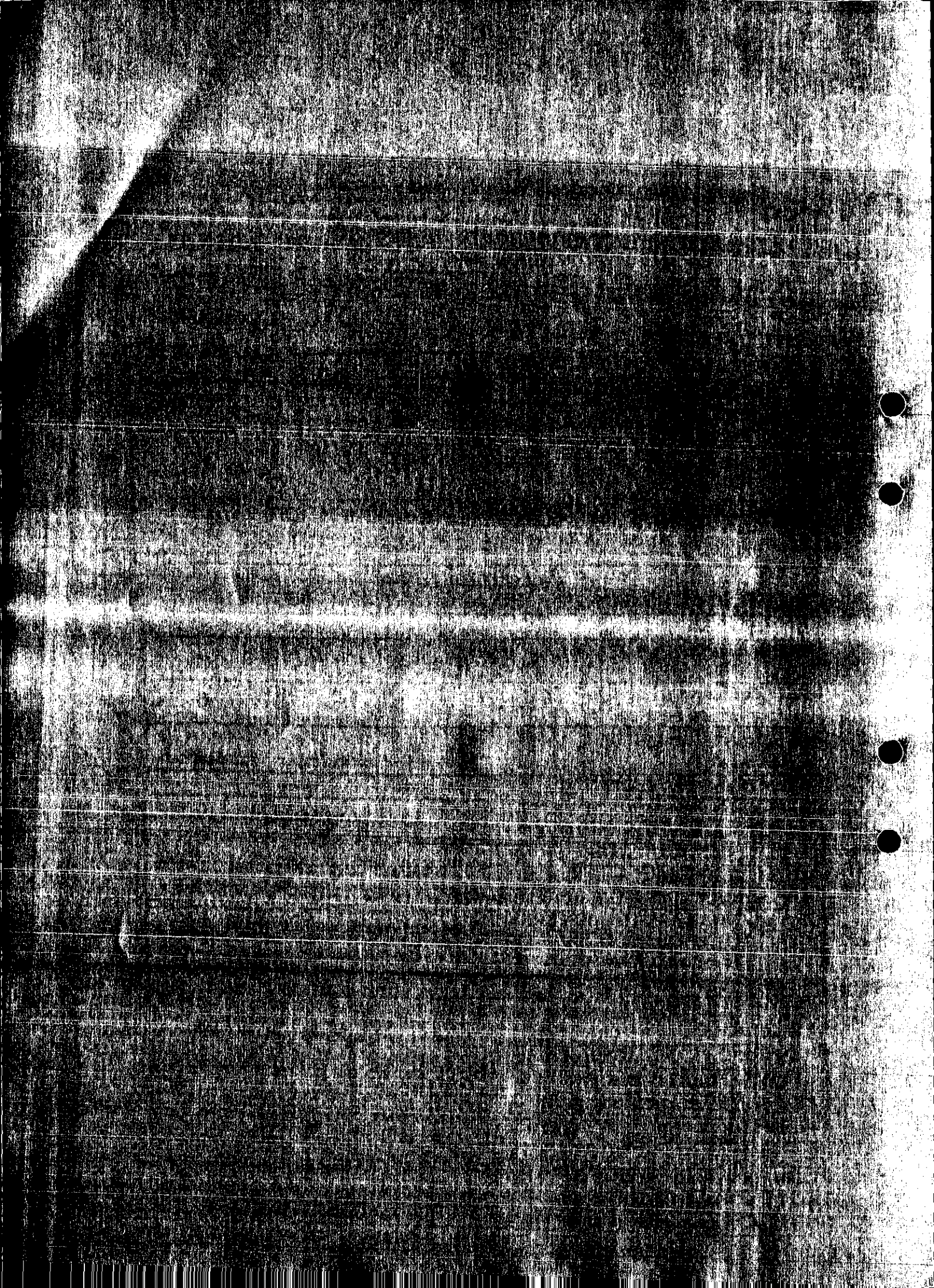
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	F/2001/5469 & LB/2001/5468 EV
BUILDING CONTROL NUMBER	F/2002/2871 Central
APPLICANT/AGENT	Andrew French
ADDRESS OF SITE	The Dukes Head PH 56 Denmark Street WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	convert skittle alley to letting bedroom accommodation Listed Building.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	AGF.98.211.DA	AGF.98.211 D.
FLOOR PLANS	AGF.98.211.C	AGF.98.211.C.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/3/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Harold	BC - additional front window DC - floor plans + elevations do not correspond elevations have not been updated on DC	
DATE	21/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	24/5/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Date: 20 January 2005

To: Case Officer

We have received details to comply with conditions for the following planning application:

Application Number: LB/2001/5468

Location: Dukes Head 56, Denmark Street, .

Proposal: Proposed conversion of skittle alley to bedrooms.

Applicant: W H Brakspear & Sons C/O Andrew French.

Case Officer: ANGELA ODELL

The new plans show the following: Details to comply with conditions 1, 2, 3 &4.

Comments are required by 31/01/2005. .

Should you have any queries regarding this application please contact the case officer ANGELA ODELL on 0118 974 6445.

1970/0504

(RING ONE)

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

App. No. LB/2001/5468+5469 Date Rec. 12.1.04

Location: 56 Denmark Street.

