APPROVED

APPLICATION NO:
LB/2001/5474

LOCATION:
Culham Court Aston Lane, Remenham Henley On-Thames.

APPLICANT:
Mr/Mrs P Nicholl C/O Robin Moore Ede & Associates

PROPOSAL:
Proposed repair and refurbishment to listed building to include an additional staff flat.

EARLIEST DATE FOR DECISION: **07/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Andrew Thorley**

Helen Pollock
KL

D8 588

(KL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs P Nicholl
C/O Robin Moore Ede & Associates
46 Albermarle Street
London
W1S 4JN

Application Number: LB/2001/5474

Parish: **REMENHAM**

Location: **Culham Court, Aston Lane, Remenham, Henley-on-Thames.**

Proposal: **Proposed repair and refurbishment to listed building to include an additional staff flat.**

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

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

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

Condition
3. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

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

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

Reason

3. To preserve the architectural integrity of the listed building.

Informative

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

Berkshire Structure Plan Policies LD3, C3, C4, C8, EN4, EN5 and EN10.

Green Belt Local Plan Policies 1, 11 and 22.

Deposit Draft Wokingham District Local Plan Policies WGB1, WGB4, WLL2, WLL4, WHE6, WHE7, WHE8, WHE10, WHE11, WHE12 and WHE13.

Anna Cronin
Head of Planning & Transportation
Date: 28/05/2002

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Previous Approvals LB/2001/3449.
F/2001/3450.

CASE OFFICER KL

SITE DETAILS	
PLANNING APPLICATION NUMBER	F/2001/5473 & LB/2001/5474
BUILDING CONTROL NUMBER.	FP 2001/2558 North
APPLICANT/AGENT	Robin Moore Ede & Associates
ADDRESS OF SITE	Stable Block Culham Court. Aston Lane REMENHAM
DESCRIPTION OF PROPOSED WORK	complete refurbishment of building with stables, garages, gardeners accommodation, estate offices & staff flats

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	526-104 BR A	526-104 A
FLOOR PLANS	526-101 BR C 526-102 BR D 526-105 B	526-101 B 526-102 D 526-105 B

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	17/6/02	

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

COMMENCED ON SITE	15/1/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Kerrin Lithgow

Application Number: P/2001/5474

Applicant : Mr and Mrs P. Nicholl, C/O Robin Morre Ede & Associates

Location : Culham Court, Aston Lane, Remenham Henly-On-Thames

Proposal : Proposed repair and refurbishment to listed building to include an additional staff flat.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications :

Date of Site Visit :

Date Registered : 10/12/2001

Earliest Date for Decision : 07/01/2002

Latest Consultation Date/Site Notice Expiry Date : 07/01/2002

Application Expiry Date: 04/02/2002

Consultation Responses :

Landscape Architect – No comments to make on the proposal.

Conservation Officer – The conservation officer has been extensively involved within the application, from pre-application stage. Amendments have been made to the application in accordance with the views of the conservation officer.

Planning Issues :

- Listed Building
- Change of Use to Include Residential Accommodation
- Green Belt; (BSP – C3, C4, Green Belt Local Plan 1,11,22, WDLP WEB1 and WBE4)
- Area of Significant Landscape Importance; BSP – EN5, WDLP – WHE6, WHE7, WHE8
- Area of Special Character; BSP EN5, WDLP WHE6, WHE7, WHE8
- National Trust Covenanted Land
- Thames River Valley Policy Area

Appraisal :

1. Impact of the proposed works and change of use on the character, amenity and setting of the Green Belt, the Area of Special Landscape Importance, the Area of Special Character, the River Thames and on the Grade II listed stables/coach house and adjacent Culham Court.

The application concerns the former stables and coach house of the country house known as Culham Court situated in the Green Belt, an Area of Special Landscape Importance, an Area of Special Landscape Importance, an Area of Special Character and the Thames River Valley.

The Stables and Coach house is late C18th and Grade II listed. It is presently disused and is an advanced state of disrepair with part of the roof to the west of the building having collapsed. Although there have been some unsympathetic later additions on the north elevation of the building, most of the original features, including the original fenestration, have been preserved.

The previous application approved the renovation of the ground floor stable, to provide stables, two tack rooms, garages, and two gardeners areas. The first floor consisted of two estate staffrooms, a separate staff room, an apartment, two toilets, and a storage room.

This application seeks to amend the previous application by the following:

Ground Floor:

- 'Staff Mini Kitchen' replaces a tack room.
- The northern stairs have been removed and replaced with a toilet/washbasin area.
- Cloakroom has been provided within the corridor

First Floor:

- Northern Staircase has been omitted to allow for the provision of two flats (instead of a staffroom, 2 toilets, and a kitchen associated with the first flat)
- Mini Kitchen and a hot water cylinder have been added to the staffroom.
- East Staircase (only remaining staircase) has been lobbied

As within the original application, the primary use of the building as stables will not be changed. Furthermore, because the remainder of the building comprising residential accommodation and office space will be for staff usage it is considered to be appropriate and acceptable within the location, provided that the uses remain associated with the estate. It is therefore not considered that the change in usage is unacceptable.

The application includes minor changes to the approved external alterations, including some new velux windows required as part of the first floor layout alterations. However, it is not considered that the alterations as proposed here will result in any harm to the character of the building or to the open and rural character of the Green Belt. Furthermore, it is considered that the

restoration of the stable block would generally enhance the setting of the Area of Special Landscape Importance, the Area of Special Character and the River Thames.

With regards to the Listed Building aspects of the application, Councils conservation officer has had considerable input on the application and as a result several amendments have been made to incorporate the conservation officers views, including the preservation of the tack room fireplace and other features. It is considered that having the building restored and utilised will be beneficial to this listed building.

