APPLICATION NO:
F/2001/5469

LOCATION:
Dukes Head 56 Denmark Street, Wokingham.

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

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

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

APPLICATION WILL HAVE EXPIRED ON:
04/03/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

583

DD

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5469

Parish: **WOKINGHAM**

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

Proposal: **Proposed change of use of skittle alley to letting bedrooms.**

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

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

Condition
2. 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 91(1) of the Town and Country Planning Act 1990.

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

Reason
3. 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.

Received by Wokingham District Council

Application No: F/2001/5469

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

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 F/2001/5469 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

Date: 20 January 2005

To: Case Officer

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

Application Number: F/2001/5469

Location: Dukes Head 56, Denmark Street, .

Proposal: Proposed change of use of skittle alley to letting 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.

(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. Sanders + 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

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

RL

PLANNING SERVICES	HPT 84969
POL	TLS
DC AO	ENF
APP	
CS	
12 JAN 2005	
COPIES TO	ACK Conditions

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

DETAILS TO COMPLY WITH CONDITIONS

E-5468
E-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**m²
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*

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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**

5468/9

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. @wokingham.gov.uk
Date February 3, 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

Following advice I have received from Harold Sanders, I reply regarding your letter of 11 January.

F/2001/5469
Condition 1: Work commenced.
Condition 2: Bricks for wall to ramp acceptable, but not to be used for repairs/works to main building. Existing 'recovered' bricks to be used. Weatherboard sample and roof tile are acceptable.
Condition 3: External lighting outstanding – to follow.
Condition 4: Rooflight – type and size – outstanding.

LB/2001/5468
Condition 1: Work commenced.
Condition 2: Bricks, roof tiles and weatherboarding acceptable.
Conditions 3 & 4: outstanding.

Note: window to end wall (north) to have new casement openings – not part brick up as proposed by builder on site – to be confirmed by you please.

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

R 1-2-05.

Date: 20 January 2005 27 JAN 2005

To: Harold Sanders – Urban Design & Conservation Officer

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

Application Number: F/2001/5469

Location: Dukes Head 56, Denmark Street, .

Proposal: Proposed change of use of skittle alley to letting 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.

CONDITION 1. — WORK COMMENCED!

CONDITION 2. — BRICKS FOR WALL TO RAMP ACCEPTABLE TO ME. — BUT NOT TO BE USED FOR REPAIRS/WORKS TO MAIN BUILDING. — EXISTING 'RECOVERED' BRICKS TO BE USED. WEATHERBOARD SAMPLE + COLOUR ACCEPTABLE TO ME. ROOF TILE ALSO ACCEPTABLE TO ME.

CONDITION 3. — EXTERNAL LIGHTING — OUTSTANDING TO FOLLOW.

CONDITION 4. — ROOFLIGHT — TYPE + SIZE. — OUTSTANDING

Harold Sanders. 02.02.05. — SEE LA/2004/5468 FOR FURTHER COMMENTS.

Date: 20 January 2005

To: Harold Sanders – Urban Design & Conservation 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.

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SEE COMMENTS ON PLANNING APPLICATION P/2001/5469

CONDITION 1. — WORK COMMENCED

CONDITION 2. — BRICKS, ROOF TILES + WEATHER-BOARDING ACCEPTABLE TO ME

CONDITIONS 3+4 OUTSTANDING.

NOTE WINDOW TO END WALL (NORTH) TO HAVE NEW CASEMENT OPENINGS — NOT PART BRICK UP AS PROPOSED BY BUILDER ON SITE. — TO BE CONFIRMED TO AGENT.

