APPLICATION NO:
F/2000/1225

LOCATION:
15 - 17 High Street, Twyford Reading.

APPLICANT:
Thames Valley Housing Association C/O Izod Design

PROPOSAL:
Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Nicola Lake**

21 Sept 2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thames Valley Housing Association
C/O Izod Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Application Number: F/2000/1225

Parish: **TWYFORD**

Location: **15 - 17, High Street, Twyford, Reading.**

Proposal: **Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497**

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. Prior to the occupation of flat 3, the first floor, bathroom window in the west elevation shall be glazed with obscure glass. It shall be permanently so retained thereafter.

Condition
2. Prior to the occupation of flat 1, the first floor, window in bedroom 2 in the west elevation and the ground floor bathroom window in the west elevation shall be glazed with obscure glass, with only the top sash section able to be opened. It shall be permanently so retained thereafter.

Condition
3. Prior to the occupation of flat 1, the ground floor window in the west elevation shall be glazed with obscure glass. It shall be permanently so retained thereafter..

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
7. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the approved dwellings for its permitted use. The landscape management plan shall be carried out as approved.

Condition
8. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
9. Details of any machinery or equipment to be installed in connecton with the shop use shall be submitted to and aprpoved in writing by the Local Planning Authority before the shop development is occupied and no other machinery shall be installed other than that approved.

Condition
10. The approved vehicle parking and turning area to the south of the approved new build development shall be kept available for such use and no development, whether permitted by the Town and Country Planning(General Permitted Development)Order 1995 (or any order revoking or re-enacting that order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
11. There shall be no vehicular access from the site onto the High Street.

Condition
12. The shop hereby permitted shall accept deliveries only from the rear of the site, and from delivery vans of maximum 7.5 tons laden weight (3.5 tons unladen).

Reason
1. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
8. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
9. To safeguard the amenity of the adjacent residential dwellings

Reason
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
11. To safeguard highway safety.

Reason
12. In the interest of highway safety and convenience to safeguard the amenities of neighbouring residents and the locality.

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
   Loddon Area Local Plan PoliciesLBE1, LBE2, LBE12 and LBE14.
   Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE5, WHE11 and WHE13.

John Mitchell
Development Control Manager
Date: 26/09/2000

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.

Realised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous 67271/LA + 65497/F

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1225	NL
BUILDING CONTROL NUMBER	FP99/9177A	Andy
APPLICANT/AGENT	Izod.	
ADDRESS OF SITE	15-17 High Street TWYFORD	
DESCRIPTION OF PROPOSED WORK	10 flats + shop refurbishment	

revision to 97/65497/F

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2631 99	2631 98A
ELEVATIONS sheet 2	2631 109	2631 109 A
sheet 3	2631 110	2631 110 B
FLOOR PLANS ground east	2631 104	2631 104 C
ground west	2631 105	2631 105 B
first east	2631 106	2631 106 B
first west	2631 107A	2631 107A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Nicky who rang Izod. BC plans are old. He will send revisions in to BC.	DC - elevations changed slightly (sheet 2) Blocks D + E. South + North elevat DC - internal alterations Flat 8.	
DATE	8/11/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	8/11/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

30259 HS
passed to Dc.
07.06.00

PLANNING SERVICES	
POL	
DC	
APP	
CS	
06 JUN 2000	
COPIES TO:	ACK:
	FILE:

ENGLISH HERITAGE

SOUTH EAST REGION

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Direct Dial: 01483 306730

Your ref: NL/F/2000/1225

5th June 2000

Dear Sir,

Notification under Environment Circular 14/97
Planning Application

Address: 15-17 High Street, Twyford, Reading

Thank you for notifying English Heritage of this planning application affecting the site of a grade II listed building

We have considered the application and, on the basis of the submitted documentation, we can now confirm that English Heritage considers this to be a case which can be determined in accordance with Government guidance, development plan policies, and with the benefit of conservation advice locally. However, English Heritage is minded to recommend that your authority impose conditions to the effect that:

- A schedule of detailing shall be submitted to and approved by the local authority to ensure that the work is appropriate to the character of the building

Should there be material changes to the plans and drawings now before us, we would be grateful if you could draw these changes to the attention of this office.

Yours faithfully,

pp S. Angell

Mrs P A Monroe
Historic Buildings Consultant
South East Region

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/1225

Applicant : Thames valley Housing Asoc C/O Izod Design

Location : 15-17 High Street, Twyford.