For the above reasons it considered that the application be approved.

Recommendation : Approval: ☑ **~~Refusal:~~** ☐

LB

Application Number: P/2001/5474
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	~~R004~~	Full Permission – 5 Years
2.	C190	R190	LB – Internal and External Finishes
3.	C195	R195	LB – No other Alterations
			To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Informatives for Approvals:			
1.	N16		
2.	.		
Policies			
Loddon Area Local Plan Policies:			
South-East Area Local Plan Policies:			
Wokingham District Local Plan Policies: WGB1, WGB4, WLL2, WLL4, WHE6, WHE7, WHE8, WHE10, WHE11, WHE12 and WHE13			
Green Belt Local Plan Policies: 1, 11, 22			
Berkshire Structure Plan Policies: LD3, C3, C4, C8, EN4, EN5 and EN10			
Minerals Local Plan Policies:			

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

Date: _____

RECORD OF SITE VISIT

Site Address: Culham Court, Remenham Hill, Remenham
Application Number: LB/2001/5474
Officer: Kevin Lithgow.
Date of Site Visit: N/A. Site visits undertaken by previous case officers with Harold Sanders.

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

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 9 January 2002

Location:	Culham Court, Remenham Hill, Remenham
Proposal:	Proposed repair and refurbishment to listed building to include an additional staff flat.
Application Number:	LB/2001/5474

In response to your consultation dated 17 December 2001 for the above application, the landscape comments are as follows:

I have no comments to make on the proposals as they will not have an impact on the wider landscape in which the site is located.

Catherine Brimble

Catherine Brimble
Landscape Architect

Application Number LB/2001/3449

Conditions/Reasons

No	Std Con	Std Reas	Non Std Conditions/Reasons
1	-	-	**Full details of the following shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced:**

WE NOW HAVE THIS INFORMATION

(a) new partitions, including details of studwork and timber boarding;

(b) the ground floor tack room windows on the north-east elevation;

(c) the arch opening between the living room and the kitchen on the first floor;

(d) all new doors, including type, frames and architraves;

(e) the proposed new opening through the structural wall on the first floor;

(f) the blocking-up of the existing opening between the proposed bedroom and the estate staff room on the first floor;

(g) the staircase construction;

(h) the new dormer windows;

(i) the new external doors on the north-east and south-east elevations;

(j) the new casement windows at first floor level on the north-east elevation;

(k) new trusses, including joints etc.

(l) the proposed Velux roof lights;

(m) roof vents.

2	C001	R001	-
3	C190	R190	-
4	C195	R195	-

I suggest we only add our standard clause (2) (3) (4)

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

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

Condition
4. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

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

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

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

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

Reason
4. To preserve the architectural integrity of the listed building.

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

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

Berkshire Structure Plan Policies LD3, C3, C4, C8, EN4, EN5 and EN10.
Green Belt Local Plan Policies 1, 11 and 22.
Deposit Draft Wokingham District Local Plan Policies WGB1, WGB4, WLL2, WLL4, WHE6, WHE7, WHE8, WHE10, WHE11, WHE12 and WHE13.

5673

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1S 4JN tel: 020 7629 6910 fax: 020 7409 1742 e mail: rme@centrenet.co.uk

Harold Sanders Esq
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

MC/FM/496/083

6 December 2001

Dear Mr Sanders

Re: Culham Court, Henley-upon-Thames – Stable Block

Please find enclosed the following documentation, which constitutes an application for permission under the Town & County Planning Act 1990. We also enclose an application for Listed Building Consent for the above works.

1. 6 copies of Planning Application Form duly completed including Section 66 Certificate.

2. 5 copies of Listed Building Consent Application Form, including accompanying certificate.

3. 11 copies of the following drawings:

   Drawing No's:

Site Location Plan including access from Aston Lane	
1:500 Block Plan	
Ground Floor Plan Survey	496-S010 ✓
First Floor Plan Survey	496-S011 ✓
Elevations & Section Survey	496-S012 ✓
Ground Floor Plan – proposed	526-101B ✓
First Floor Plan – proposed	526-102B ✓
Sections – proposed	526-103B ✓
Elevations – proposed	526-104A ✓

4. Cheque for £95.00 being the application fee.

The exterior and details are all identical to the existing approval, the principle variation being the omission of one staircase and the inclusion of an additional staff flat, as discussed with Robin Moore Ede.

Please contact us immediately if you require any further information.

Yours sincerely,

Martin Crowley

Robin Moore Ede MA Cantab FCSD *Principal*
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
Martin Crowley DArch RIBA, Richard Hands RIBA *Consultants*

HEDI.

WOKINGHAM UNITARY
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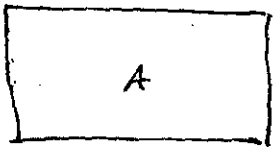

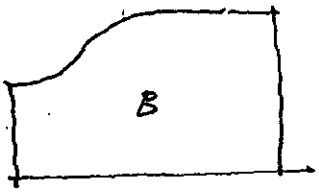

EXISTING — A OR B ?

PLANNING SERVICES

Fax Cover Sheet

DATE: 21. March 02

TO: ROBIN MOORE EDE + ASSOC.

FROM: Harold Lander **Planning Services.** 01189746465

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: TWO

RECIPIENT FAX NUMBER: 020.7409.1742.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: CULHAM COURT STABLES

NOTES:
10 WORKING DAY !
I WILL ENDEAVOUR IN 10 MINUTES.

PLAN B ACCEPTABLE TO ME (CONFIRMED BY TELEPHONE) 21.03.02

I ASSUME DIVIDERS THAT I HAVE NOTED AS EX. WILL BE THE EXISTING RAILINGS REFURBISHED AND FIXED UNALTERED

ALL OTHERS WILL BE SIMILAR DESIGN BUT AMENDED TO NEW LENGTHS.