Harold Sanders 02.02.05

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
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Planning Officer

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1 Market Place Mews
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Oxfordshire RG9 2AH
tel 01491 411308 fax 01491 410129

RE

PLANNING SERVICES	HPT 84766
POL	TLS
DC AO	ENF
APP	
CS	
12 JAN 2005	
COPIES TO	ACK Condition
	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

F-5468
F-5469

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

Dear Sirs

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56 Denmark St, Wokingham

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See Weatherboard Specification *Sample to follow*

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Planning Condition 4 *Rooflight*
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Yours sincerely

Andrew French TechRICS
encl.
cc Client Contractors file

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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.*

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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 5m^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**

See 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

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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

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

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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

Applicationo	Name & Address
F/2001/5469	Mr C M Dunford 58 Denmark Street WOKINGHAM. RG40 2BQ
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
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WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5469

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

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.

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 :

POLICY & PLANS: In objection in principle - see comments on file.
WOKINGHAM TOWN COUNCIL: no objection
OBS: 1 letter rec. - see file for comments - concern re loss of light to prop from fence - generally no objection.

Planning Issues :

- IMPACT UPON SETTING OF LISTED BUILDING
- IMPACT UPON CHAR. OF CONS. AREA
- IMPACT UPON AMENITY OF LOCAL RESIDENTS.

Application no.F/2001/5469

Appraisal:

The 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.

Principle of development

The site is located inside the boundary of Wokingham Town Centre, but outside the area recommended as retail centre by the WDLP Inquiry Inspector. The District has a shortage of overnight accommodation, supported by a recent Southern Tourist Board study. Policy WR24 of the Wokingham District Local Plan (deposit draft) supports the change of use of existing buildings to small scale visitor accommodation will be acceptable subject to the provisions of policy WR1 and provide the Council is satisfied that the use does not detract from the character of the area or the residential amenity of neighbouring properties.

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.

Impact upon the residential amenity of neighbouring properties

The former Coach House is located to the north east of the application site, and lies adjacent to no.11 Norton Road. No.11 Norton Road forms part of a modern residential block. The Coach House is built on the boundary with this property and is approximately 3m from the flank wall of no.11, Norton Road. The south east elevation will therefore be adjacent to no.11. As there are no windows in this elevation of no.11 it is not considered that the proposed rooflight in the rear elevation of the Coach House will have a negative impact upon the residential amenity of those who live at no.11 Norton Road.

RECOMMENDATION: approval subject to conditions.

N.B. CHANGE DESCRIPTION OF DEVELOPMENT TO:
'PROPOSED CHANGE OF USE OF SKITTLE ALLEY TO LETTING BEDROOMS' (omit proposed S.St. extension to public house)

Application Number F/2001/5469
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	

RECORD OF SITE VISIT

SITE ADDRESS: Dukes Head 56 Denmark Street Wokingham.

APPLICATION NUMBER: F/2001/5469

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 28.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - in window.

2. DESCRIPTION OF SURROUNDINGS

edge of town site opp. library
pub - with car park & shuttle Alley.

3. DESCRIPTION OF SITE/BUILDING

2st. det. pub - grade 2 List building.
car parking to rear.
2st. coach house used as shuttle Alley.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Shuttle Alley forms boundary W. N.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6451

Date: 25/2/02

My ref: F/2001/5469

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04 MAR 2002

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DX: 33506 – Wokingham

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/5469
Dukes Head 56, Denmark Street, , Wokingham.
Proposed single storey extension to public house to form conservatory and change of use of skittle alley to letting bedrooms.

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: **F/2001/5469**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed single storey extension to public house to form conservatory and change of use of skittle alley to letting bedrooms.

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: 25/2/02

My ref: F/2001/5469

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WOKINGHAM UNITARY
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DX: 33506 – Wokingham

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2001/5469
Dukes Head 56, Denmark Street, , Wokingham.
Proposed ~~single storey extension to public house to form conservatory and~~ change of use of skittle alley to letting bedrooms..

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: F/2001/5469

WOKINGHAM UNITARY
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CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
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RG40 2HG

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LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5469**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed single storey extension to public house to form conservatory and change of use of skittle alley to letting bedrooms.

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.

+44 1491 410129

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

PLANNING SERVICES REF 53423
FILE
REV.
21 FEB 2002

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 proceed 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

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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

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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

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30 JAN 2002

Date: 21 January 2002

To: Harold sanders - Conservation

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.

