10/10

APPLICATION NO:
F/2002/7399

LOCATION:
20 Murray Road, Wokingham.

APPLICANT:
Mr & Mrs Hinley C/O I W Evison

PROPOSAL:
Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **06/10/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/10/2002

CASE OFFICER: **Dawn Hancocks**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hinley
C/O I W Evison
110 Florence Road
Parkstone
Poole
Dorset
BH14 9JG

Application Number: F/2002/7399

Parish: **WOKINGHAM**

Location: **20, Murray Road, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling to form conservatory.**

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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

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 EN1.
South East Area Local Plan Policies SBE1 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/10/2002

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.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/7399

Applicant : Mr & Mrs Hinley C/O I W Evison.

Location : 20, Murray Road, , Wokingham.
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓	n/a	17/9/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/9/02

Date Registered : 05/09/2002

Earliest Date for Decision : 06/10/2002

Latest Consultation Date/Site Notice Expiry Date : 06/10/2002

This application will have expired on: 31/10/2002. 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 :

~~Local Member - support~~

2 neighbour - support

Planning Issues :

Identified settlement
Impact upon neighbours
Impact upon streetscene.

Application Number: F/2002/7399

Appraisal:

Development
The proposed is for a single storey side extension to form a conservatory. The site is an end of terrace dwelling located within the identified settlement of Wokingham. The dwelling is located at least 6m away from the boundary with West Oak Nursing Home. The proposed would not be the full depth of the dwelling. It would extend 7.6m in length to be in line with the rear building line and 3.3m from the side of the dwelling. The volume of the proposed exceeds the permitted development volume allowance.

1) Impact upon neighbouring properties
The proposed would be single storey with a mono pitch roof that is hipped at the ends. The height of the roof would be 3.1m. The proposed conservatory would be set away from all boundaries. A 1.8m fence on all boundaries encloses the site. The rear boundary also has vegetation on the other side of the fence over 4m in height. The side boundary with the nursing home has vegetation up to 4m in height from the rear up to half the side of the dwelling. There is a gentle slope down from the side boundary towards the house dropping approximately 0.5m. The nursing home is on higher ground and their conservatory to the front of the proposed is built up to match the ground level floor of the nursing home, this already overlooks the front of the dwelling. It is therefore considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the streetscene
The 1.8m fence to the front of the rear garden will partly obscure the front of the proposed from the front of the house. This front elevation is brick and only the roof will be visible. It is therefore considered that there would be no adverse impacts upon the character of the streetscene.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/7399
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 STV1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1 ~~[illegible]~~

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP. T.S. Ardmwalle
(Development Control Manager)

Date: 30.10.02

RECORD OF SITE VISIT

SITE ADDRESS: 20 Murray Road Wokingham.

APPLICATION NUMBER: F/2002/7399

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 17/9

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓No

2. DESCRIPTION OF SURROUNDINGS

~~det~~ · nursing home, terraced houses, detached houses

3. DESCRIPTION OF SITE/BUILDING

end of terrace 1.8m fence along front side boundary to nursing home.

4. RELATIONSHIP TO ADJOINING PROPERTIES

nursing home first floor r cons to side o/l. } higher ground
2 ground fl o/l raised

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING X

LEVELS slope ~~date~~ down to side of house ~ 0.5m.

BOUNDARY TREATMENT 1.8m fence on line with front building line

OTHERS 1.8m fence between this fence and parking area as storage/access to nursing home,

1.8m fence to rear + veg on other side over 4m.
1.8m fence to side + from half side ~~bea~~ of house veg upto 4m.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7399. (Case Officer:Dawn Hancocks)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PDL	TLS
DC	ENF
APP	
CS	

30 SEP 2002

ACK 3/10
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7399

YOUR NAME: Margaret Wiggins (Mrs)

YOUR ADDRESS: (if these details are incorrect please amend)
16 MURRAY ROAD
WOKINGHAM
B
RG412TB

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7399. (Case Officer:Dawn Hancocks)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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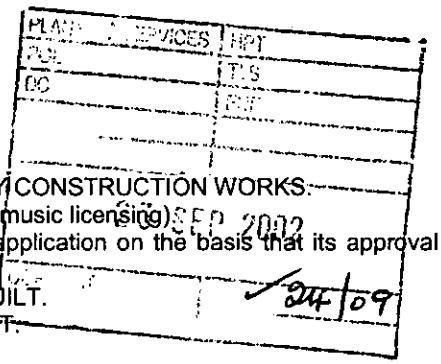
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.