JUST REMIND ME PLEASE — ARE THE TOPS SHAPED ? — A OR B ABOVE.

Harold.

Established 180 years.

Telephone: 01491 - 651242
Fax: 01491 - 651650

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6, Reading Road,
Cholsey
Oxon OX10 9HN

January Mills Jobbing and Small Works

Reg. No.: 1058869 England

V.A.T. Reg. No.: 189-0158-38

FACSIMILE TRANSMISSION

TO: Robin Moore Ede

FROM: IAN BURGESS
CULHAM COURT STABLES

FAO: Robin

Date:

Fax No:

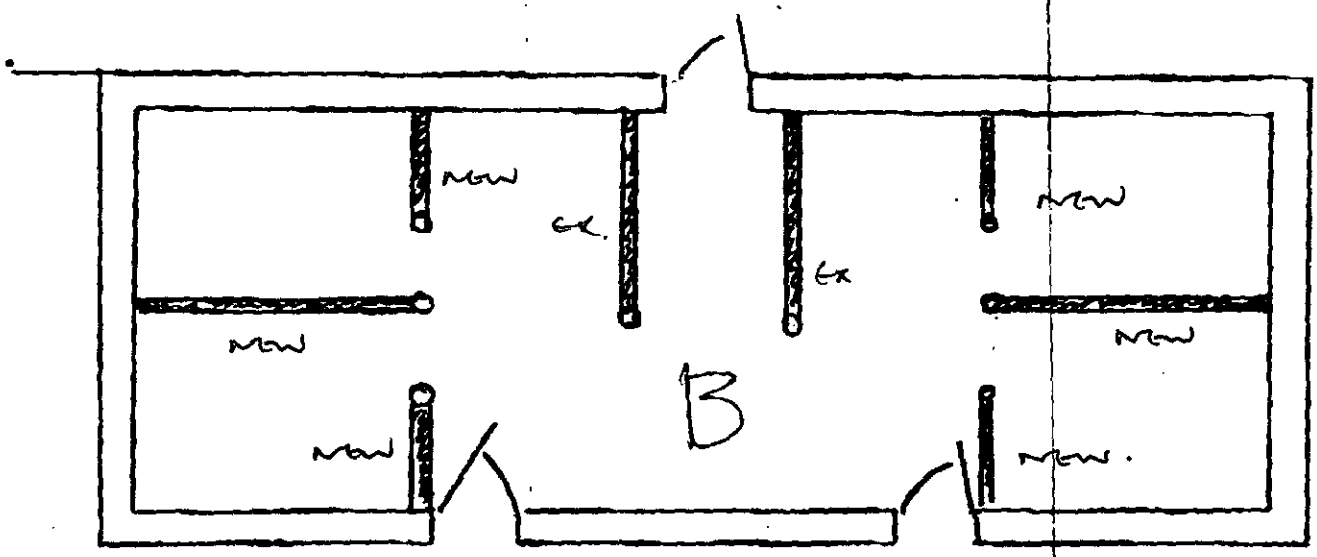
Copies to:

Re:

Number of Pages: (inc. this one)

Robin

May I suggest this amended plan for the stables, to aid the swinging of the doors to make entry and exit easier.



Our Ref:	**Date:**	**Copied internally to:**
Sent by:	**Time:**	

Regards

Ian

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT

54465

46 Albemarle Street London W1S 4JN
tel: 020 7629 6910 fax: 020 7409 1742 email: rme@centrenet.co.uk

Facsimile Transmission

To:	Harold Sanders	From:	Robin Moore
Company:	WDC	Date:	20.03.02
Fax No:	0118 9746484	Job Ref:	526
Subject:	Culham Stables.		

21 MAR 2002
COPIES TO
ACK:
FILE:

Harold - Herewith Approved 2 later versions.

The client would prefer B as it better suited to the way they manage their horses (!!*!)

please let me know your news!

Robin

THIS TRANSMISSION CONSISTS OF 4 PAGE (S) INCLUDING THIS SHEET.
PLEASE CONTACT THE SENDER IMMEDIATELY IF YOU RECEIVE IT INCOMPLETE.