THE APPLICANT HAS AGREED TO SEPARATE THE SKITTLE ALLEY PROPOSAL AND CONSERVATORY AS TWO APPLICATIONS.

IMPLICATIONS OF EXTENDING LISTED BUILDING, YET AGAIN, TO BE THE SUBJECT OF FURTHER DISCUSSIONS

Harold Sanders

08. 02/02

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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: F/2001/5469

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

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

POLICY AND PLANS CONSULTATION

Date: 29/1/02
Case Officer: Elaine Vashi
Application: F/2001/5469 ands LB/2001/5468
Location: Dukes Head, 56 Denmark Street. Wokingham

==========

Retail and Town Centre Policy - Extension to main building of PH

The site is inside the boundary of Wokingham Town Centre, but outside the area recommended as retail centre by the WDLP Inquiry Inspector. The location is therefore considered as edge of centre for the purposes of applying the sequential test in PPG6. Notwithstanding this there is no objection in principle to the extension on retail policy grounds because of its relatively small size and because the location of the whole premises would be considered suitable in principle under policy WSH13 (Food and Drink). Regarding the deatil, consideration would have to be given as to whether there would be increased noise or disturbance impact on neighbouring residential properties from the conservatory as opposed to the PH garden.

Recreation and Tourism Policy - Re-use of Skittle Alley for 5 bedrooms

The District has a shortage of overnight accommodation (a recent Southern Tourist Board study supports this view). Policy WR24 encourages B and B provision but such development is required to respect the character of the property.

Listed building and Conservation Area Issues Ext.to PH and re-use of skittle alley

Decision as to suitability should be assessed against Policy WHE13 (Extension to LBs) and WHE4 (New buildings in Conservation Areas). See pages 4-36 and 4.24 to 4.26 of Inspector's report (attached) for recommended changes to these policies. Th advice of the Council's Conservation Architect is crucial to assessing this.

Highway and parking issues

Although within the town centre boundary only operational parking is required by Policy WT6 there is a question as to whether sufficient parking will be achieved through the proposed scheme to meet the needs of a more intensive use of the site, in particular the requirements for guests. Their requirements will be additional to the existing (and proposed) need for parking by staff/customers/service vehicles of the PH and the car park is very small.

Summary

Although the principle of the proposal would comply with retail and tourism policy and there is a known need for overnight accommodation, the critical factors in this case will be impact on the listed building, effect on the conservation area and parking issues. Potentially these may lead to reasons for refusal.

NB An additional issue to consider is whether the room with external disabled access is fit for the purpose it claims to meet. The ensuite bathroom does not look as though it has sufficient manoeuvrability space for somebody in a wheel chair.

EV 29/1/02

☎ 0118 974 6379 (Direct Line)

Monday, 28 January 2002

WOKINGHAM UNITARY
Aiming for Excellence

Andrew French
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Building Control
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Minicom No: (0118) 977 8909
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Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: LB\2001\5468

Address: Dukes Head, 56 Denmark Street, Wokingham.

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is altered there is no obligation to improve access and facilities for disabled people. The level of provision after alteration should not be any worse.

1. To ensure that windows and doors in general use that open outwards do not cause an obstruction on a path that runs along the face of a building.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. Concern is expressed that the planned adaptations do not include an accessible WC to the existing public house facilities. The lack of an accessible WC is likely to make the public house generally inaccessible to those requiring such facilities as part of general use. The agents attention is drawn to the DDA 1995, 2004 requirements to take reasonable steps to remove physical features preventing access to facilities or provide alternative means of accessing them!
2. To consider the height and position of essential controls e.g. light switches, plug sockets, window openers etc.

3. To consider the redesign of en-suite bathroom in the accessible bedroom (1) providing adequate space for sideways transfers to both bath and toilet (see BS8300:2001 for further advice).
4. To consider re-hanging bathroom door (bedroom 1) to open outwards to increase available space within en-suite facility.
5. To consider the provision of an accessible, level access shower as an alternate provision for bath.
6. To consider the design and position of door furniture in terms of reach and grip.
7. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility for all users.
8. To ensure that the force required to open doors is not excessive (20 Newtons recommended).