Parish: Wokingham

Applicant: W H Brakspear & Sons

What do the new plans/details show? - give details of any changes Conditions.

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.

Landscape & Trees	
Urb. Design & Conservation	✓ H. Sandys - Copy of letter.
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings 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

Revised Proposal Description:

CASE OFFICER AO. 12/1

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

1970/0504

(RING ONE)

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

App. No. LB/2001/5468+5469 Date Rec. 12.1.04

Location: 56 Denmark Street.

Parish: Wokingham

Applicant: W H Brakspear & Sons

What do the new plans/details show? - give details of any changes Conditions.

Drawing No's:

CONSULTEES

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Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings 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

Revised Proposal Description:

CASE OFFICER AO. 12/1

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. @wokingham.gov.uk
Date January 12, 2005
My ref. AO/2001/5468 & 9
Your ref. AGF.99.211

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire
RG9 2AH

Dear Mr French

Details of Proposal: conversion of skittle alley to letting bedrooms

Address of Site: 56 Denmark Street, Wokingham

Application No: LB/2001/5468 and F/2001/5469

I refer to your recent submission seeking approval of details as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact me.

Yours sincerely

AO

Mrs A Odell
Planning Officer

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

RR

PLANNING SERVICES	HPT 84769
POL	TLS
DC AD	ENF
APP	
CS	
12 JAN 2005	
COPIES TO	ACK conditions
	FILE

Environmental Services Department *Planning Services*
Wokingham District Council
Civic Offices: PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

DETAILS TO COMPLY WITH CONDITIONS

B 5468
B 5469

11 January 2005
Our ref: AGF.99.211
Your refs: F/2001/5469
LB/2001/5468

Dear Sirs

Ref: Conversion of skittle alley into letting bedroom accommodation
56 Denmark St, Wokingham

As agent for and on behalf of my client, Messrs WH Brakspear & Sons Plc and further to proposed conditions to the planning permission and listed building consent, I enclose details so that they may be discharged.

Planning Condition 1	*Commencement five years*
Listed Building Condition 1	*Commencement five years*
Starting on site 10th January 2005.	

Planning Condition 2	*Sample materials - weatherboard roof tiles and bricks*
Listed Building Condition 2	*Sample materials - weatherboard roof tiles and bricks*
See Roofing Specification	*Sample to follow*
See Brickwork Specification	*Sample to follow*
See Weatherboard Specification	*Sample to follow*

Planning Condition 3	*Details of external lighting*
Listed Building Condition 3	*Details of external lighting*
See enclosed specification:	*Sample to follow*

Planning Condition 4	*Rooflight*
Listed Building Condition 4	*Rooflight*

The proposed rooflight windows will be set flush with the adjacent roofing materials and not project above the plane of the roof in which they are located.

Should you have any queries please do not hesitate to contact me.
Yours sincerely

Andrew French TechRICS
encl.
cc Client Contractors file

5.00 BRICKLAYER

5.1 General

5.1.1 *Bricks & Blockwork below dpc* to be approved hard wirecut brick or class A conc block

5.1.2 *Facing Brickwork Sec-Hand* where using, to be approved local second-hand bricks to match **NB No painted or sooty facing brick to be used**

5.1.3 *Tieing-In* Where new construction meets existing walls, Furfix connection system or similar approved is to be utilized, in accordance with the manufacturers requirements. Alternately the contractor may tooth and band.

5.1.4 *Damp Proof Course* Provide and lay polymer damp course on all new work or where rebuilt at dpc level brickwork / blockwork minimum 150mm above finished ground level. dpc to be placed at all horizontal and vertical closures of cavity and proprietary cavity closer used. Provide and fix stepped dpc over all areas where cavity is bridged.

5.2 Internal Block Partitions: *Build up and make good as shown on plan*

5.2.1 All new internal solid blockwork walls to be in concrete 7.0N / mm² blockwork

5.2.2 Build the partitions in position shown on plan with partition blocks, as described in 1:3-4 cement mortar, properly bonded to exg structure with crocodile wall ties and at angles and intersections. Provide and lay pitch polymer damp course as before described. Work to include blockwork over door transoms. Plaster finished as described for cavity walls.

5.3 Lintols *see also KRA Plan*

5.3.1 *Generally*

5.3.1.1 Supply, hoist and fix lintols to new windows and door openings as shown on plan. Catnic / IG galvanised mild steel lintols or approved equivalent throughout. Lintols to have min 150mm bearing each end. Insulate with Owens-Corning polyfoam insulation *to avoid cold bridging.*

5.3.1.2 Supply and fix all necessary bracket to fix door / window frame heads.

5.3.2 *External Lintols*

5.3.2.1 External openings are to have the standard cavity lintel L1/75/ST IG or equivalent

5.3.2.2 For floor supporting openings heavy duty lintel type L1/75/HD IG or equivalent is to be used

5.3.3 *Internal Lintols*

5.3.3.1 New door internal openings are to have 1no 152 x 89mm x 16kg UB for every 100mm of wall width.

5.4 Brick Arches *to new external openings as shown on plan*

5.4.1 *Rough Gauged Arches* Form brick arch to **W4** over lintol with softwood former to match over all new openings *as shown on plan.*

5.5 Alterations *to existing building*

5.5.1 *Form / Alter Door & Window Openings* Form / alter openings including forming reveals with face brick to external walls, inserting lintols and make good plaster round internally. Part infill with matching face brickwork as necessary toothed to existing.