F:\Templates\000.FAX.doc

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Reg. No.: 1050828 England

V.A.T. Reg. No.: 169-0135-38

Telephone: 01491 - 651242
Fax: 01491 - 651800

Joinery Mills
Jobbing and
Small Works

FACSIMILE TRANSMISSION

TO: Robin Moore Ede & Associates

FROM: IAN BURGESS
CULHAM COURT STABLES

FAO: Martin Crowley

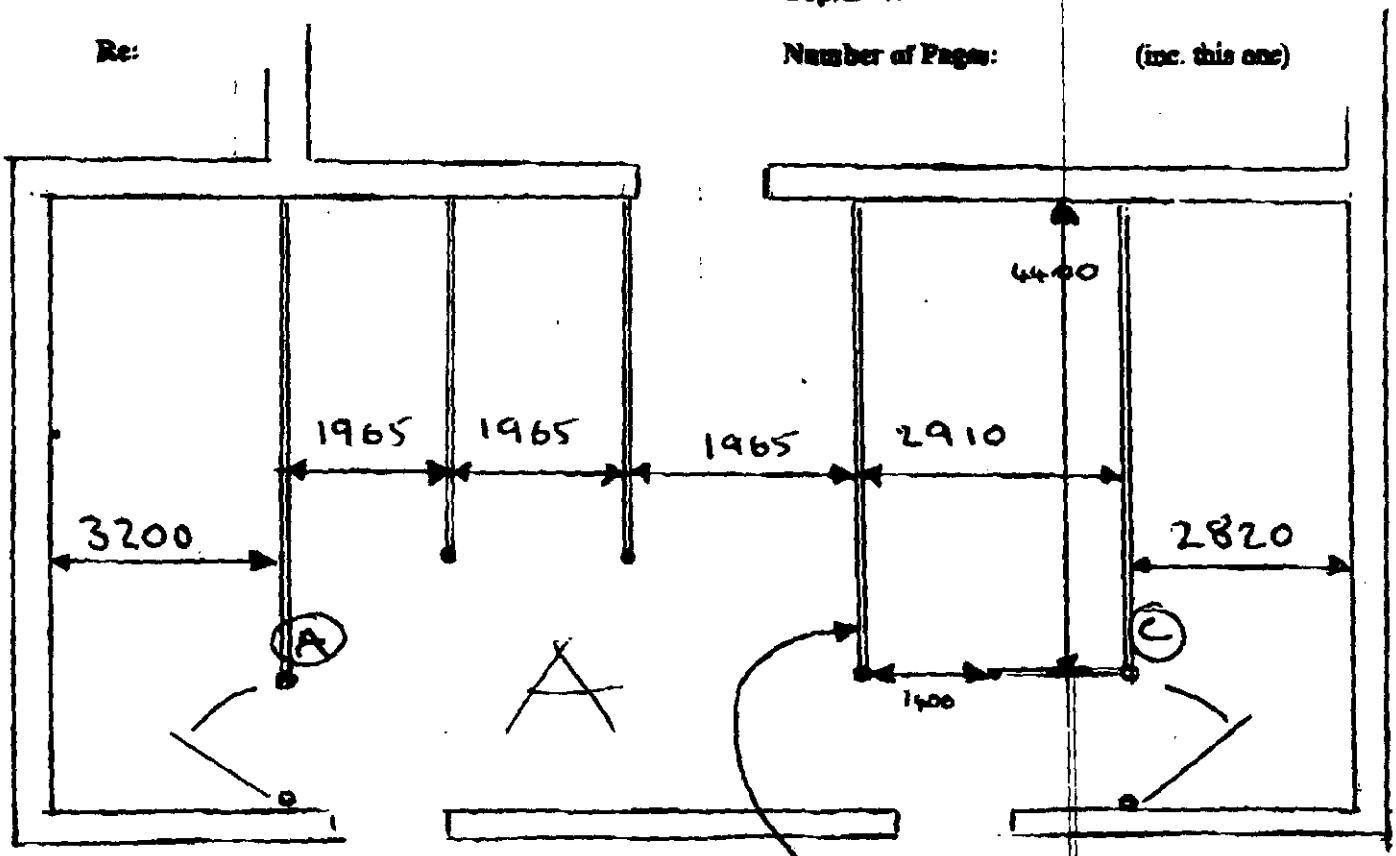
Date: 19 March

Fax No:

Copies to:

Re:

Number of Pages: (inc. this one)



This divider to be the same size & shape as A & C

Our Ref:	Date:	Copied internally to:
Sent by:	Time:	

STABLE SETTING OUT.

Tel. 0118 974 6477 (Direct Line)
Fax. 0118 974 6490
Email. Alison.Williams@wokingham.gov.uk
Date. 21 March 2002
My ref. AW/HS/54465
Your ref. 526

Robin Moore Ede & Associates
Fax: 020 7409 1742

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Mr Moore Ede

CULHAM STABLES

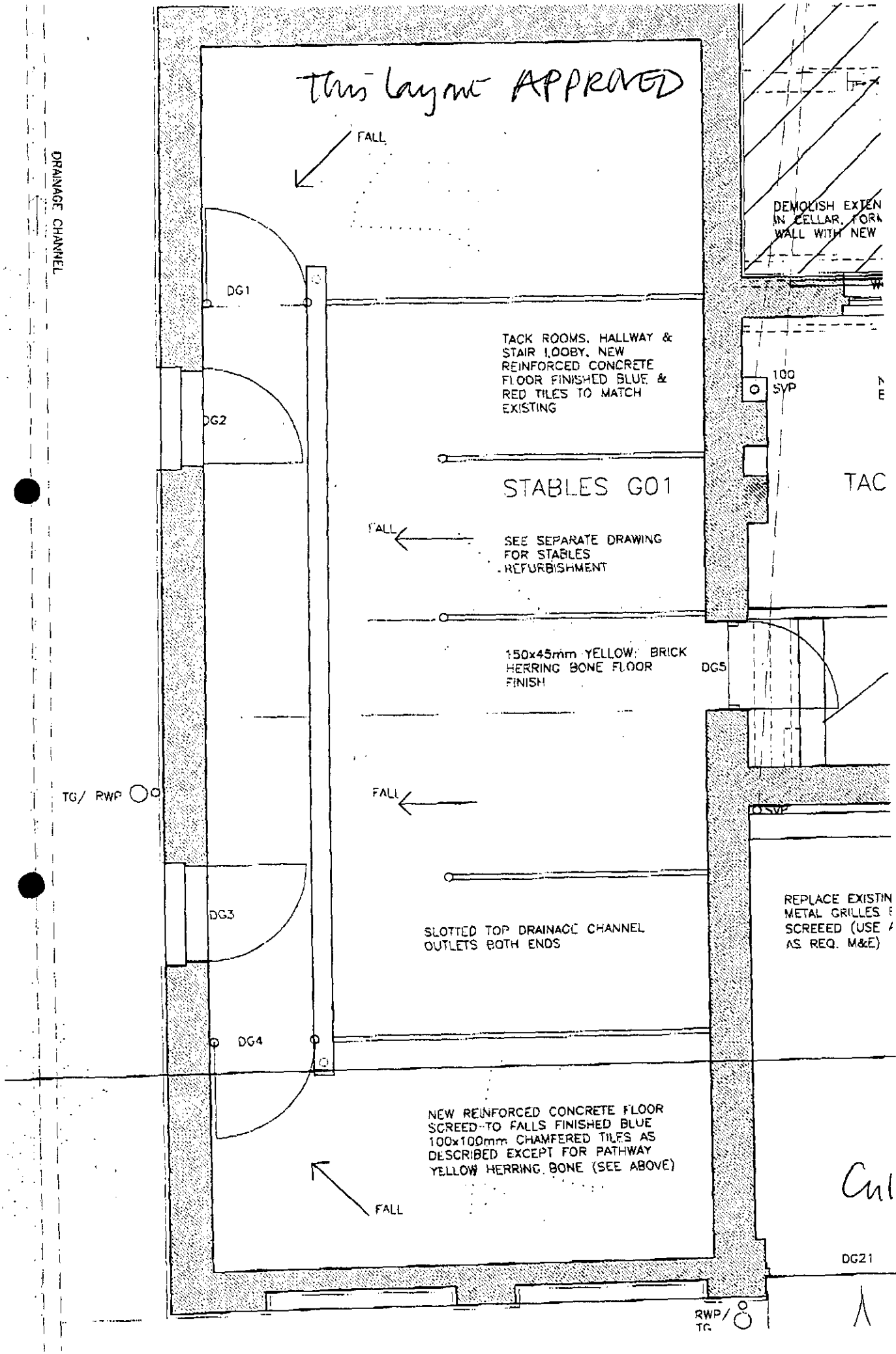
Thank you for your fax dated 20 March which was received today.