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those *'physical'* features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

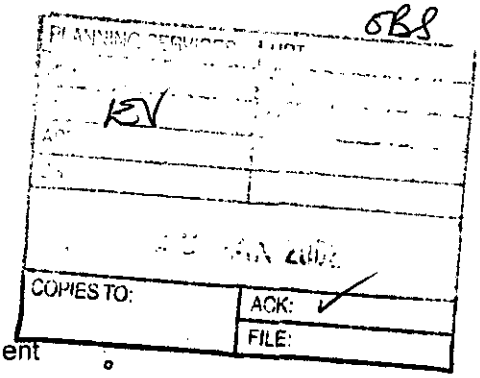
Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Elaine Vashi - WDC Planning Dept.**



Mr C M Dunford
58 Denmark Street
Wokingham
Berkshire
RG40 2BQ

27th January 2002

FAO Elaine Vashi
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Dear Ms Vashi

RE: Application F/2001/5468 and F/2001/5469, The Dukes Head, 56 Denmark Street

I have viewed the above plans and would like the following comment to be noted.

Due to the erection of the new conservatory, the new courtyard to the rear of this directly faces my kitchen, and generally overlooks my property. I would wish that W H Brakspear and Sons erect a substantial fence, preferably a close boarded vertical fence, along the whole of the adjoining boundary wall, to a height of 6'6" above the finished ground level on the Dukes Head Property. Thus keeping privacy within my property.
I realise that this may lead to some loss of light to my property, but feel this is the only sensible option.

Other than the above point, I am pleased to see the landlord of the Dukes Head developing the property, encouraging the more 'sensible' pub customers, especially as located close to many residents.

Yours faithfully

Mr. C.M.Dunford

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 09 January 2002

Application Number: F/2001/5469

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

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.

NOW TO BE CONSIDERED AS TWO APPLICATIONS

1. EXTENSION TO PUB
2. CONVERSION / CHANGE OF USE OF SKITTLE ALLEY. TO BEDROOMS.

SEE DETAILED COMMENTS ON SKITTLE ALLEY.
EXTENSION TO PUB TO BE FURTHER DISCUSSED DUE TO EXTENT OF PREVIOUS EXTENSIONS

Harold Sanders
08/02/02

Same plans both applications

HIGHWAYS CONSULTATION SHEET

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

Application Number: F/2001/5469

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

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;