Proposal : Revised siting of units 3, 8, 9 &10 and revised elevations to units 3 &8 as approved on consent 97/65497/F.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18·5·2000

Date of Neighbour Notifications :

Date of Site Visit : 18.05.00

Date Registered : 13.04.00

Earliest Date for Decision : 22.05.00

Latest Consultation Date/Site Notice Expiry Date : 22.05.00

Application Expiry Date: 08.06.00

Consultation Responses :
Highways - No Objection subject to no change to the parking allocation.
Landscaping - No objection subject to conditions.
English Heritage - No objection subject to conditions.
Twyford P.C. - Have two concerns about the proposal.
Conservation Archi. - No objection
Housing - No Comment'
Letters: Two letters of concern from the adjacent dwellings concerned about overlooking.

Planning History :
The proposed development is to revise the siting of the proposed new build element, which was approved under application 97/65497/F.

Planning Issues :

1. Impact upon the residential amenity of the adjacent dwelling.

2. Impact upon the setting of the Listed Building and the character and appearance of the conservation area.

Application Number: F/2000/1225

Appraisal :

1. **Impact upon the residential amenity of the adjacent dwellings.**
The proposed development is to revise the siting of the development closer to the existing dwelling to the north. The application site is lower than the dwellings to the north by approx. 1m. These dwellings also have a substance wall/fence which runs along the rear boundary that has a height of about 2.75m.

   There are a number of west facing first floor and ground floor windows will need to be conditioned to be obscure glazed and some fixed shut, to prevent overlooking.

   As such, the proposed revised siting of the new build section of this development will not overlook, overshadow or overbear. Hence there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2. **Impact upon the setting of the listed building and the character and appearance of the Conservation area.**
The proposed development has been largely completed on the site. The proposed development would not have a harmful effect upon the inter-relationship between the new build and the original structure, as such there will be no detrimental impact upon the setting of the listed building. Similarly the character and appearance of the surrounding conservation would not be detrimentally effected.

Recomendation : Approval: ☑ ~~**Refusal:** ☐~~
(tick appropriate box)

Application Number P/2000/1225
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	-----	R045	Prior to the occupation of flat 3, the first floor, bathroom window in the west elevation shall be glazed with obscure glass. It shall be permanently so retained thereafter.
2.		R045	Prior to the occupation of flat 1, the first floor, window in bedroom 2 in the west elevation and the ground floor bathroom window in the west elevation shall be glazed other with obscure glass, with only the top sash section able to be opened. It shall be permanently so retained thereafter.
3.		R045	Prior to the occupation of flat 1, the ground floor window in the west elevation shall be glazed with obscure glass. It shall be permanently so retained thereafter.
4.	C070	R070	
5.	C150	R150	
6.	C151	R151	
7.	C152	R152	Prior to the occupation of the approved dwellings.
8.	C153	R153	
9.			Details of any machinery or equipment to be installed in connection with the shop use shall be submitted to and approved in writing by the Local Planning Authority before the shop development is occupied and no other machinery shall be installed other than that approved.
		Reason	To safeguard the amenity of the adjacent residential dwellings
10.		R122	The approved vehicle parking and turning area to the south of the approved new build development shall be kept available for such use and no development, whether permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
11			There shall be no vehicular access from the site onto the High Street.
		Reason	To safeguard highway safety.
12. P.T.O continue			

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
12.			The shop hereby permitted shall accept deliveries only from the rear of the site, and from delivery vans of maximum 7.5 tons laden weight (3.5 tons unladen).
		Reason	In the interest of highway safety and convenience, to safeguard the amenities of neighbouring residents and the locality.
		N16 .	BSP - EN1
			LALP - LBE1, LBE2, LBE12, LBE14 .
			WDLP - WDBE3, WBE1, WHE5, WHE11
			WHE13 .

RECORD OF SITE VISIT

SITE ADDRESS: 15 - 17 High Street
Twyford Reading.

APPLICATION NUMBER: F/2000/1225

OFFICER: Nicola Lake

DATE OF SITE VISIT: 18.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES Front of site - Green Site notice.

2. DESCRIPTION OF SURROUNDINGS

Retail / Residential

3. DESCRIPTION OF SITE/BUILDING

The proposed development has been built to the to the East.

4. RELATIONSHIP TO ADJOINING PROPERTIES There will be no further overlooking, overshadowing or overbearing.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 11 Sept 2000

My ref: F/2000/1225

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/1225
15 - 17, High Street, Twyford, Reading.
Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 11 Sept 2000

My ref: F/2000/1225

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/1225
15 - 17, High Street, Twyford, Reading.
Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Rutter

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 11 Sept 2000

My ref: F/2000/1225

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/1225
15 - 17, High Street, Twyford, Reading.
Revised siting of units 3, 8, 9 & 10 and revised elevations to *units 3 & 8 as approved on consent 97/65497*

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 21 Sept 2000

Yours faithfully

John Nicholson

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1225**
15 - 17, High Street, Twyford, Reading.
Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

Izod
DESIGN

Chartered Architects
Landscape Consultants

PLANNING SERVICES	HPT 3191 5
POL	TLS
DC	ENF
APP	
CS	
18 JUL 2000	
COPIES TO:	ACK:
	FILE:

Reply rqd.