I have passed it to Harold Sanders for reply which should be within 10 working days.

Yours sincerely

Alison Williams

Alison Williams
Technical Officer
Landscape and Heritage Section



Culham Stables

20.03.02

526

SCHEDULE

The following buildings shall be added to the list;

SU 78 SE	WARGRAVE	CULHAM
1/10006		Stables and Coach House at Culham Court
GV		II

Stables and coach house to country house. Circa late C18. Painted red brick. Clay plain tile hipped roof. Rectangular plan with coach houses on the south side. Single storey and loft. 7-bay south front with round-headed coach house doorways with imposts and sliding door, the left two blind. The brick impost moulding continues around the other elevations of the building, where there are Diocletian windows above the impost. Tall segmental-headed sash window with glazing bars at centre of east side. The north elevation is recessed at centre and has a later chimney stack in the left angle. Gabled dormers. The roof over the west range is missing. INTERIOR: Cast-iron loose-boxes in west range.

SU 78 SE	WARGRAVE	CULHAM
1/10007		Former kitchen garden walls at Culham Court
GV		II

Kitchen garden walls. Circa late C18 or early C19, extended later C19. Red brick and flint. D-shaped or plan with curved wall on north side and doorways with 3-centred rubbed brick arches. Extended on south side by lower brick and flint walls enclosing a narrow garden extension. On the east side there is a late C19 gardener's cottage [not included].

SU 78 SE	WARGRAVE	CULHAM
1/10008		The Bothy at Culham Court
GV		II

Bothy. Circa late C18; possibly with earlier origins; extended C20. Roughcast timber frame. Clay plai tile roof with gabled ends. Rendered brick axial stack with two old clay pots. PLAN: 2-room plan wit central axial stack with back-to-back fireplaces, the right-hand [W] room is smaller; porch at centre o the front and wing at rear extended in C20. Gothic style. EXTERIOR: 2 storeys. Symmetrical 3-bay nort front facing River Thames, with central gabled projection with pointed arch doorway with plank doo and blind window above.

SCHEDULE

The flanking ground floor windows are C18 ogee-headed 2-light casements, with C18 quatrefoil windows above on first floor, all with leaded panes; similar windows in left [E] gable end. Small 2-storey rear [N] wing at centre, extended in C20. INTERIOR: Simple unaltered interior with exposed framing and joinery.

