APPLICATION NO:
LB/2001/5448

LOCATION:
Rushtons Farm Warren House Road, Wokingham.

APPLICANT:
Mr S Lane C/O Colin Dawson Associates

PROPOSAL:
Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

EARLIEST DATE FOR DECISION: **11/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: **Elaine Vashi**

564

02

(EV)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Listed Building Consent

Mr S Lane
C/O Colin Dawson Associates
1 Malvern Way
Twyford
Reading
Berks
RG10 9PY

Application Number: LB/2001/5448

Parish: **HURST**

Location: **Rushtons Farm, Warren House Road, Wokingham.**

Proposal: **Proposed demolition of garage and conversion of listed barn to dwelling with extensions.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed partial demolition and extensions to the outbuilding would materially alter the character of the existing building which complemented the original farmhouse and its setting. Therefore, the development would have an adverse impact upon the character and setting of the adjacent listed farmhouse. As such the proposal is contrary to policies WHE12 and WHE13 of the Wokingham District Local Plan (Deposit Draft) and to policy EN4 of the Berkshire Structure Plan.

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 Policy OS1.
Loddon Area Local Plan Policy LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 08/03/2002

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 & Addres
LB/2002/5448	Ian Richardson Hinton Farm House Hinton Road HURST RG10 0BP
Application Refused	Letters sent 14.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Elaine Vashi

Application Number : LB/2001/5448

Applicant : Mr S Lane C/O Colin Dawson Associates.

Location : Rushtons Farm, Warren House Road, , Wokingham.

Proposal : Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/01/2002

Earliest Date for Decision : 11/02/2002

Latest Consultation Date/Site Notice Expiry Date : 11/02/2002

This application will have expired on: 11/03/2002. 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 :

SEE PLANNING FILE F|2001|5447.

Planning Issues :

Application no. LB/2001/5448

Appraisal:

The application being considered proposes the modification of a disused agricultural building at Rushtons Farm, Warren House Road, Wokingham, plus an extension and its conversion to a residential unit. Rushtons Farm lies outside the built up settlement boundary in an area designated as rural area and separation of settlement. Rushtons Farmhouse is grade 2 listed building which dates back to the 15th century. Although the property has been extended and altered in the 16th, 17 and 20th century the building retains a strong architectural character.

Planning History

An application for conversion of the outbuilding, which is the subject of this application, was approved in 1989. This involved a more minor extension to the outbuilding, but was never implemented. Given that 12 years have elapsed since the previous approval and the fact that policy has changed, it is not considered that this has any bearing on the existing proposal.

Impact upon the character of the building and the character and setting of the adjacent listed building

The outbuilding to be converted is currently a single storey building with varying rooflines and ridge heights. The building at present is used for storage and garaging. The scheme proposes retaining the highest part of the building in its current form and the modification of the part of the outbuilding which extends out to the south of the site to provide ground and first floor accommodation. The existing garage area of the building is to be demolished and a single storey extension is to be constructed to project out from the existing building to the west of the site. The scheme also includes a double detached garage located just beyond the proposed extension.

At present the highest part of the outbuilding is just over 6m to the ridge and the lowest is approximately 2.5m. Although the proposed modifications and extensions to the building will also result in varied roof lines, the highest of which will not be any greater than 6.2m a greater area of the roof will be this height.

It is considered that although the new build would result in a relatively minor increase in floor area (approx.15%), given the overall increase in the bulk, mass and siting of built form it is considered that this would significantly change the character of the building such as would have an adverse impact upon the building and upon the setting and character of the adjacent listed farmhouse.

RECOMMENDATION: refuse listed building consent

Application Number LB/2001/5448
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			partial.
			The proposed demolition & extensions &
			to the outbuilding would materially
			alter the character of the existing
			building which complemented the
			original farmhouse & its setting.
			Therefore, the development would
			have an adverse impact upon
			the character & setting of the adj.
			listed be farmhouse.
			As such the prop is contrary to policies.
			WHE 12 & WHE13 of the WDLP(OD) &
			policy EN4 of the BSP.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1,

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 8.3.02

SEE PLANNING FILE F/2001/5447

RECORD OF SITE VISIT

SITE ADDRESS: Rushtons Farm
Warren House Road Wokingham.