KPI/em/2631
17 July 2000

Wokingham District Council
Environmental Services Department
Development Control
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Miss N Lake

Dear Sirs

15-17 HIGH STREET TWYFORD
Application F/2000/1225

I refer to the above application acknowledged by your letter dated 28 April 2000.

I am concerned that a formal decision has yet to be reached and whilst there are other outstanding matters related to this site, you have advised that this has no bearing on consideration of the application for revised siting of the new build elements.

Please let me know how matters are progressing and when a decision is likely to be reached.

Yours faithfully

Peter Izod

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr N Jennings & Mr C Nelson
C/O Izod Design Ltd
20 Rose Street
Wokingham
Berkshire
RG40 1XU

Application No : 97/65497/F

Parish : TWYFORD PARISH

Proposal : ERECTION OF 7 FLATS AND CONVERSION OF EXISTING BUILDING TO 3 FLATS AND A SHOP

Location : *15 - 17 High Street Twyford*

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
This relates to the application as amended by and shall be carried out in accordance with revised plans 2512/35, 2512/36 received on the 20.04.98, and 2512/23, 2512/29 on the 22.04.98, 2512/31 received 19.11.97, and 2512/38 received 15.06.98.

03
Construction work of any sort shall only take place within the area covered by the application between the hours of 8.00am & 7.00pm Mondays to Fridays and 8.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

04
Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

05
The bathroom and landing window in the northern elevation of flat 8 shall not at any time be glazed other than with obscure glass.

06
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials.

07
Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment);

schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

08
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

09
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

10
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

11
Details of the method of construction of the footpath and hardsurfacing shall be submitted to and approved in writing by the Local Planning Authority before development commences and these approved details shall be implemented before the development is occupied.

12
Details of any machinery or equipment to be installed in connection with the shop use shall be submitted to and approved in writing by the Local Planning Authority before the shop development is occupied and no other machinery shall be installed other than that approved.

13
No development shall take place within the site area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

14
The area shown on the permitted drawings 2512/38 received 15.06.98 for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

15
There shall be no vehicular access from the site onto the High Street.

16
A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development for its permitted use. The landscape management plan shall be carried out as approved.

17
The shop hereby permitted shall accept deliveries only from the rear of the site, and from delivery vans of maximum 7.5 tons laden weight (3.5 tons unladen).

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
For the avoidance of doubt.

HIGHWAYS CONSULTATION SHEET – Please see file copy

From: Nicola Lake

Date: 28 April 2000

Application Number: F/2000/1225

Proposal: Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497

Parish: TWYFORD PARISH

Site Address:
15 - 17, High Street, Twyford, Reading.

Applicant:
Thames Valley Housing Association C/O Izod Design.

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).

PROVIDED THERE ARE NO CHANGES TO THE CARPARKING PROVISION & CAN OUT AS PREVIOUSLY APPROVED, THE H.A. HAD NO OBJECTIONS.

31/7/00

Signed: _____ **Print name:** _____

Tel. 0118 974 6477 (Direct Line)
Fax. 0118 974 6486
Email. Eileen.Davis@wokingham.gov.uk
Date. May 31, 2000
My ref. HS/29999

DC. FILE.
C.A. APPLICATION
15/17 HIGH ST. TWYFORD

Mr R. Barton
Broad and Gloyens
65 High Street
Marlow
Bucks, SL7 1AB

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 Barton,

RE 15 – 17 HIGH STREET, TWYFORD

Thank you for your fax dated 30th May 2000 which was received today.

I have passed it to Harold Sanders for reply. Mr Sanders is on leave this week, returning on 5th June. Please ring me if you have any further queries.

Yours sincerely

Eileen Davis
Technical Officer
Landscape and Heritage

NICKY. WORKS TO BASEMENT.
— ALL REPAIRS.

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingh
Berks, RG40 1WR

FAX

Date: 5. JUNE .00

Number of pages including cover sheet: 2

To:
BROAD + GLOYENS
for ROGER BARTON

Phone:

Fax phone: 0118 9746723

CC:

From:
WOKINGHAM
DISTRICT COUNCIL

Phone: 0118 9746465.

Fax phone: 0118 9746486

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

REF FAX DATED 30.5.00. please confirm acceptance of points below 1–4.
SEE RETURN DRAWING WITH COMMENTS.

Generally acceptable to me as a 'repair' BUT.