Signed by authority of the
Secretary of State

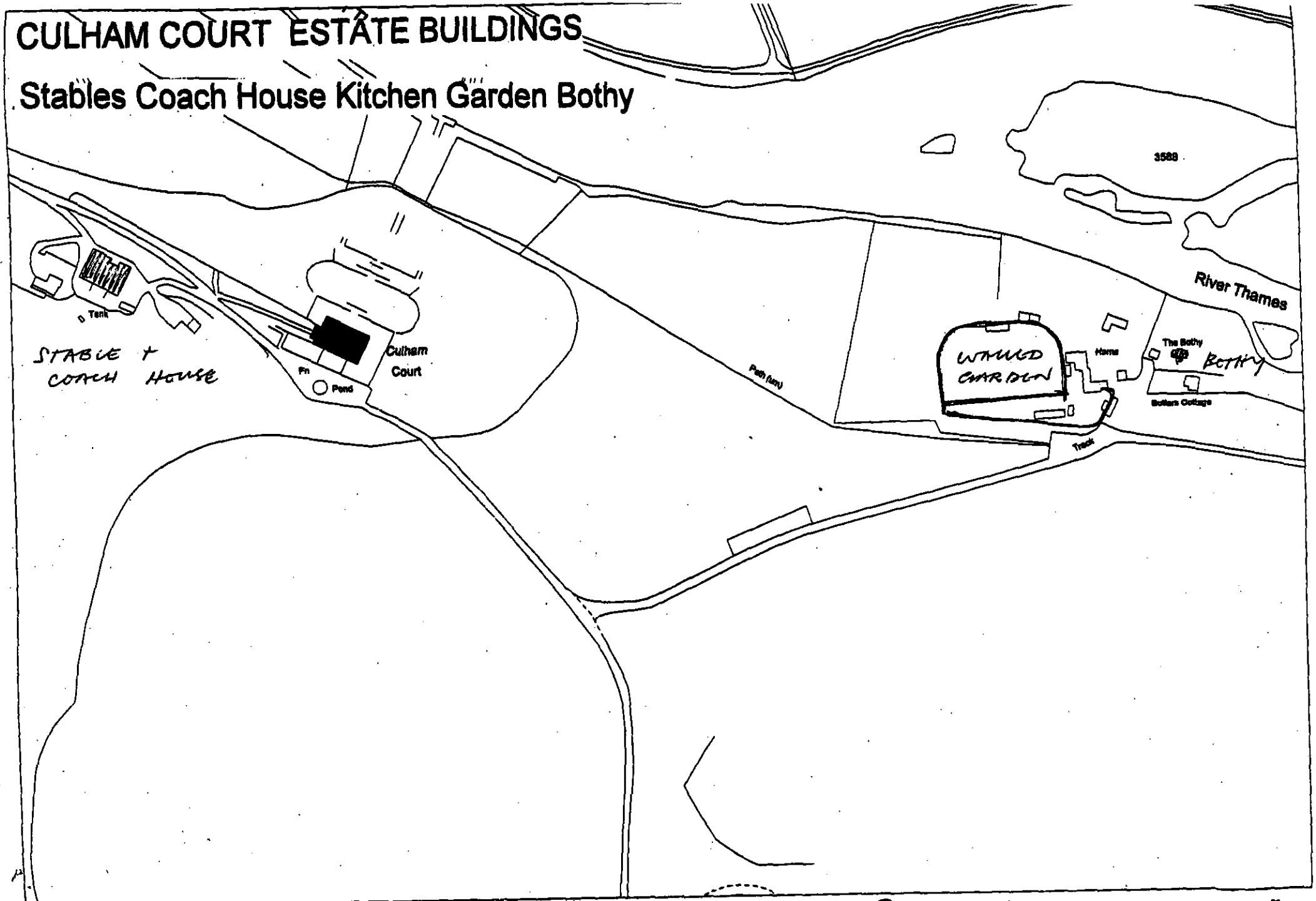
T A Ellingford

T A ELLINGFORD
Department for Culture, Media and Sport

Dated: 4 May 1999

CULHAM COURT ESTATE BUILDINGS

Stables Coach House Kitchen Garden Bothy



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Urban Design Section, Environmental Service[illegible] Wokingham District Council.

N W E S

Scale: 1 : 2500

Received by Wokingham District Council

Application No: LB/2001/5474

Proposal:
Proposed repair and refurbishment to listed building to include an additional staff flat.

Location:
Culham Court, Aston Lane, Remenham, Henley-On-Thames.

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/2001/5474 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2002. 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

17 December 2001

Tel: 0118 974 6441

Date: 15 May 2002

My ref: LB/2001/5474

PLANNING SERVICES	HPT
POL	TLS
DC KL	ENF
APP	
CS	

CONFIDENTIAL

23 MAY 2002

COPIES TO	ACK
	FILE

WOKINGHAM DISTRICT COUNCIL

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

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: LB/2001/5474
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and refurbishment to listed building to include an additional staff flat.

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 ~~Andrew Thorley~~ Kerrin Lithgow on **0118 974 6441**. 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 24 May 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **LB/2001/5474**
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and refurbishment to listed building to include an additional staff flat.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: F Browne Date: 21-5-02

Councillor F Browne

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

Tel: 0118 974 6441

Date: 15 May 2002

My ref: LB/2001/5474

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: LB/2001/5474
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and refurbishment to listed building to include an additional staff flat.

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 ~~Andrew Thorley~~ Kerrin Lithgow on **0118 974 6441**.
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 24 May 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **LB/2001/5474**
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and refurbishment to listed building to include an additional staff flat.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

Tel: 0118 974 6441

Date: 15 May 2002

My ref: LB/2001/5474

CONFIDENTIAL

Councillor Haacke
c/o Wokingham District Council

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/2001/5474
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and refurbishment to listed building to include an additional staff flat..

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 Karen Lithgow on **0118 974 6441**. 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

To:
Harold Sanders
Urban Design And Conservation Officer

From: Andrew Thorley

Date: 17 December 2001

Application Number: F/2001/5473

Proposal: Proposed repair and modification to stable block to include an additional staff flat..

Site Address:
Culham Court, Aston Lane, Remenham, Henley-On-Thames.

Applicant:
Mr/Mrs P Nicholl C/O Robin Moore Ede & Associates.

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

I DO NOT OBJECT TO THE REVISED LAYOUT TO ACCOMMODATE AN ADDITIONAL STAFF FLAT. WHICH DO NOT EFFECT THE EXTERIOR OF THE LISTED BUILDING.

Harold Sanders
21. Dec. 01.

Andrew Thorley

From: Remenham@aol.com
Sent: 09 January 2002 23:16
To: andrew.thorley@wokingham.gov.uk
Subject: Comments on planning applications

Andrew.

Here are the comments from Remenham Parish Council on the following two applications, as in the minutes of our Council Meeting on Jan 9th 2002:

66.2. To consider a response to application no F/2001/5475 at Kelpie [Wargrave Road river bank] to demolish and rebuild a residential building. This application was considered too large in terms of scale, height and mass on the small site. It appears to be nearly a third larger than the existing. The site has been visited by JH from the river! The development as a whole was out of keeping with the scale of neighbouring buildings on the river bank and was visually intrusive.

66.3. To consider application no LB/2001/5474 to repair and refurbish the stableblock and staff flat at Culham Court. As the plans seemed to have no increase in footprint the Council has not objections to this application, and noted the efforts by the owners to keep neighbours informed.