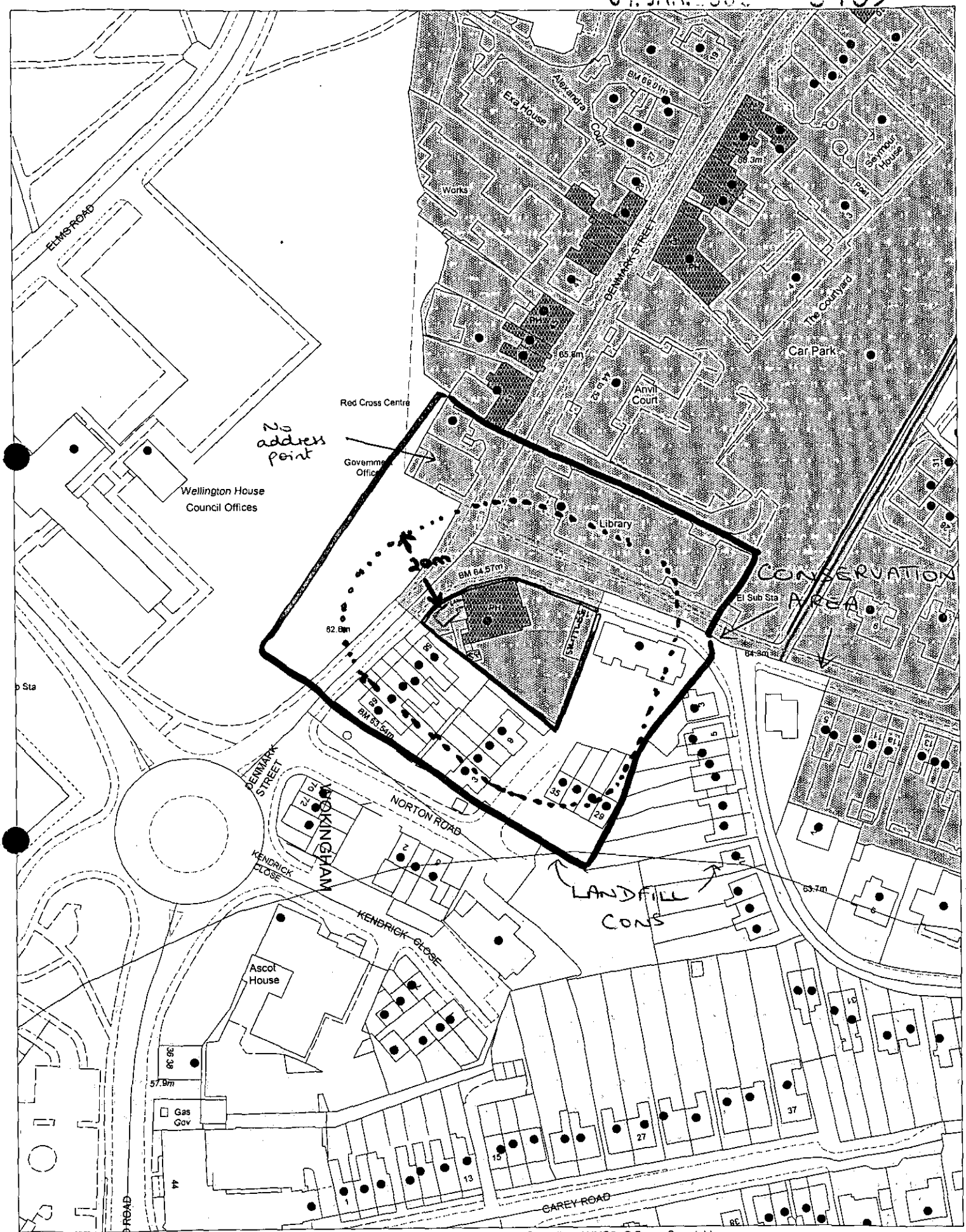
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

What is the existing legitimate use of the area where the conservatory is proposed?

Signed: _____ **Print name:** AC 14/1/02

07 JAN 2002 5469



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Development Control Section, Environmental Services, Wokingham District Council.
14 December 2001

Scale: 1 : 1250

(*) 4 x PRE-APPS ATTACHED (*)

F

Application Number : NEW/2001/5469	Map No : 75B
Case Officer : EV	Site Area : 0.10
Valid Date : 07 JAN 2002	Received Date: 10/12/2001

Level : Delegated Application

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

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: £380 Fee Received: £380 (14)

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	- Show Position of conservatory on plan + adjacent properties	21/12	✓ 7/1
FORMS UNSIGNED	- Q24. Need entry in C1 for bedrooms to be created (+ entry in D2 for Skittle alley to be lost?)	21/12	✓ 7/1
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	- Front (SE) elevation of bedroom Scheme omits 2 windows which are shown in floor plan. (bedroom 2 + lobby)	21/12	✓ 7/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No See LB Application

---

INTERNAL CONSULTATIONS

9-1-02 TB.

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services ✓ loss of skittles alley

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

4 x PRE-APPS ATTACHED.