1. BEAM TO BE OAK.
2. SAVE AS MANY JOISTS AS POSSIBLE IF NEW — OAK.
3. BEAM TO BE KEPT

4 EXISTING FLOORBOARDS — Save all sound boards any replacement to be wide to match.

29999

REPLY REQUIRED

Association of Consulting Engineers Member Firm

BROAD AND GLOYENS

D.E. Howes, C.Eng., M.I.Struct. E., F.Cons. E.
L.M.Banfield, C.Eng., F.I.Struct. E., F.Cons. E.
Associate: R.E. Barton

Consulting Structural Engineers
65 High Street Marlow
Buckinghamshire SL7 1AB

COPIES TO: ACK: FILE:

FACSIMILE

Date : 30.5.00

From : ROGER BARTON

To : WOKINGHAM DISTRICT COUNCIL

For the attention of : MR HAROLD SANDELS

Fax No. : 0118 9746723

No. of pages to follow : 1

Project : 15-17 HIGH ST TWYFORD

Job No. : 4196

Remarks :

OUR SKETCH DETAIL NO. 4196/S1 FOLLOWS, FOR YOUR COMMENTS

Telephone No: Marlow (01628) 486338
Facsimile No: Marlow (01628) 890970
Email address: email@broadandgloyens.freeserve.co.uk

150 x 100 P/C LINTEL OVER OPENING ✓

DETAIL (A)

REPLACE EXISTING TIMBER WITH 65THK PLANK LINTEL ✓

BED ALL NEW JOIST ON DPC BOTH SIDES.

REMOVE DECAYED TIMBER PLATE ✓

REPLACE EXISTING TIMBER JOISTS (2) OAK – AS EXISTING.

REPLACE EXISTING TIMBER WITH 65 THK P/C PLANK LINTEL

REPLACE DECAYED TIMBER WITH 2 / 150D x 150N PRECAST CONCRETE LINTELS.

REPLACE EXISTING TIMBER 65 THK PLANK LINTEL OAK. (1)

REBUILD BRICKWORK REMOVE DECAYED TIMBER ✓

PLAN

CHECK EXISTING LINTEL AND IF TIMBER REPLACE WITH PRECAST CONCRETE ✓

DETAIL (A)

65 THK P/C LINTEL OAK (1)

EXISTING 230 WIDE x 250 DP. TIMBER BEAM. CHECK END BEARING FOR ROT. ✓

BEAM TO REMAIN (3)

PROVIDE EXTRA BRICK PIERS. FOR NEW LINTELS

10 ϕ BOLT.

BRACKET FABRICATED FROM 8THK PLATE. BITUMASTIC PAINTED.

50 / 150 / 50

REMOVE PROJECTING BRICKWORK EXTERNAL WALL

75 / 150 / 75

4 M10 RESIN ANCHORS

BRACKET DETAIL FOR BEAM. DETAIL (A) ✓

rev.	item	date

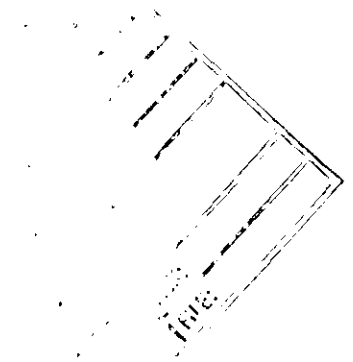
Job title: 15–17 HIGH STREET TWYFORD BERKS

Sketch title: EXISTING BASEMENT STRUCTURAL DETAILS.

date 5/00 | drawn P.E.H | scale 1:50

SKETCH No. 4296/B1

BROAD & GLOYENS
Consulting Structural Engineers
65 HIGH STREET, MARLOW
BUCKS. SL7 1AB
Marlow (01628) 486338 - 9 - 0



TO: **DEVELOPMENT CONTROL**
Miss Nicola Lake

FROM: *Environmental Design*

DATE: 6 June 2000

Location:	15 – 17 High Street, Twyford
Proposal:	REVISED SITING OF UNITS 3, 8, 9 & 10 AND REVISED ELEVATIONS TO UNITS 3 & 8 AS APPROVED ON CONSENT 99/65497
Application Number:	F/2000/1225

In response to your consultation dated 28 April 2000 for the above application, the tree and landscape comments are as follows:

I have no comments to make on the revised siting of the units.

The applicant needs to submit a revised landscape plan in accordance with my previous comments dated 27 October 1999, which are as follows:

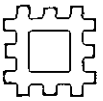
The landscape plan submitted for the scheme is acceptable in principle, however a number of points need to be clarified.