I would be grateful if you could send me an acknowledgement of receipt of this e mail Thank you
Francis Burley
Remenham Parish Clerk
E mail: Remenham@aol.com

LB

Application Number : ~~NEW~~/2001/5474	Map No : 6
Case Officer : AT	Site Area : 0.40
Valid Date : 10/12/01	Received Date: 10/12/2001

Level : Delegated Application

Description : Proposed repair and refurbishment to listed building to include an additional staff flat.

Location : Culham Court, Aston Lane, Remenham, Henley-On-Thames.

Parish : RE Ward : REM

Applicant : Mr/Mrs P Nicholl C/O Robin Moore Ede & Associates.

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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 Listed Building ✓

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape A.S.L.I. ✓

Trees

Environmental Health Stables ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

- River Thames Society ✓
- National Trust ✓

NEIGHBOURS - Royal Berks Fire Rescue Service ✓

S/N only

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.....

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - Stables ✓ Groundwater Prot.

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

(Green Belt
Area of special character)

.....

.....

.....

.....

.....

.....

Pre-app attached to full application.

5474

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. 10 DEC 2001 * 5474

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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

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

---

1. APPLICANTS NAME: MR & MRS P. NICHOLL
   ADDRESS: CULHAM COURT, HENLEY ON THAMES
   POST CODE: RG9 3DL
   PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: ROBIN MOORE EDEN ASSOCS
   ADDRESS: 46 ALBEMARLE STREET, LONDON
   POST CODE: W1S 4JN
   PHONE: 020 7629 6910

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: STABLES, CULHAM COURT

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

   (c) What is the existing use of the building, if vacant, state this together with last use of the building.
   BUILDING USE: STABLES/GARAGING; UNUSED AT PRESENT

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

---

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

---

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.
   REPAIR AND REFURBISHMENT INCLUDING ADDITIONAL STAFF FLAT

---

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

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

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

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

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

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

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

(a) What is the cubic content of the building as originally listed? — 1803 m^3 APPROX
(b) What is the cubic content of the part to be removed? — 50 m^3 APPROX
(c) What was the date (approx.) of the erection of the section to be removed? — NOT KNOWN, EARLY 20TH CENTURY LATER ADDITION

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 ROBIN MOORE AND ASSOCIATES on behalf of MR & MRS P. NICHOLL

Date 6/12/01

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

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

10 DEC 2001 * 5474

LISTED BUILDING CONSENT APPLICATION

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

I am

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed ...ROBIN MOORE EDE & ASSOCIATES...

*On behalf of MR & MRS P. NICHOLL

Date 6/12/01

* Delete where inappropriate

1

ADDRESS CULHAM COURT Lower Culham PARISH ~~HARDRANE~~ REMENHAM 1.4.86

PLOT No. ~~off Remenham Hill~~ Aston Lane. ORD. SHEET No SU 7883 NE. 6.

BUILDER LISTED

Plan No. 304/69	Applicant	Description of Development	Date of Decision	Decision
R/218/61	Mr. M. Behrens	Pavilion & Swimming Pool	2.11.61	N/A APP
R/74/68	" "	Alterations to Basement + Kitchens	14.3.68	APP REF
R/215/68	" "	"	13.6.68	N/A TP 30.6.69
R/168/69	Mr. M. Behrens.	Alterations	12.6.69.	N/A 30.6.71
PD/212/69	Mr. M. Behrens.	Replace cotts Market Place with garages to Culham Court	12.6.69.	APP N/A
669/71	Mr. E.M. Behrens.	Conv. used Kitchens for Precooked Meals	8.7.71	N/A TP 31.7.76
05012	" " "	Prep. + Cooking of Meals	8.5.76	N/A C/A
28490	MR. R STOKES	STABLE BLOCK TO HOUSE 4 FLATS	25.11.87	REF
28491	—	"	30987	C/A
308346	MRS C. LAMBERT	" 3 FLATS	6.7.88	C/A
36918	MR. M. BRADBROOK	" " TO 4 FLATS	1.2.91	C/A
P95/3429	MR & MRS J. BEHRENS	5/ST. HT. INT. ALTS.	20.4.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 36918 - REMOVAL PD RIGHTS.

98/67913/LA	Mr. + Mrs. P. Nicholls	Refurb. with Int. Alts + Dem. Victor. coal cellars & reinstate courtyard	21.5.99	C/A
98/67914/F	Mr. + Mrs. Nicholls	Refurb. with int. alts ↓	6.5.99	C/A

1933

2

ADDRESS CULHAM COURT, LOWER CULHAM PARISH REMENHAM 1.4.86

~~OFF REMENHAM HILL~~ Aston Lane.

PLOT No. ORD. SHEET No. SU 7883 6

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP99/8374	Mr. + Mrs. Paddy Nicoll	Refurb. of listed house	18.3.99	APP
99/70839/LA	Mr + Mrs P Nicolls	Alterations to Swim Pool	27.1.00	C/A
99/70842/F	"	+ Plant Rooms	27.1.00	C/A
C/67914/03	"	D.C.C. - Appl of Plan for removal of Fountain	17.1.00	REF
C/67913/08	"	D.C.C. Appl of Proposals for Testing soil from coal cellar	29.2.00	APP
C/67914/12	"	D.C.C. - Appl of Proposals for Testing soil from coal cellar	29.2.00	APP
C/2000/1278	"	D.C.C. - 3 of 67914 for Appl of revised position of staircase	18.5.00	APP
F/2000/1510	"	Front gate piers, gate & fence to boundary	30.08.00	C/A
LB/2000/1544	"	" " " " "	" 30.08.00	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - LB Cons. - 13/6/00