APPLICATION NUMBER: LB/2001/5448

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

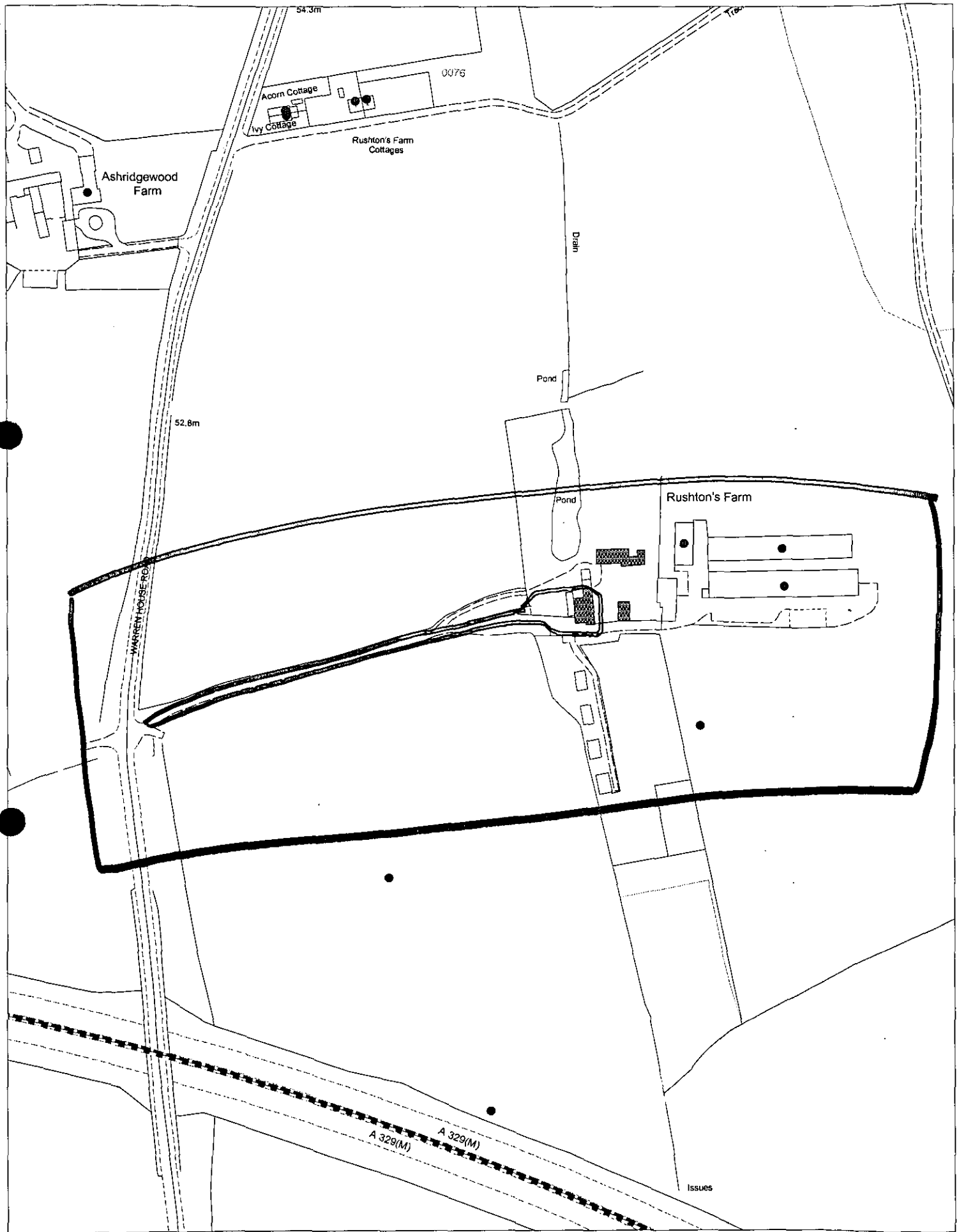
OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/5448
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