1. Although the plant species are give on the schedule, the exact location of each species needs to be identified on the drawing.
2. It is not clear from the drawing the actual boundaries of some of the planting beds within the paving and grassed areas. This should be indicated on the drawing so that the extent of the planting within those areas can be assessed.
3. The planting density of each species needs to be given.
4. The planting in the area between the existing brick wall and the car parking spaces should be continued along the whole length of the wall.
5. Although a timber knee rail is identified in the key it is not clear from the drawing where this is located.

Catherine Brimble

Catherine Brimble
Landscape Architect

30259 HS



ENGLISH HERITAGE

SOUTH EAST REGION

PLANNING SERVICES	[illegible]
POL	[illegible]
DC	[illegible]
APP	
CS	
06 JUN 2000	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Direct Dial: 01483 306730

Your ref: NL/F/2000/1225

5th June 2000

Dear Sir,

Notification under Environment Circular 14/97
Planning Application

Address: 15-17 High Street, Twyford, Reading

Thank you for notifying English Heritage of this planning application affecting the site of a grade II listed building

We have considered the application and, on the basis of the submitted documentation, we can now confirm that English Heritage considers this to be a case which can be determined in accordance with Government guidance, development plan policies, and with the benefit of conservation advice locally. However, English Heritage is minded to recommend that your authority impose conditions to the effect that:

- A schedule of detailing shall be submitted to and approved by the local authority to ensure that the work is appropriate to the character of the building

Should there be material changes to the plans and drawings now before us, we would be grateful if you could draw these changes to the attention of this office.

Yours faithfully,

pp S. Angell.

Mrs P A Monroe
Historic Buildings Consultant
South East Region

FROM: Nicola Lake

DATE: 28 April 2000

RECEIVED
- 4 MAY 2000

DELEGATED

29670

22 MAY 2000

COPIES TO:

FILE:

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2000/1225

Proposal: Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497.

Site Address: 15 - 17, High Street, Twyford, Reading.

Applicant: Thames Valley Housing Association C/O Izod Design.

Your observations are required in respect of this application **by 22/05/2000** .

The Council commented as follows:-

i) The Council is concerned to see that an extra bedroom appears to have been added to flat 1 which means the car parking is inadequate.

ii) The enlarged bathroom for flat 3 is unneighbourly to 19 High Street.

SIGNED: _____ DATE: 19-5-00

Clerk To Twyford Parish/Town Council.

To:
Conservation Officer – Please see file copy

From: Nicola Lake

03 MAY 2000

Date: 28 April 2000

Application Number: F/2000/1225

Proposal: Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497.

Site Address:
15 - 17, High Street, Twyford, Reading.

Applicant:
Thames Valley Housing Association C/O Izod Design.

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

THE REVISED SITING AND ELEVATIONS REFLECT THE PRINCIPLES AGREED FOR THE ORIGINAL APPLICATION

THE REVISIONS CONFORM TO THE UNITS 'AS BUILT' AND APPEAR ACCEPTABLE IN URBAN DESIGN TERMS

Harold Sanders

17.05.00

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: F/2000/1225

Proposal:
Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497

Location:
15 - 17 High Street Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 12/05/2000 for the following reason(s);

SITE IS A LISTED BUILDING AND IS IN A CONSERVATION AREA

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

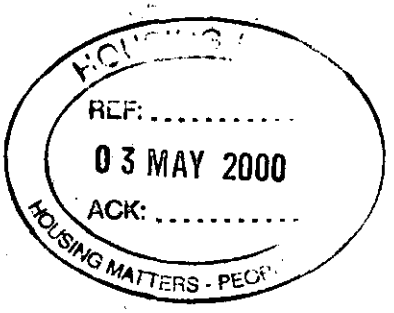
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/06/2000** from the date of this notice. 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: 12/05/2000

To:
Housing - Please see officer's copy



From: Nicola Lake

Date: 28 April 2000

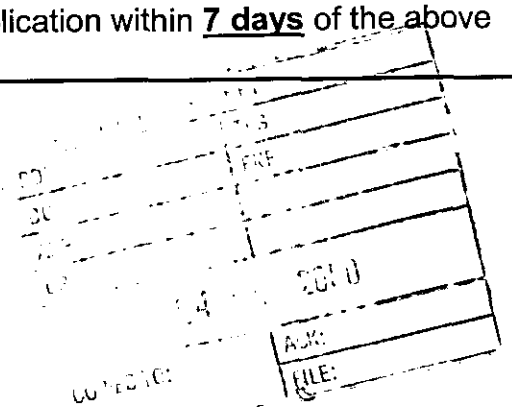
Application Number: F/2000/1225

Proposal: Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497.

Site Address:
15 - 17, High Street, Twyford, Reading.

Applicant:
Thames Valley Housing Association C/O Izod Design.