5.5.2 *Form new Internal Openings* Form door opening including making good jambs inserting lintol over and making good floor through opening; make good plaster all round both sides.

5.5.3 *Take out extract fan* to main room and clear away; infill opening internally with brickwork flush with surrounding wall. Retain external cast iron *air brick.*

5.5.4 *Take out 2no balanced flue terminals* to end elevation and clear away; infill opening with facing brickwork flush with surrounding wall.

5.5.5 *Air Bricks :* reserved

5.6 Making Good: Make good to walls where disturbed during the works

5.7 Powered Flue Outlet Form the aperture in the external wall for flue outlet for new boilers as shown on plan. Attend on plumber to make good the aperture and flue pipe sleeve in mortar. Supply and Fix guarded terminal.

5.8 Mechanical Extraction Form the aperture in the external wall for extraction outlet for the mechanical ventilation which is detailed elsewhere. Attend on electrician.

5.9 Repairs

5.9.1 *Stitch Cracks* as detailed on KRA plan
Cracks to Brickwork shall be repaired by raking out effective mortar joints and replacing cracked bricks. All to be made good using a mortar with a resin additive.

5.9.2 *Re-pointing Brick* Former Coach House Allow to repoint **5**m^2
Properly prepare, raking out all joints to 20mm and re-point external brickwork in rubbed pointing with lime mortar strength as original..
Make good and repoint to extl face of brick rough gauged arches to stable door as detailed by KRA

5.9.3 *Spalled Brickwork* Cut out **20no** spalled bricks and make good with second-hand bricks to match existing with mortar and pointing in equal strength to match existing.

5.9.4 *General Repairs* **Allow a provisional sum of £250** to effect further repairs as detailed on site.

5.10 Drainage

5.10.1 Construct 225mm solid walls to inspection chambers. *see* **16.00 DRAINAGE** *reserved where using plastic*

5.10.2 Supply and fix new reinforced concrete lintol under walls over new drain runs.

5.11 Tanking *reserved*

ooo OOO ooo

6.00 ROOFER

6.1 Generally

6.1.1 *Scaffolding* Allow for all temporary weathering and for accuses scaffolding for carrying out the works including lighting, obtaining licence for scaffolding on pavement etc. Obtain all necessary consents and erect scaffolding where required by works as detailed on the plan and in the specification. Ensure all ladders properly secured and all necessary toe board properly fixed.

6.1.2 Attend on external plumber and carpenter.

6.1.3 *Tilting Fillet* *see* **7. 00 CARPENTER**

6.1.4 *Roofing Membrane*: Using 19mm clout nails, fix to rafters air permeable *Tyvek* Permo-Forte breathable sheet underlay: Dress in to gutters. with min horizontal laps of 150mm and vertical laps of min 300mm; all laid to manufacturer's instructions

6.1.5 *Battens* to be minimum 38mm x 25mm treated softwood battens to be minimum 38mm x 25mm tanalised softwood battens fixed with galvanised steel or cut wire nails as detailed in BS 5534: Part 1, fixed over roof membrane.

6.2 Tiles

6.2.1 *Tiles for re-roofing* (to match existing roofs) hand-made new dark brown-red or if unavailable second-hand to match existing *depending on availability* approved second hand **made** tiles to match existing

6.2.2 *Fixing* Plain clay tiles laid in accordance with BS 5534: 1997 Part 1 & 2: Code of Practice for slating and tiling. Fix as appropriate to tilting fillets and battens as after described. Tiles to be laid in double lap parallel horizontal courses. Lay each course to a half lap bond with tails aligned and joints slightly open, ensure that cut tiles are as large as possible; Lap to suit pitch min double lap 65mm, maximum gauge 100mm. Nails for battens and tiles shall be aluminium alloy, copper or silicon bronze to BS 1202:1974.

6.2.3 *Nailing* *Plain Tiles at Pitch 35° - 60°:* Two nails in each tile every fifth. At verges and abutments at each side of valleys and hips nail course of end tiles. At eaves and top edges nail two courses of tiles, all in accordance with BS 5534: pt 1.

6.2.4 *Verges*: to be formed using tile / tile-and-half, with undercloak of plain tile pointed in 1:1:5 gauged lime mortar. Mortar to verges and bonnet hips to be slightly coloured with grey pigment to surveyors satisfaction.

6.2.5 *Accessories & Fittings*

Ridge: to be matching hogs back ridge tile bedded in 1:1:5 gauged lime mortar

Ventilating tiles: Contractor to supply & fix approved tiles as detailed in **7.00 CARPENTER**

6.3 Re-Roofing *Existing tiles roof = 50% - 50% hand - machine made*

6.3.1 Carefully strip existing tiles setting aside sound tiles for reuse. Strip off all battens, felt, cement fillets, flashings, soakers, valley gutter linings, etc, denail rafters; dispose. Carefully take off all fittings and set aside for re-use Assume 50% reuse of exg tiles and 0% fittings.

6.3.2 Prepare for making out for relaid tiled roof; lay new roofing membrane and battens as before described; lay tiles, mix in and make out with set aside and replacement second-hand tiles to line through and mix in.