17 JAN 2002 5448



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

Scale: 1 : 2500

N
W E
S

ANCIENT MONUMENTS SOCIETY

Founded in 1924 for the study and conservation of ancient monuments, historic buildings, and fine old craftsmanship

ST. ANN'S VESTRY HALL, 2 CHURCH ENTRY, LONDON EC4V 5HB
Tel: 020-7236-3934 Fax: 020-7329-3677 e-mail: office@ancientmonumentssociety.org.uk
website: www.ancientmonumentssociety.org.uk

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES, K.G., K.T.

53240
PLANNING SECTION
APP
CS
18 FEB 2002
COPIES TO
ACK
HE

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

15 February 2002

Dear Ms Vashi

Rushton's Farm, Warren House Road: Your reference LB/2001/5448

Thank you for consulting us about the above application.

We object to the proposals shown in the drawings sent with your notification. The proposed addition is large in relation to the existing listed building and may therefore not be in accordance with the advice in PPG15. Nevertheless, we note that there is already a significant footprint of the buildings proposed for demolition and, on the basis of the information sent to us this demolition may not be a cause for concern.

Our principal concern, however, is the form of the proposed buildings as shown in the drawings. There appears to have been every effort made to make the old building look like the new building and the two together appear as a somewhat uninspired bungalow. The application form states that there will be 'white painted brick walls to match'. To match what? The list description refers to 'timber framed, part brick infill, part weatherboard'. Though not all of the building covered by the description is included in this application the drawings appear to show that a variety of materials accumulated over time will be replaced by what looks like rendered blockwork.

While we have no objection in principle to the residential conversion of this building and no objection to some extension we do not commend this particular proposal to you. We wonder also if there may be problems in maintenance and repair created by divided ownership of the listed building, where individual timbers may cross the ownership boundary, and if it might be better to use the whole of the historic building as a single conversion, despite the difficulty of the covered way; this might also help to reduce the size of any extension.

We should be pleased to receive notice of your council's decision on this application in accordance with the direction in Paragraph 15 of Circular 1/2001.

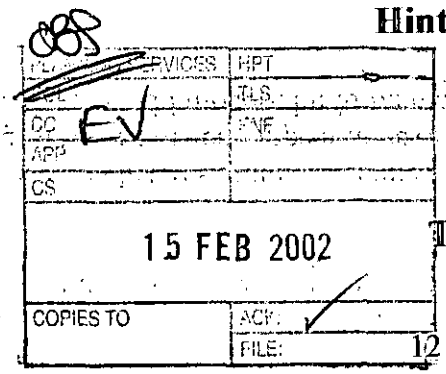
Yours sincerely

Frank Kelsall
Casework Adviser

President: DAME JENNIFER JENKINS, M.A., Hon.F.R.I.B.A., Hon.R.I.C.S.
Chairman: GILES QUARME, R.I.B.A., F.R.S.A., B.A.Hons., Dip.Cons.A.A. *Secretary:* MATTHEW SAUNDERS, M.B.E., M.A., F.S.A.
Hon. Secretary: CHRISTOPHER F. STELL, O.B.E., M.A., B.Arch., A.R.I.B.A., F.S.A. *Hon. Treasurer:* LESLIE DU CANE, B.Sc., A.C.A.
Hon. Editor: CHARLOTTE BRADBEER, B.A. *Assistant Secretary:* CAROLINE WELCH, B.A.Hons.
Reg. Charity No. 209605

Copy of Fax

Hinton Farm House
Hinton Road
Hurst
Reading
RG10 0BP
Tel:01189341113



The Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
Shute End
Wokingham.