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



13/4/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~[illegible] JAN 2000~~ ~~05 [illegible] 2000~~ VALID	Map No. 33 Site 0.13
Officer: NL Application No. ~~09 FEB 2000~~ F/2000/1225	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

~~(F) PROPOSED ERECTION OF 8 FLATS AND CONVERSION OF EXISTING BUILDING TO 3 FLATS AND A SHOP (AMENDMENT TO APPROVAL 97/65497/F)~~

(F) REVISED SITING OF UNITS 3, 8, 9 & 10 AND REVISED ELEVATIONS TO UNITS 3 & 8 AS APPROVED ON CONSENT 97/65497

Location: 15-17 HIGH STREET

Parish: TWYFORD Ward: Twyford ✓ 28/4

Applicant: THAMES VALLEY HOUSING ASSOCIATION

(9) 760-00 received 13/4 ← ~~not within a year of decision~~

Fee Received ~~60-00~~ Required ~~1520-00~~ Additional ~~1530-00~~ Refund .....

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Not supplied.	3/2	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Need better block plan So we can check elevations! ~~(also parking layout)~~.	3/2 see 65497	
3	Forms unsigned	No parking required		
4	Correct S 66 certificate			
5	Elevation plans	Is there a set of elevations missing? They have supplied ~~"Sheet 2" & "Sheet 3"~~	3/2	
6	Floor plans	NO		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Do we need another listed app for this? ?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ....Twyford....

Listed Building 1 (2) 2*

Advertisement Required ....Listed Bdg in Cons. Area ✓....

Date Site Notice Sent : 28/4/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ 28/4
Trees	NK: ✓ "
Conservation Officer	NK: ✓ "
Environmental Health	NA: .....
Housing	NA: ✓ "
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
~~District Secretary (only if called in by SOS)~~	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
(*) ~~Archaeological Site (BABTIE)~~	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ 28/4

(*) AS THIS IS A REVISION TO AN EXISTING CONSULT: DON'T CONSULT AGAIN. BABTIE WILL LET US KNOW IF THEY WANT TO MAKE FURTHER COMMENTS.

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: - Plans requested 28/4 sent 3/5
Ancient Monuments Society	KA: X
Council for British Arch.	KB: X
RCHME	KF: X
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

The Victorian Society Soc. for Prot. of Ancient Bdgs ✓ Plans requested 28/4 (KD) P. 3/5

English Heritage ✓ (KS) 3/5 Plans requested 28/4

No pre-apps

NEIGHBOURS:

1 - 31 (odds) High Street Twyford ✓ 28/4
2 - 24 (evens) " " " ✓ "
Flats 30-39 St Swithins Court, Twyford ✓ "
The Library, Polehampton Close, Twyford ✓ "
1-10 Bell Court, Wargrave Rd, Twyford ✓ "
"Green Tiles", 52 London Rd, Twyford ✓ "
23, St Swithins Court, Polehampton Close, Twyford
3 Swanscourt, Twyford ✓ "

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 29 March 2000
My ref: NL/97/65497/F
Your ref:

13.APR.2000* 1225

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

Mr P Izod.
Izod Design Limited
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Dear Mr Izod,

PROPOSED APPLICATION FOR DEVELOPMENT AT 15-17 HIGH STREET TWYFORD.

Thank you for your letter of the 21 March 2000, regarding the above stated development.

I have discussed the issue of the required fees, for the proposed alterations to the approved residential development at 15-17 High Street, Twyford, with Mr Mike Thorp. It has been determined that the required fees for the applications to regularise the works, which have been carried out on the site, are as follows:

The application for the amended location of the Four Flats = 4 x £190.00

The application for the increase in size of the porch on the listed building = £95.

It is possible to join these two applications or to submit them as two separate applications. However, the current application that is with the Council will not be validated until a check has been received.

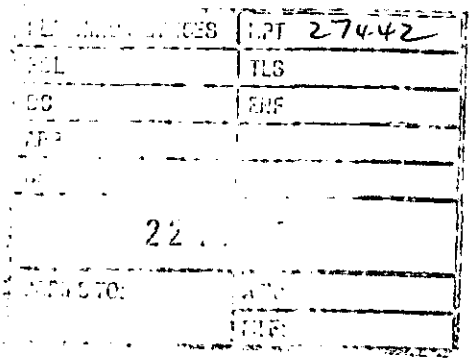
I hope this has helped to clarify matters.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

Izod DESIGN

Chartered Architects
Landscape Consultants



KPI/em/2631
21 March 2000

Wokingham District Council
Environmental Services Department
Development Control
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Miss N Lake

Dear Sirs

15-17 HIGH STREET TWYFORD

Despite my reminder letter dated 8 March 2000, I have still not received your formal response to my letter of 17 February 2000 regarding fee calculations.