7.17 Half-height Studding to Scaled Ceiling Form new 1/2 height stud walls in 75 x 50mm tanalised softwood framing to positions shown on drawings bolted at each end with M.12 bolts and plate connector at 600mm c/s (or as feasible for rafter centres) Infill between with 75 x 50mm head and sole plate. 75 x 50mm noggins behind horizontal joints at half height. Provide additional noggins to stud walling to support shelving, radiators, etc. Min two nails per joints. Install rock wool 80mm x 23kg/m³ between studs and noggings. Line one side with 12.5mm vapour check plasterboard with 50mm nails at 300m centres ready to receive skim coat. Include for 1no access hatch to each enclosed roof-space.

7.18 Cupboard under Stairs *to new stairs* Form the cupboard under the staircase with 75 x 50 mm sawn s.w. studs nailed to sole plate, strings, and carriage piece. Cover the studding and staircase soffit with plasterboard, scrim and set as described in Plastering.
Form the door opening under the staircase and fit lining, door, and ironmongery as described in the Window and Door Schedule. Fix architraves o.s. as described.

7.19 Existing Stud Walls Make good and trim to existing studwork and reveals where openings enlarged or altered.

7.20 C.W.S.T & Expansion Tank Fix Pre-formed insulating slabs of polystyrene, around and over new cisterns.

7.21 Weatherboarding

7.21.1 *Locations*	Above D1 and W1 to Letting bedroom 1
7.21.2 *Weatherboarding*	Supply and fix min 19mm x 250mm treated sawn feathered weatherboard, at 175mm c/s with lost head nails
7.21.3 *Background*	Supply and fix to exg external stud walls as shown on drawings sawn weatherboard, secured through a layer of tyvek membrane to studs.
7.21.4 *Finish*	*see* **15.00 PAINTER & DECORATOR.**

14.13.4.2 1no combined mirror light point / shaver point

14.13.4.3 1no towel rail point plus switch fuse spur in bedroom with neon indicator. Supply and fix electric immersion element to new towel rail

14.13.4.4 Wire in 1no shower pump in conjunction with plumber. (pump supplied by plumber)

14.13.5 *Space Heating & Hot Water System* See earlier notes

14.14 External Schedule

14.14.1 *Generally* WHB to pay for external sign lighting; Tenant to pay for other external lights incl utility lights to yard

14.14.2 *Lighting*

14.14.2.1 *Flood Lighting* 1no Down Flood-light down on exg gable facing kitchen **renew wiring as req**

14.14.2.2 *Wall Lights* 1no Lantern on corner of building **reduce height of fitting wiring in with PIR and remote switching**

14.14.2.3 *Roundlights* 2no over D1 & D2
replace with lanterns with PIR and local over ride switch beside D1 & D2

14.14.2.4 *Sign lighting* 2no swan necks over large sign **fix new fittings**

Received by Wokingham District Council

Application No: LB/2001/5468

Proposal:
Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building.

Location:
Dukes Head 56, Denmark 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 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/2001/5468 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/02/2002. 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

09 January 2002

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. @wokingham.gov.uk
Date March 24, 2005
My ref. AO/2001/5468 & 9
Your ref. AGF.99.211

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire
RG9 2AH

Dear Mr French

Details of Proposal: conversion of skittle alley to letting bedrooms

Address of Site: 56 Denmark Street, Wokingham

Application No: LB/2001/5468 and F/2001/5469

Thank you for your letter of 20 February. Following advice I have received from Harold Sanders, I confirm the submitted sample of the glazing bar is acceptable. Harold has advised that an illustration of the light fitting would suffice as a 'sample'.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact either Harold Sanders on 0118 974 6465 or me.

Yours sincerely

Ao.

Mrs A Odell
Planning Officer

Harold.

Is this OK?

Ang: YKS

23/3

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

PLAN	86364
PCL	
DC	Amo
APP	
CS	
23 MAR 2005	
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	FILE:

Mrs A Odell: Senior Planning Officer
Planning Services
Wokingham District Council,
Civic Offices: PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

22 March 2005
Our ref: AGF.99.211
Your refs: F/2001/5469
LB/2001/5468

Dear Mrs Odell

Ref: Conversion to letting bedrooms at 56 Denmark St, Wokingham

Further to you letter I enclose a sample of the single glazed ovolo glazing bar used at the above. I am still struggling to get the electrical contractor to provide me with a sample of the outside lights to be used.

Yours sincerely

AFRI

Andrew French TechRICS
encl.
cc Client Contractors file

SECTION ACCEPTABLE TO ME. ILLUSTRATION OF LIGHT FITTINGS WOULD SUFFICE.

HK 24.03.

Angela Odell

To: Andrew French
Subject: RE: External Lighting at Duke Head PH

Dear Mr French

I advise you that the lighting is acceptable.