1933

3

ADDRESS CULHAM COURT LOWER CULHAM PARISH REMENHAM 1.4.86

PLOT No ORD. SHEET No. SU 7883 6

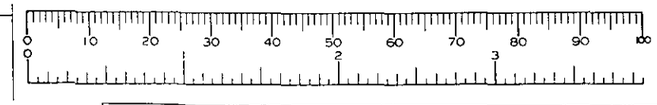
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LB/2000/2332	Mr & Mrs Nicol	Ex alt, safety Grills to lightwells around perim. of rise (Retro)	19.01.01	APP.
LB/2001/3449	"	Renovation of stable/Garblock, Staff acc	18.06.01	C/A
F/2001/3450	"	Renovate stable/garage block with staff accom on 1st floor.	24.5.01	C/A

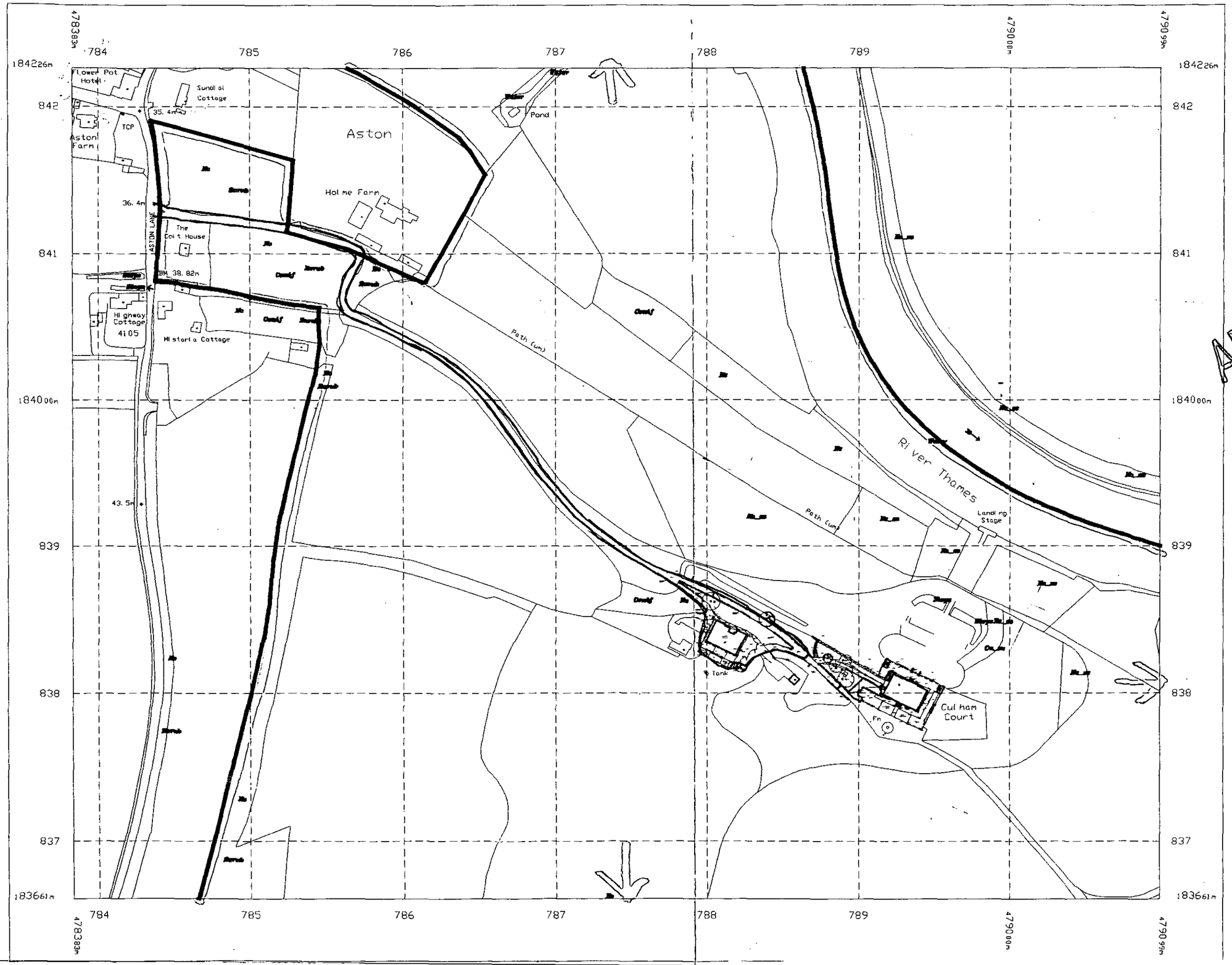
MINISTRY DECISION

SPECIAL ORDERS

10.DEC.2001* 5474



REVISIONS



APPROVED

THIS DRAWING SHOULD NOT BE SCALED.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

ANY DISCREPANCIES BETWEEN DIMENSIONED DRAWINGS AND SITE DIMENSIONS SHOULD BE REPORTED TO THE DESIGNERS IMMEDIATELY

ROBIN MOORE EDE & ASSOCIATES

46 ALBERMARLE ST, LONDON W1 3FE
TEL : 0171-629-6810
FAX 0171-409-1742

Job CULHAM COURT
HENLY ON THAMES
BUCKINGHAMSHIRE

Title LOCATION PLAN

Date JUNE 1999

Drawn

Check



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Development Control Section, Environmental Services, Wokingham District Council.

13 December 2001

Scale: 1 : 2500

N W E S

10 DEC 2001 ★ 5473

10 DEC 2001 * 5474

Path (um)

Nc_sc

Slope

Slope Nc_s

Cn

APPROVED

Nc

Tank

Fn

Cul h
Co

496/016
1:500