In view of the fact that this matter has been before you for nearly two months, I must insist on your written reply by return.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

Izod DESIGN

Chartered Architects
Landscape Consultants

13.APR.2000* 1225

26888

PLANNING SERVICES	HPT
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	FILE:

KPI/em/2631
8 March 2000

Wokingham District Council
Environmental Services Department
Development Control
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Miss N Lake

Dear Sirs

15-17 HIGH STREET TWYFORD

I am still awaiting your formal response to my letter of 17 February 2000 regarding the statutory fee calculations for the revised Planning Application submitted on 24 January 2000.

Please advise of your requirements by return to avoid further protraction.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

26873

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	

IZOD DESIGN
Chartered Architects & Landscape Consultants
14 Milton Road Wokingham Berkshire RG40 1DB
FAX NUMBER 0118 977 0057

COPIES TO:	ACK:
	FILE:

FAX TRANSMISSION

TO NUMBER 0118 974 6484

MISS N. LAKE/PLANNING

NUMBER OF PAGES 2

FROM PAUL IZOD

DATE 3 MARCH '00

PROJECT 15-17 HIGH ST TWYFORD

TIME 1.05 PM

REFERENCE KM/2631

IF THERE ARE ANY DIFFICULTIES WITH THIS TRANSMISSION PLEASE TELEPHONE 0118 977 0075

LETTER RE 15-17 HIGH STREET TWYFORD DATED 8/3/00

PAUL IZOD

Izod DESIGN
Chartered Architects
Landscape Consultants

KPI/em/2631
8 March 2000

Wokingham District Council
Environmental Services Department
Development Control
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Miss N Lake

Dear Sirs

15-17 HIGH STREET TWYFORD

I am still awaiting your formal response to my letter of 17 February 2000 regarding the statutory fee calculations for the revised Planning Application submitted on 24 January 2000.

Please advise of your requirements by return to avoid further protraction.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

Recd 8.2.00

Izod DESIGN
Chartered Architects
Landscape Consultants

18 APR 2000 1225

KPI/em/2631
8 February 2000

Wokingham District Council
Environmental Services Department
Development Control
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Mrs C Hurst

Dear Sirs

15-17 HIGH STREET TWYFORD

I refer to your letter dated 3 February 2000 and our subsequent telephone discussion on 7 February 2000.

I enclose 8 copies of Drawing 2631/97 being the combined site and location plan of the above as requested. I have outlined the site in red. The application is confined to seeking approval for amendments to the approved scheme (97/65497/F) involving the adjustment of the block positioning and elevational changes to Flat 8 and the Link Block. Other details including the parking layout are unchanged and do not form part of this application.

I also confirm that the application refers to the 8 flats contained within the new build elements and that the elevations do not include Sheet 1 which applies to the existing Listed Building.

The changes are partially retrospective and the application has been requested by your Enforcement Officer. I do not consider that any additional fee is required in the circumstances and trust you can process the application.

Yours faithfully,

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

By hand 24/1/00.

Izod DESIGN 6 APR 2000* 1225

Chartered Architects
Landscape Consultants

KPI/em/2631
24 January 2000

Mr M D Hamlin
Principal Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Mr Hamlin,

15-17 HIGH STREET TWYFORD
Application 97/65497/F (New Build Elements)

You have requested that a formal Planning Application be submitted in respect of amended proposals at the above. I therefore enclose the following documentation in support.

1. Six copies of the Application Form
2. One copy of Certificate A
3. Six copies each of drawings 2631/98, 104C, 105B, 106B, 107A, 109A, 110A.

The amendments relate to the following items.

a) Repositioning of the new build element within the site.
b) Revised Plan and Elevations to the Link Block.
c) Revised Plan and Elevations to Flat 8.
d) Site and Slab levels (additional information)

You will note that alterations to the Listed Building have been the subject of a previous amended application submitted on 4 October 1999 and currently under consideration and discussion with your Conservation Officer.

If you require any further information please let me know.

Yours sincerely

PETER IZOD RIBA
c.c. Zenith Builders

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

Izod DESIGN
Chartered Architects
Landscape Consultants

13 APR 2000

KPI/em/2631
12 April 2000

13.APR.2000 12:25

Wokingham District Council
Environmental Services Department
Development Control
P.O. Box 157
Shute End
Wokingham
Berks. RG40 1WR

For the attention of Miss N Lake

Dear Sirs

15-17 HIGH STREET TWYFORD

In response to your requirement for formal Planning Applications to be made in respect of minor variations to the approved scheme at the above, I have now prepared these and enclose the following documentation.