-----Original Message-----
From: Andrew French [SMTP:andrewgfrench@hotmail.com]
Sent: 29 March 2005 14:37
To: angela.odell@wokingham.gov.uk
Cc: harold.sanders@wokingham.gov.uk; Mike Davies; andrewgfrench; David Queen; Jonathan Lister; Karl Taylor; Lorraine at MC Robins; MC Robins; Mike Dear; Phil Sparks; Tony Verey; Victoria Lochhead
Subject: External Lighting at Duke Head PH

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxon RG9 2AH

29th March 2005

Yr Ref AO/2001/5468 & 9
My Ref AGF.99.211

Dear Mrs Odell
I am emailing since I do not think my printer to up the job of satisfactorily reproducing photographs
I attach two photographs for the new external lighting proposed at the Duke's Head PH. The supplier is taking an age to provide these for use so I thank you for your advice that an illustration is sufficient. The light fittings are manufactured from spray coated steel To give you some idea of scale, the weatherboarding is a about 7" centres.

Should you have any queries, you can contact me on 01491 411308 or 07976 964768

Yours Sincerely

Andrew French

<< File: Bulkhead as used at BBoy - side.jpg >> << File: Bulkhead as used at BBoy - front.jpg >>

WORK SHEET FOR : Elaine Vashi

Application Number : LB/2001/5468

Applicant : W H Brakspear & Sons C/O Andrew French.

Location : Dukes Head 56, Denmark Street, , Wokingham.
Proposal : Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/01/2002

***Earliest Date for Decision* : 02/02/2002**

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

This application will have expired on: 04/03/2002. 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 :
CONS. ARCH: no objection in principle.
W'HAM T. COUNCIL: no objection.

Planning Issues :
IMPACT UPON CHAR & SETTING OF LISTED BUILDING.

Application no. LB/2001/5468

Appraisal:

The Listed Building application being considered proposes the change of use of the existing skittle alley at the Dukes Head Public House, 56 Denmark Street, Wokingham.

The original application, which was submitted also, included a side extension to the pub to form a conservatory but this has been withdrawn from the application.

The proposed change of use will result in the creation of five ensuite bedrooms, and will include some elevational changes.

Impact upon the character of the area and the setting of the adjacent Listed Building

The former coach house which is proposed to be converted lies within the Conservation area and is a curtilage building to the Dukes Head public house which is a grade 2 Listed Building

The proposed change of use will result in mainly internal changes and alterations to the former coach house, which is a curtilage building to the listed public house. The external changes which would result include replacement of the existing fixed panel in the front (SE) elevation with a door and the partial bricking up of the existing doorway on the RHS, and its replacement with a window. A ramp and railings would be constructed to serve this entrance. The existing doorway on the RHS of the front elevation would be replaced and a new archway formed above this doorway with fanlights. A former window, which has been bricked up on this elevation, would be reopened and two additional windows would be inserted. The two existing rooflights in this elevation are to be closed up and replaced by one larger rooflight.
In the rear (NW) elevation a new rooflight would be inserted and the existing window in the side (SW) elevation is to be remade. The first floor window in the side (NE) elevation would be reglazed and glazing bars inserted. The door in this elevation would be replaced by a full length fixed light, and the two existing ground floor windows would have glazing bars added.

It is considered that the changes proposed are sympathetic to the character of the existing building and will not have a negative impact upon the character of this building or the character and setting of the adjacent listed building. Similarly it is not considered that the proposed changes will have a negative impact upon the character of the surrounding Conservation area.

RECOMMENDATION: approval subject to conditions

N.B. CHANGE DESCRIPTION OF DEV. TO OMIT proposed S.St. extension to public house.

Application Number LB/2001/5468
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
3	C030	R030	
4	C201	R201	

SEE PLANNING file f/2001/5469.

RECORD OF SITE VISIT

SITE ADDRESS: Dukes Head 56 Denmark Street Wokingham.

APPLICATION NUMBER: LB/2001/5468

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451

Date: 25|2|02

My ref: LB/2001/5468

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

CONFIDENTIAL 04 MAR 200

COPIES TO	ACK:
	FILE:

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

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: LB/2001/5468
Dukes Head 56, Denmark Street, , Wokingham.
Proposed conversion of skittle alley to bedrooms ~~plus erection of conservatory to listed building.~~

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 **Elaine Vashi** on **(0118) 974 6451**. 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 7|3|02.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **LB/2001/5468**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 4/3/02

Councillor R Wyatt

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 6451

Date:

My ref: LB/2001/5468

CONFIDENTIAL

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: LB/2001/5468
Dukes Head 56, Denmark Street, , Wokingham.
Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building..

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 **Elaine Vashi** on **(0118) 974 6451**. 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

Tel: (0118) 974 6451

Date: 25|2|02

My ref: LB/2001/5468

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: LB/2001/5468
Dukes Head 56, Denmark Street, , Wokingham.
Proposed conversion of skittle alley to bedrooms ~~plus erection of conservatory to listed building.~~

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 **Elaine Vashi** on **(0118) 974 6451**. 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 7|3|02.

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **LB/2001/5468**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

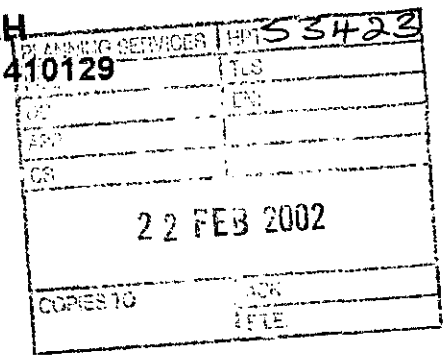
Signed: _____ Date: _____

Councillor R Wyatt

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

COPY

Andrew French Design & Survey
1 Market Place Mews
Henley-on-Thames
Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129



Elaine Vashi Development Control Officer
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

11 February 20028
Our ref: AGF.98.211
Your refs: F/2001/5469
LB/2001/5468

Dear Ms Vashi

Works to the Dukes Head PH Wokingham

After consultations with Mr Sanders, I wish to split our application regarding this site into works to upgrade the skittle alley to letting bedrooms and secondly the works to the side of the main public house to provide a garden room.