Planning Applications LB2001/5448
& F2001/5447

Dear Sir

Rushtons Farm, Hurst

I have looked at the plans for the above application, these are very poor and give inadequate information for any detail comment but one aspect does need serious consideration.

The barn is an old structure and because it is listed should be retained and be visible from inside or out. The part of the building shown as offices appear to have exposed beams inside but the external elevation could be any odd modern building made worse by very plain windows.

I appreciate that this is a renewal of a 1987 application, a time when people were not as sensitive to the visual aspect being in keeping with the general surroundings, now is an opportunity to put it right on this building.

Yours Faithfully

Ian Richardson

Ian Richardson

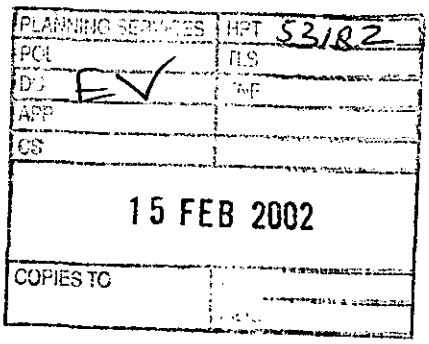
Copy to Clr Annette Drake

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

12th February, 2002

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR



For the attention of Elaine Vashi

Dear Mrs. Vashi,

Applications Nod. F/2001/5447 and LB/2001/5448

I refer to the above-mentioned Applications by Mr. and Mrs. Lane of Rushtons Farm, Warren House Road, Wokingham: proposed conversion of barn to dwelling with single storey extension to building plus detached garage and demoliton of garage and conversion of listed barn.

It is noted that the increase in footprint is actually quite large but, otherwise, my Council have no adverse comment to make on the proposal.

Yours sincerely,

Clerk

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

12th February, 2002

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Elaine Vashi

Dear Mrs. Vashi,

Application No. CON/2002/5671

I refer to the above-mentioned Application by Mr. and Mrs. P. Slade of Mavis Cottage, Forest Road, Binfield: Consultation from Bracknell Forest BC on application for one and two storey extensions to dwelling and erection of 2.1m high garden wall.

My Council have no comment to make on this Proposal.

Yours sincerely,

Clerk

Elaine Vashi

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 07 February 2002 15:01
To: 'elaine.vashi@wokingham.gov.uk'
Subject: Plan apps F/2001/5447 & LB/2001/5448

With reference to your letter regarding the above planning applications I confirm the following.

1 *No requirements re hydrant provision.*

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue
01189322927

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING SERVICES	HP 52545
POL	TLS
DC EV	ENF
APP	
CS	
31 JAN 2002	
COPIES TO:	ACK:
	FILE:

Date 29.1.02

Our ref. AM

Your ref. LB/2001/5448

Your letter of 18.1.02

Rushtons Farm, Wokingham

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT: WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN: THE LORD CRATHORNE M.A. D.L. SECRETARY: NEIL BURTON B.A. F.S.A.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 18 January 2002

Application Number: LB/2001/5448

Proposal: Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

Parish: HURST PARISH

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
Mr S Lane C/O Colin Dawson Associates.

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 5447.

Signed: _____ **Print name:** EV 24/01/02

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 18 January 2002 21 JAN 2002

Application Number: LB/2001/5448

Proposal: Proposed demolition of garage and conversion of listed barn to dwelling with extensions..

Site Address:
Rushtons Farm, Warren House Road, , Wokingham.

Applicant:
Mr S Lane C/O Colin Dawson Associates.

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

SEE DETAILED COMMENTS ON PLANNING APPLICATION

- DETAILED SURVEY, TO INCLUDE STRUCTURAL CONDITION SHOULD SUPPORT THE PROPOSAL BUT AS THE SCALE MASS AND DETAILING IS UNACCEPTABLE THE APPLICATION SHOULD BE REJECTED NOW.

Harold Sanders

04.02.02.