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

07 JAN 2002 5469

Carol Hurst
Wokingham District Council,
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

2 January 2002
Our ref: AGF.98.211
Your refs: NEW/2001/5469

Dear Carol Hurst

Works to the Dukes Head PH Wokingham

Further to your letter, I enclose,

- Eleven copies of the amended block plan.
- Eleven copies of the amended front elevation to the former skittle alley.
- Five copies of the photos of the demolished doorway, both inside and out.
- My client contends that the whole site cannot be split into various use classes and we fell the whole site is in A3 / C1 use. However to speed the application I am willing to show the area of the former skittle alley as C1. However you are inaccurate to state that the skittle alley is in use class D2 since it is a licensed area in it's own right. Six further copies of the part two application are enclosed.

I hope this is enough information for you to now process and forward our application.

Please note my ref which I would be grateful if you could use on all future correspondence..

yours sincerely

Andrew French

cc AP Verey WH Brakspear & Sons Plc

Copy

Tel. (0118) 974 6429 or 6433

Date: 21 December 2001

07.JAN.2002* 5469

Your Ref:

My Ref: NEW/2001/5469

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

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 Sir/Madam

Reference Number: 2001/5469

Site Address: 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.

I have retained your plans but we require additional information to make the applications valid.

11 copies of a block plan are required at a minimum of 1:500 scale with existing and proposed development as well as any adjoining properties clearly indicated. Clearly show the position of the conservatory in relation to adjoining properties.

The information contained on the application form is inaccurate or missing as follows; Q24 – space lost should be under D2 skittle alley and new buildings under C1 .

Front (SE) elevation of bedroom unit omits 2 windows which are shown on the floor plan (bedroom 2 & lobby).

Please supply photographs of the doorway to be demolished for the listed building application.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

07 JAN 2002 5469

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . WH BRAKSPEAR & SONS PLC

Date . . . 5/12/2001 . . . . . .

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

(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 PUB, CONVERT HOUSE TO FLAT + REAR EXT. TO RESTAURANT	18.12.75	N/A C/A
BR 4444	W. H. Brakspeare & Sons Ltd	" "	12 4 76	App N/A
13019	Mr K. Nolloth	Conv & ind ext premises	2.5.80	N/A C/A
		Conservatory bar elevation		
13033	" " L.B.C.	" "	2.5.80.	N/A C/A
21535 4	"	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/bldg into bar		
13949	← L.B.C.	club & games room	25.9.80	N/A CA
BRA 2496	MR. & MRS I. TAYLOR	FOOD SERVERY	26.3.87	APP
32139/46 LBC	"	2 NEW WINDOWS	15.12.88	Ref
33246/7	"	"	11.5.89	C/A
34954 LBC	ACC	DEM. BOUNDARY WALL / CONSTR	18.1.90	C/A
		BOUNDARY WALL (1 DR. SCHOOL)		BY SEC OF STATE
39563/4 LBC	BRAKSPEAR + SON	PORCH / INT. ALTS	23.7.92	C/A
99/69272/LBC	"	Removal internal partition	25/5/99	C/A
FP 99/861 C	"	+ const. fire place + chimney.	21/4/99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY 07 JAN 2002 * 5469

1.	APPLICANT'S NAME	WH BRAKSPEAR & SONS PLC
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREW FRENCH
	ADDRESS	1 MARKET PLACE MEWS HENLEY-ON-THAMES OXON
	POST CODE	RG9 2AH PHONE 01491 411308
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	THE DUKES HEAD PUBLIC HOUSE 56 DENMARK ST WOKINGHAM RG11 2BQ
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF CONSERVATORY; CONVERSION OF SKITTLE ALLEY TO LETTING BEDROOMS
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

LICENSED PUBLIC HOUSE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? (YES) NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~ (NO) — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK WITH SW JOINERY AS SHOWN ON PLAN

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

BRICK WALLS AS SHOWN ON PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXG SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES) ~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NO CHANGE

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

RAMPED ACCESS TO BEDROOM ONE

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~ (NO) — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~ (NO) — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£380

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF WH BRAKSPEAR & SONS PLC DATE 5-12-2001

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	198·52 & 118·45	1·56	72·23 & 53·03	
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	316 97	1·56	125·26	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: 10