COMMENTS ON APPLICATION: F/2002/7399

YOUR NAME: MIKE TALBOT

YOUR ADDRESS: (if these details are incorrect please amend)
WEST OAK NURSING HOME
MURRAY ROAD
WOKINGHAM
B
RG412TA

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

NONE

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7399. (Case Officer:Dawn Hancocks)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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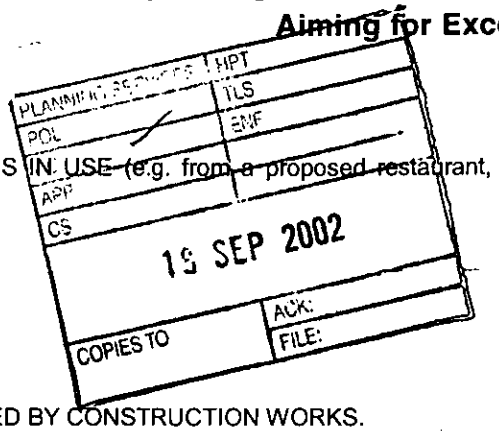

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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7399

YOUR NAME: MR + MRS IAN HINLEY

YOUR ADDRESS: (if these details are incorrect please amend)
20 MURRAY ROAD
WOKINGHAM
B
RG412TB

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number : F/2002/7399	Map No : 75B
Case Officer : DH	Site Area : 0.04
Valid Date : 05 SEP 2002	Received Date: 16/08/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling to form conservatory.

Location : 20, Murray Road, , Wokingham.

Parish : WK Ward : EMM

Applicant : Mr & Mrs Hinley C/O I W Evison.

Fee Required: £110 Fee Received: £110 (S)

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	Mark doors on plan.		
NO SCALE OR SCALE IS IMPERIAL	Size of conservatory differs between the elevations showing relationship to house & the elevation from front & rear.	23/08	✓ 5/09
ENCROACHMENT LETTER REQUIRED			
OTHER	NB	roof is smaller than floor plan, it's the way it's made	

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

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

1 S/N + See map.

OTHERS

No: pre-apps

**********FILE COPY**********

Tel: (0118) 974 6480

Date: 12 September 2002

My ref: F/2002/7399

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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: F/2002/7399
20, Murray Road, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7399**
20, Murray Road, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Earnshaw

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6480

Date: 12 September 2002

My ref: F/2002/7399

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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Yours sincerely
Trevor Watson
Development Control Manager

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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Eke

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6480

Date: 12 September 2002

My ref: F/2002/7399

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7399**
20, Murray Road, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Malvern
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7399

Proposal:
Proposed single storey side extension to dwelling to form conservatory.

Location:
20, Murray 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 F/2002/7399 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/10/2002. 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.

Trevor Watson
Development Control Manager

12 September 2002

Organisation_Name	Building_Name	address1	Postcode
		10MEADOW ROADWOKINGHAM	RG412TD
		12MEADOW ROADWOKINGHAM	RG412TD
		8MEADOW ROADWOKINGHAM	RG412TD
WEST OAK NURSING HOME		Murray Road.	RG412TA
		18MURRAY ROADWOKINGHAM	RG412TB
		20MURRAY ROADWOKINGHAM	RG412TB
		16MURRAY ROADWOKINGHAM	RG412TB

Neighbour consultation list F/2002/7399

05. SEP. 2002 7399

Tel. (0118) 974 6429 or 6433

Date: 23 August 2002

Your Ref:

My Ref: F/2002/7399

Mr & Mrs Hinley
C/O I W Evison
110
Florence Road
Parkstone, Poole
Dorset
BH14 9JG

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: 2002/7399

Site Address: 20, Murray Road, , Wokingham.

Proposal: Proposed single storey side extension to dwelling to form conservatory.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The size of the conservatory varies on the different plans. Shows 3500 deep on 1:100 side elevations, 3250 on floor plan, 3150 on roof plan and 3300 on 1:50 plan. Which is the correct measurement? Please make plans match up.

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only.
Application number: 16 AUG 2002 7399
05. SEP. 2002 7399

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR & MRS HINLEY
	Address and postcode	26 MURRAY RD. WOKINGHAM RG41 2TB.
	Phone number	01189 772504.
2	Agent's Name	I.W. EVISON
	Address and postcode	116 CLARENCE RD. PARKSTONE POOLE DORSET BH14 9JG.
	Phone number	01202 246805.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS applicant
4	Give brief details of the proposal for example, two storey side extension. About the application	BUILD CONSERVATORY

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING WHITE UPVC FRAME	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

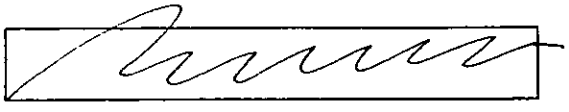
Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: 

on behalf of MR & MRS HINKLEY

Date 20 July 02.

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

1933

LAND R/O WEST OAK NURSING HOME

ADDRESS 6 - 20 MURRAY ROAD PARISH WOKINGHAM

PLOT No PART OF WOKINGHAM HOSPITAL ORD. SHEET No.

BUILDER PD RIGHTS REMOVED.

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/64881/F	GILMOOR FREEMAN DEVS/ PRIOR MAVEN	2x2 BED TERRACED HOUSE	28.7.97	X C
		6 x 3 " " "		
FP97/6960	Thomas & Co.	8 new dwellings	12.12.97	REF
FP 97/6960/A	"	"	20.02.98	C/A
98/68494/F	(12) GOODMAN/PRIOR	CONSERVATORY	24.11.98	C
F/2002/5998	MR & MRS STRANGE NO 10	S/ST R. ext conservatory	22.4.02	C

MINISTRY DECISION

SPECIAL ORDERS PD ENQ - CONSERVATORY NO. 12 - 17-8-98

PD Enq - Liberty Frame Structures - Conservatory - 16.7.02 - (4)