Tel: (0118) 974 6451

Date: 26/2/02

My ref: LB/2001/5448

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: LB/2001/5448
Rushtons Farm, Warren House Road, , Wokingham.
Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

I write to let you know that the aboye 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 8/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **LB/2001/5448**
Rushtons Farm, Warren House Road, , Wokingham.
Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 2.3.02

Councillor A Drake

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

(*) PRE-APP ATTACHED (*)

Application Number : ~~NEW~~ LB/2001/5448	Map No : 62461
Case Officer : EV	Site Area : 0.13
Valid Date : 14 JAN 2002	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

Location : Rushtons Farm, Warren House Road, , Wokingham.

Parish : SA Ward : HUR

Applicant : Mr S Lane C/O Colin Dawson Associates.

Fee Required: £0 Fee Received: £0

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	~~Sm. W window shown next to staircase (behind Utility Room) on ground floor plan. not shown on W. elevation.~~	phona	✓
FLOOR PLANS	Window over stairs missing on W elevation	2/01 to follow	14/1
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 Listed Building

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape ✓

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE

Royal Berks Fire & Rescue Service ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Septic tank.

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 ✓

Demolition ✓

NEIGHBOURS

Dinton Pastures ✓ Dem.

S/N + see map

OTHERS

Green Gap + wedges
Rural Area
Countryside

Pre-app attached

1871/A

WOKINGHAM DISTRICT COUNCIL 16 JAN 2002 · 5448 5448 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: MR. S LANE
ADDRESS: RUSHTONS FARM, WARREN HOUSE ROAD, WOKINGHAM
POST CODE:
PHONE: 0118 9894442

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME: COLIN DAWSON ASSOCIATES
ADDRESS: 1 MALVERN WAY, TOUTLEY, READING, BERKS
POST CODE: RG10 9PY
PHONE: 0118 9343322

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION: RUSHTONS FARM WOKINGHAM

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

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

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

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
D628-02 PLANNING PROPOSALS.
D628-01 PLANS AS EXISTING
D628-04 SECTIONS AS EXISTING
6 No PHOTOS AS EXISTING.

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.
DEMOLITION OF GARAGE ADDITIONS
CONVERSION OF BARN AND EXTENSION FOR DWELLING.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.
WHITE PAINTED BRICK WALLS TO MATCH
RED PLAIN CLAY TILES TO MATCH
OAK WINDOWS TO MATCH FARM HOUSE

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	☑ PART.	☐
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☐	☑
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☑

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

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

(a) What is the cubic content of the building as originally listed?

(b) What is the cubic content of the part to be removed?

(c) What was the date (approx.) of the erection of the section to be removed?

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 MR S LANE

Date 6th December 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

WOKINGHAM DISTRICT COUNCIL

14. JAN. 2002 APPLICATION NUMBER 5448

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

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

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

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

Signed .....

*On behalf of MR SLANE.

Date 6th December 2001.

* Delete where inappropriate

(1) RUSHTON'S FARM
WARREN HOUSE ROAD
ADDRESS (MAIDENHEAD ROAD) PARISH ~~WOK/WITHOUT~~ Hurst 1.4-96

PLOT No. Old Property LISTED BUILDING ORD. SHEET No. SU.8270/62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
75/49	Mr. S. D. Gladstone	Alterations to Cow Shed	8.3.49	App. App.
PD/81/59	Mr. P. Marshall-Roberts	Dutch Barn	14.4.59	App. N/A
73/59	"	Cottage for Shepherd at Rushtons Farm	9.6.59	App. App
PD/349/66	Forest Estates Ltd.	Poultry Rearing House	15.6.66	App. N/A
PD/253/70	"	Implement & General Store Building	23.6.70	App. N/A
26347	WESSEX CONSOLES LTD.	AGR. BLDG. TO JOINERY WORKSHOP	1.10.86	TP 31/10/86
26581 LBC	MRS C. WYNNE-JONES	ALT. & EXT. TO FORM DWELLING/ EXT. ELEVATIONS TO MATCH BARN/ DEM. OF O/BLDGS.	26.11.86	C/A
28132				
BRA 3891	FOREST ESTATES	4 TOILETS	18.11.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