In regard to the works to the skittle alley I wish to proceed with this application and I will submit an application for the works to the Garden Room

I will contact you shortly to as I wish some advice on how to prceed in this matter.

In the meantime, hould you have any queries, please do not hesitate to contact me.

yours sincerely

Andrew French

cc AP Verey WH Brakspear & Sons Plc

01189
746484

POL	TLS
	EHF
CS	

30 JAN 2002

COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: LB/2001/5469

Proposal: Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building

Site Address: Dukes Head, 56 Denmark Street, Wokingham

Applicant: W H Brakespear & Sons C/O Andrew French

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

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 29/01/02

CLERK TO Wokingham Town Council

Date: 21 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5469

Location: Dukes Head 56, Denmark Street, Wokingham.

Proposal: Proposed single storey extension to public house to form conservatory and change of use of skittle alley to letting bedrooms.

Applicant: W H Brakspear & Sons C/O Andrew French.

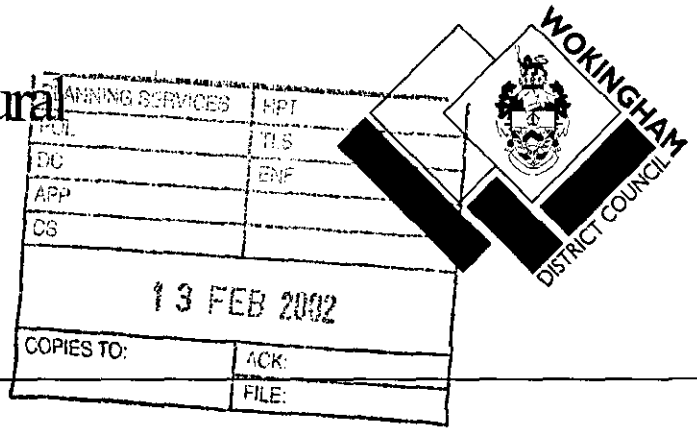
Case Officer: Elaine Vashi

The new plans show the following: The provision of a disabled WC and further details of the conservatory structure. Drawing no AGF.98.211.9 Rev 2.

For information only.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

Education and Cultural Services Memorandum



To: Elaine Vashi

Cc: Iain Root **From:** Tim Green

Re: **LB/2001/5468**
Dukes Head, Denmark St.
Wokingham

Date: 24/1/01

Elaine

Please find below comments for planning application LB/2001/5468 as requested in your memo dated 9th January.

The planning application is for the conversion of the skittle alley to a single bedroom, plus the erection of a conservatory to the existing listed building.

After due consideration Leisure Services would not require any off-site contribution in this case.

Tim

Tel. 0118 974 6477 (Direct Line)
Fax. 0118 974 6490
Email. Alison.Williams@wokingham.gov.uk
Date. 10 January 2002
My ref. AW/51646
Your ref. APV/AM

Mr A P Verey
Property Director
W H Brakspear & Sons plc
The Brewery
New Street
HENLEY-ON-THAMES
Oxon RG9 2BU

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

Dear Mr Verey

THE DUKES HEAD PUBLIC HOUSE, WOKINGHAM

Thank you for your letter dated 9 January enclosing plans, which was received today.

I have passed it to Harold Sanders for reply.

Yours sincerely

Alison Williams
Technical Officer
Landscape and Heritage Section

R 24/1

51646

W. H. Brakspear & Sons plc

PLANNING SERVICES	HPT
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DC	ENF
APP	
CR	
10 JAN 2002	
COPIES TO:	ACK
	FILE:

OUR REF: APV/AM

9 January 2002

Mr. Harold Sanders
Wokingham District Council
Planning Services
P.O. Box 157 Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Harold

The Dukes Head Public House, Wokingham

Further to our conversation regarding the above I enclose a copy of the original conservatory proposal together with a revised plan which shows the approach adopted on the White Hart Nettlebed. I hope you will agree that our revisions are an improvement.

We have sent similar revisions to your colleagues in Planning and I look forward to hearing from you in due course.

Yours sincerely

Tony Verey

A P Verey TD
Property Director

The Brewery, New Street, Henley on Thames, Oxfordshire. RG9 2BU
Telephone: 01491 570 200 Facsimile: 01491 410 254
E-mail: brewery@brakspear.co.uk www.brakspear.co.uk
Registered in England No. 46656

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 09 January 2002

Application Number: LB/2001/5468

Proposal: Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building..

Site Address:
Dukes Head 56, Denmark Street, , Wokingham.

Applicant:
W H Brakspear & Sons C/O Andrew French.

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

THE CONSERVATORY EXTENSION OF THE LISTED BUILDING IS TO BE OMITTED FROM THIS APPLICATION AND DEALT WITH AS A SEPARATE SUBMISSION.