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	13	—
Proposed	13	—

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
TENANT OF MESSRS WH BARKSPEAR & SONS PLC

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NA

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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

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PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	198·52	1·56	72·23 & 53·03	
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS		118·45		
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	198·52	120·01	125·26	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: 10

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	13	–
Proposed	13	–

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
N/A

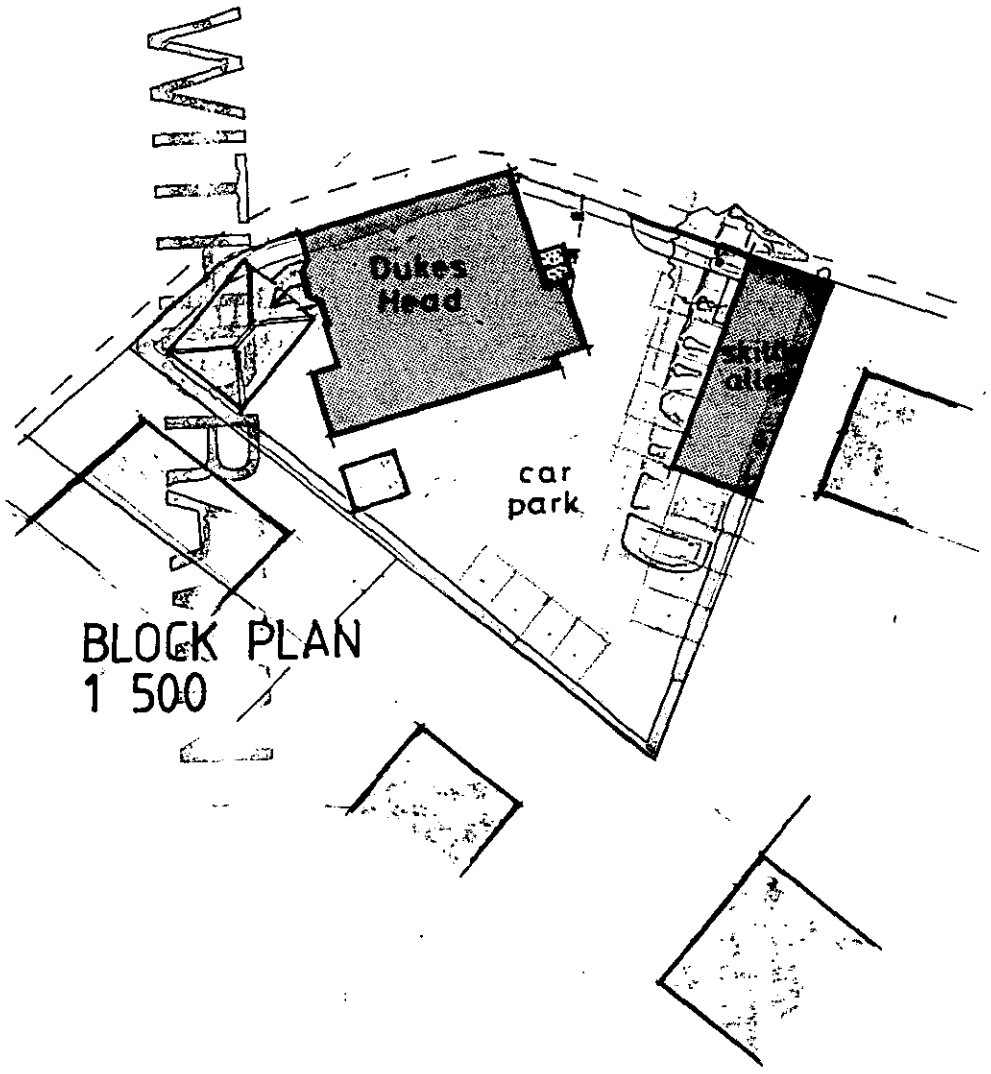
28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
TENANT OF MESSRS WH BRAKSPEAR & SONS PLC

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NA

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



BLOCK PLAN
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