~~33738~~ DRAINAGE	FOREST ESTATES	BARN TO RES	2.8.89	C/A
32192	AIM ENG. & WESSEX CONSOLES	SIGN	18.1.89	REF

(2) RUSHTON'S FARM
ADDRESS WARREN HOUSE ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU.8270 62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~34310~~	WESSEX CONSOLES	RENEWAL JOINERY WORKSHOP		TP
34309	A.I.M. ENGINEERING	RENEWAL 26347	22.11.89	31.10.94
43270	WESSEX CONSOLES LTD.	RENEWAL 34310	11.10.94	31.10.94
43273	AIM ENGINEERING	" WORKSHOP	11.10.94	31.10.99
43562	B/B/B AUTO SPARES	AGR. BLDG. TO STORAGE	20.1.95	30.10.99 TP
43716	FOREST ESTATES LTD.	RENEWAL 33738 (BARN TO RES.)	23.4.96	C/A
97/65912/F	Mr. A. Goodwin TMX OLD BARN	"	25.3.98	C/A
UW/97/6057	MR GOODWIN "	CONVERSION		
FP97/6590	" "	BARN TO RES	27.8.97	C/A
98/68706/A	" "	Construct earth bund	21.9.99	REF
99/70603/CA	Mr. Gibson + Mrs. Baker	Convert Bldgs to School Day Use	3.12.99	REF
99/70609/F	"	C. of V. Bldgs to School	6.12.99	REF

DATE OF COMPLETION

MINISTRY DECISION 68706 - APPEAL DISMISSED - 10/2/00

SPECIAL ORDERS PD. C. of V. to Day School - 9/8/99 - Laurie Tyrtel

DRAINAGE

091074

(3) 1933 RUSHTONS FARM

ADDRESS Warren House Road PARISH HURST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TL/2000/0904				
F/2000/1078	Mr. S. Lane	S/SH/S/R+F/FL/R Ext.	11.7.00	APP
LB/2000/1082	Mr. S. Lane	S/SH/S+R+F/FL/R+ Ext. Alts to listed Hdg	11.7.00	APP
TL/2000/1760	L. Elliott	115m. telecoms mast + 3 dual pole ant., 2 dish ants + 1 radio equip. cabi	19.7.00	*
F/2000/2493	Luff Farms Ltd.	Sound attenuation + ground improvement works	7.2.01	REF

MINISTRY DECISION

SPECIAL ORDERS

* does not require approval

Tel: (0118) 974 6451

Date: 26/2/02

My ref: LB/2001/5448

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: LB/2001/5448
Rushtons Farm, Warren House Road, , Wokingham.
Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

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 8/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **LB/2001/5448**
Rushtons Farm, Warren House Road, , Wokingham.
Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Drake

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: 26/2/02

My ref: F/2001/5447

WOKINGHAM UNITARY
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Environmental Services Department
Planning Services
P.O. Box 157
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CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Dear Councillor

Application Number: F/2001/5447
Rushtons Farm, Warren House Road, , Wokingham.
Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

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 8/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5447**
Rushtons Farm, Warren House Road, , Wokingham.
Proposed conversion of barn to dwelling with single storey extension to building plus detached garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

Received by Wokingham District Council

Application No: LB/2001/5448

Proposal:
Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

Location:
Rushtons Farm, Warren House Road, , 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/2001/5448 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 11/02/2002. 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

18 January 2002

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: 2001/5448

Proposal:
Proposed demolition of garage and conversion of listed barn to dwelling with extensions.

Location:
Rushtons Farm Warren House Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 06/02/2002 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **27/02/2002**. Written comments submitted will become available for public inspection.

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

Date: 06/02/2002