1. ALL STRUCTURAL WALLS AT GROUND FLOOR TO BE BRICK (NOT THERMALITE).
2. ANY NEW WINDOWS + DOORS TO BE CONDITIONED AS PART OF ANY APPROVALS
3 WITH DETAILS AT FIRST FLOOR LEVEL TO BE AGREED. — TTG BOARDING PREFERRED FINISH IN 'PUBLIC/COMMON AREAS (LANDING)
4 AN ALTERNATIVE LOCATION FOR THE RAMP SHOULD BE CONSIDERED.
5. TREATMENT OF CEILING + UNDERSIDE OF CR. ROOF TO BE CONFIRMED

I SUPPORT THE CHANGE OF USE

Harold Sanders
08 02/02.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 09 January 2002

Application Number: LB/2001/5468

Proposal: Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building..

Site Address:
Dukes Head 56, Denmark Street, , Wokingham.

Applicant:
W H Brakspear & Sons C/O Andrew French.

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

THE CONSERVATORY EXTENSION OF THE LISTED BUILDING IS TO BE OMITTED FROM THIS APPLICATION AND DEALT WITH AS A SEPARATE SUBMISSION.

1. ALL STRUCTURAL WALLS AT GROUND FLOOR TO BE BRICK (NOT THERMALITE).
2. ANY NEW WINDOWS + DOORS TO BE CONDITIONED AS PART OF ANY APPROVALS
3 WITH DETAILS AT FIRST FLOOR LEVEL TO BE AGREED. — TTG BOARDING PREFERRED FINISH IN 'PUBLIC/COMMON AREAS (LANDING)
4 AN ALTERNATIVE LOCATION FOR THE RAMP SHOULD BE CONSIDERED.
5. TREATMENT OF CEILING + UNDERSIDE OF CR. ROOF TO BE CONFIRMED

I SUPPORT THE CHANGE OF USE

Harold Sanders
08 02/02.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 09 January 2002

Application Number: LB/2001/5468

Proposal: Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building.

Parish: WOKINGHAM TOWN

Site Address:
Dukes Head 56, Denmark Street, , Wokingham.

Applicant:
W H Brakspear & Sons C/O Andrew French.

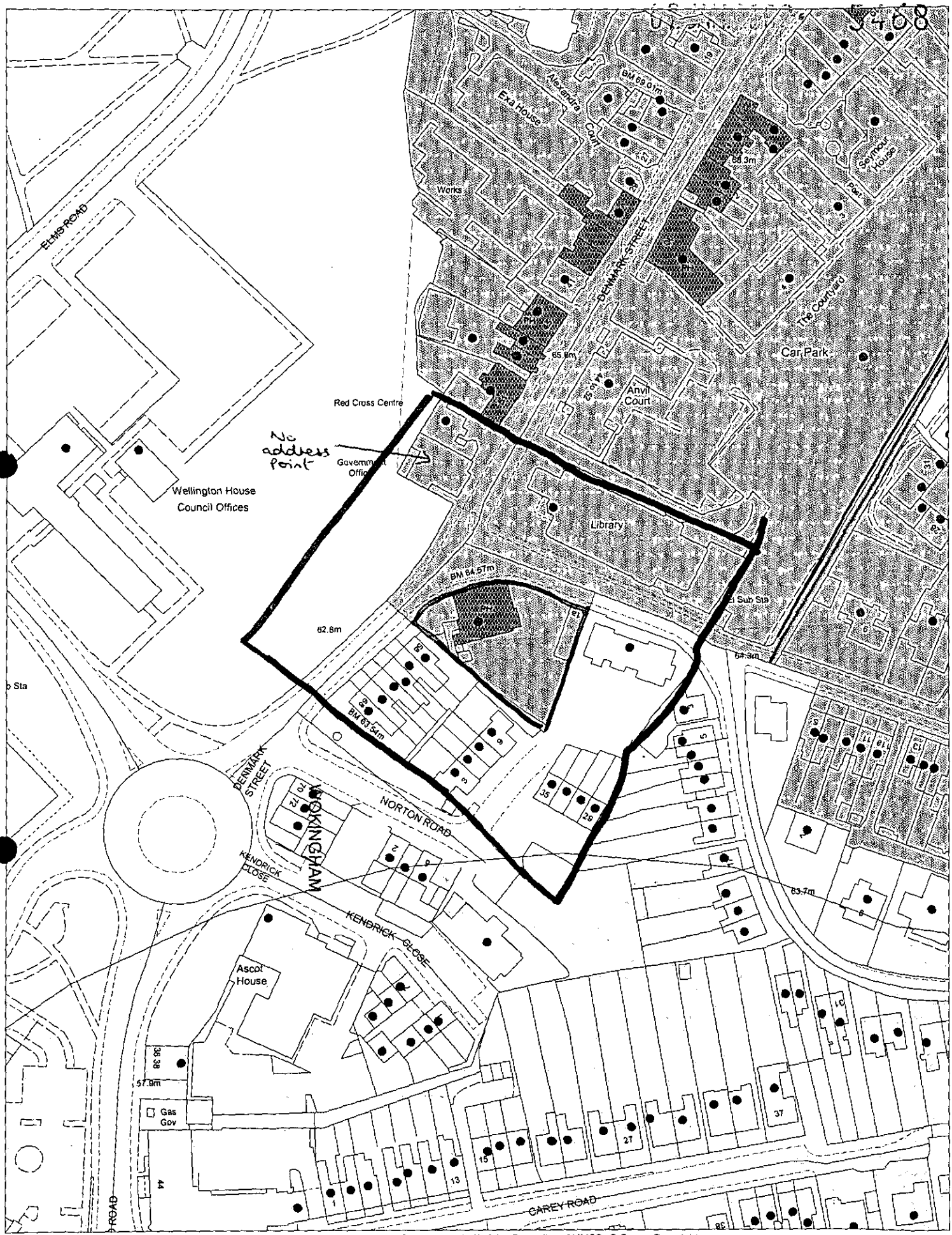
Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

As per 5469

Signed: _____ **Print name:** _____



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

14 December 2001

Scale: 1 : 1250

LB

Application Number : NEW/2001/5468

Case Officer : EV

Valid Date : 07 JAN 2002

Map No : 75B

Site Area : 0.10

Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed conversion of skittle alley to bedrooms plus erection of conservatory to listed building.

Location : Dukes Head 56, Denmark Street, , Wokingham.

Parish : WK Ward : WES 9.1.02 TB.

Applicant : W H Brakspear & Sons C/O Andrew French.

Fee Required: £0 Fee Received: £0 Not required

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	See comments for full application.	21/12	✓ 7/1
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Please supply photograph(s) of doorway to be demolished	21/12	✓ 7/1

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Extension to a listed building + alterations to a building within its curtilage.

INTERNAL CONSULTATIONS 9.1.02 TB

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

Disabled Access Officer ✓

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

NEIGHBOURS

2 x S/N - Denmark Street & Langborough Road ✓

+ See map

+ Site inside red line

OTHERS

Pre-apps attached to main application.

1871/A

07 JAN 2002 54688

WOKINGHAM DISTRICT COUNCIL Application No.

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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 / ADDRESS / POST CODE / PHONE

WH Brakspear & Sons Plc
The Brewery
New Street
Henley-on-Thames
Oxfordshire RG9 2BU
tel 01491 570200

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

AGENTS NAME / ADDRESS / POST CODE / PHONE

ANDREW FRENCH
1 MARKET PLACE MEWS
HENLEY-ON-THAMES
OXON RG9 2AH
01491 411308

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

BUILDING LOCATION: DUKES HEAD PH, DENMARK ST, WOKINGHAM RG11 2BQ

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

BUILDING TYPE: PUBLIC HOUSE

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

BUILDING USE: PUBLIC HOUSE

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

LISTING GRADE: 2

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

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.

CONVERSION OF SKITTLE ALLEY TO LETTING BEDROOM: NEW CONSERVATORY TO MAIN PH

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

FACING BRICKWORK
SW JOINERY
GLASS/LEAD ROOF

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? NOT KNOWN
(b) What is the cubic content of the part to be removed? $3.2m^3$ approx
(c) What was the date (approx.) of the erection of the section to be removed? NOT KNOWN

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 WH BRAKSPEAR & SONS PLC

Date 5-12-2001

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

07 JAN 2002 5568

WOKINGHAM DISTRICT COUNCIL 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 .....

† See note (a) to Certificate A

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.

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

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:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of INH BRAKSTEARE & SONS PLC

Date 5-12-2001

* Delete where inappropriate

(1) ADDRESS THE DUKES HEAD P.H. 56 DENMARK STREET PARISH WOK

PLOT No. LISTED BUILDING ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
* 13948	MR. K. NOLLOTH	CONVERT COACH-HOUSE		
13949	"	"		
00877	Brakspeare	Redevelop site	13/6/74	N/A Ref
03709	"	REFURBISH P.H., CONVERT WORKS TO FLAT, REAR EXT. TO RESTAURANT	18.12.75	N/A C/A
BR 4441	W. H. Brakspeare & Son Ltd	" "	12 4 76	App N/A
13019	Mr K. Nolloth	Conv of indust prem to Carvery Bar Clubroom	2.5.80	N/A Ch
13033	" " L.B.C	" "	2.5.80	N/A Ch
* 215354	"	CONVERT COACH-HOUSE	11.8.80	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE DUKES HEAD (P.H)

(2) ADDRESS 56 DENMARK ST. PARISH WOKINGHAM.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13948	Mr K Nolloth	Conv of O/blds into bar		
13949	← L.B.C.	club & games room	25.9.80	N/A CA
BRA 2496	MR. & MRS I. TAYLOR	LOOD SCROLLY	26 3 87	APP
32139/40 LBC	"	2 NEW WINDOWS	15.12.88	Ref
33246/7	"	"	11.5.89	C/A
34954 LBC	DCC	DEM. BOUNDARY WALL / CONSTR	18.1.90	C/A
		BOUNDARY WALL (1 DR. SCHEME)		BY SEC OF STATE
39543/4 LBC	BRAKSPEAR & SON	PORCH / INT. ALTS	23.7.92	C/A
99169272/LBC	"	Removal internal partition	25/5/99	C/A
FP 99/8618	"	+ const. fire place + chimney.	21/4/99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Andrew French Design & Survey

07 JAN 2002 5468

The Duke's Head Public House

AGF.98.211

Views of bay window to be demolished



external



internal