1. Repositioning of Units 3, 8, 9 and 10 encompassing elevational revisions to units 3 and 8.

   a) Six copies of the application form.
   b) Six copies each of drawings 2631/97, 98A, 109A, 110B.
   c) A copy of Certificate A.
   d) A cheque for £760.00 to cover the statutory planning fee.

2. Extended Porch to Flat 2

   a) Six copies of the application form.
   b) Six copies each of drawings 2631/97, 117A, 118.
   c) A copy of Certificate A.
   d) A cheque for £95.00 to cover the statutory planning fee.

The proposals for the porch follow the intervention of your Conservation Officer and have evolved in discussions with him.

I would appreciate your prompt response to the applications but if you require any further information, please let me know as soon as possible.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

E

ADDRESS 15-17 HIGH STREET PARISH TWYFORD

PLOT No. LISTED BUILDING ORD. SHEET No. SU 7875 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
720/52	MR. VERRY	N.C.	9.12.52	APP. N/A
0/104/66	TRUSTEES OF POLEHAMPTON CHARITIES	O/APP. RES. DEV. 1.95 AT REAR ACRES	15.6.66	N/A C/A
0/165/69	MR. N.J.L. JENNINGS	A - DEM. HOUSE & SHOP. REBUILD	7.6.69	N/A REF
		B - WITH ACCESS TO RES. DEV. AT REAR (16 HOUSES)		
07637	"	2 ACRES AT REAR - FREEZER MEAT	16.3.78	N/A REF
22915	QPC HOMES LTD.	CUTTING & PREP. BLOCK. REAR SERVICE ACCESS	7.3.85	REF
BRA 199	MR. L.J. JENNINGS	REPAIRS TO ACCIDENTAL DAMAGE	24.1.86	APP N/A
42097	17	N/P		
96/64326/X	W/DR.			
97/65497/F	Mr. N. Jennings & Mr. C. Nelson	Erect 7 flats & convert building to 3 flats & shop	10.7.98	C/
97/67271/LA	Mr. N. Jennings & Mr. C. Nelson	Refurbish & alter listed Blds & Part Demo of R. lots.	8.7.98	C/
99/70591/RBC				

MINISTRY DECISION 22915 - APPEAL GRANTED - 14.7.86

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

13.APR.2000* 1225

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

CERTIFICATE A

I certify that:

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

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

OR

~~CERTIFICATE B~~

I certify that:

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

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

+ See Note (a) to Certificate A

OR

~~CERTIFICATE C~~

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

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

on (d) . . . . . .

1789/b

OR

(b) Insert description of steps taken

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

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

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed Peter Wood 120D DESIGN

On behalf of THAMES VALLEY HOUSING ASSOC

Date 11 APRIL 2000

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

13.APR.2000* 1225

1. APPLICANT'S NAME THAMES VALLEY HOUSING ASSOCIATION

ADDRESS C/O ZENITH BUILDERS
2 BROAD STREET WOKINGHAM

POST CODE RG40 1AB **PHONE** 0118 978 1394

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

AGENT'S NAME IZOD DESIGN

ADDRESS 14 MILTON ROAD
WOKINGHAM

POST CODE RG40 1DB **PHONE** 0118 977 0075

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.

SITE LOCATION 15-17 HIGH STREET TWYFORD

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

REVISED SITING OF UNITS 3, 8, 9 + 10
REVISED ELEVATIONS TO UNITS 3 + 8

5. Give the area in hectares or part of a hectare **AREA OF SITE** 0.15 Ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** OWNER

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 2631/97, 98A, 109A, 110B

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE ☐ REDEVELOPMENT ☑

ERECTION OF NEW BUILDING ☑ ALTERATION or EXTENSION ☐

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

OUTLINE PERMISSION ☐ See question 10

FULL PERMISSION ☑ * SEE PREVIOUS APPROVAL 97/65497/F

APPROVAL OF DETAILS/RESERVED MATTERS ☐ State relevant outline permission number Also complete Question 10

TEMPORARY PERMISSION ☐ State period required

RELAXATION OF CONDITIONS ☐ State relevant application number Conditions to be relaxed

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

EXTERNAL APPEARANCE ☐ SITING ☐

MEANS OF ACCESS ☐ DESIGN ☐

LANDSCAPING ☐

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

RESIDENTIAL/SHOP

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~

NO CHANGE

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED FACING BRICKS
CREAM STRING COURSES

PLAIN CLAY ROOF TILES
ALL PREVIOUSLY APPROVED

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

EXISTING WALLS UNALTERED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING + NEW SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING

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

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	4 / 14	*	/	*	/	*
OTHER	/	*	/	*	/	*

FLATS 3, 8, 9, 10

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

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

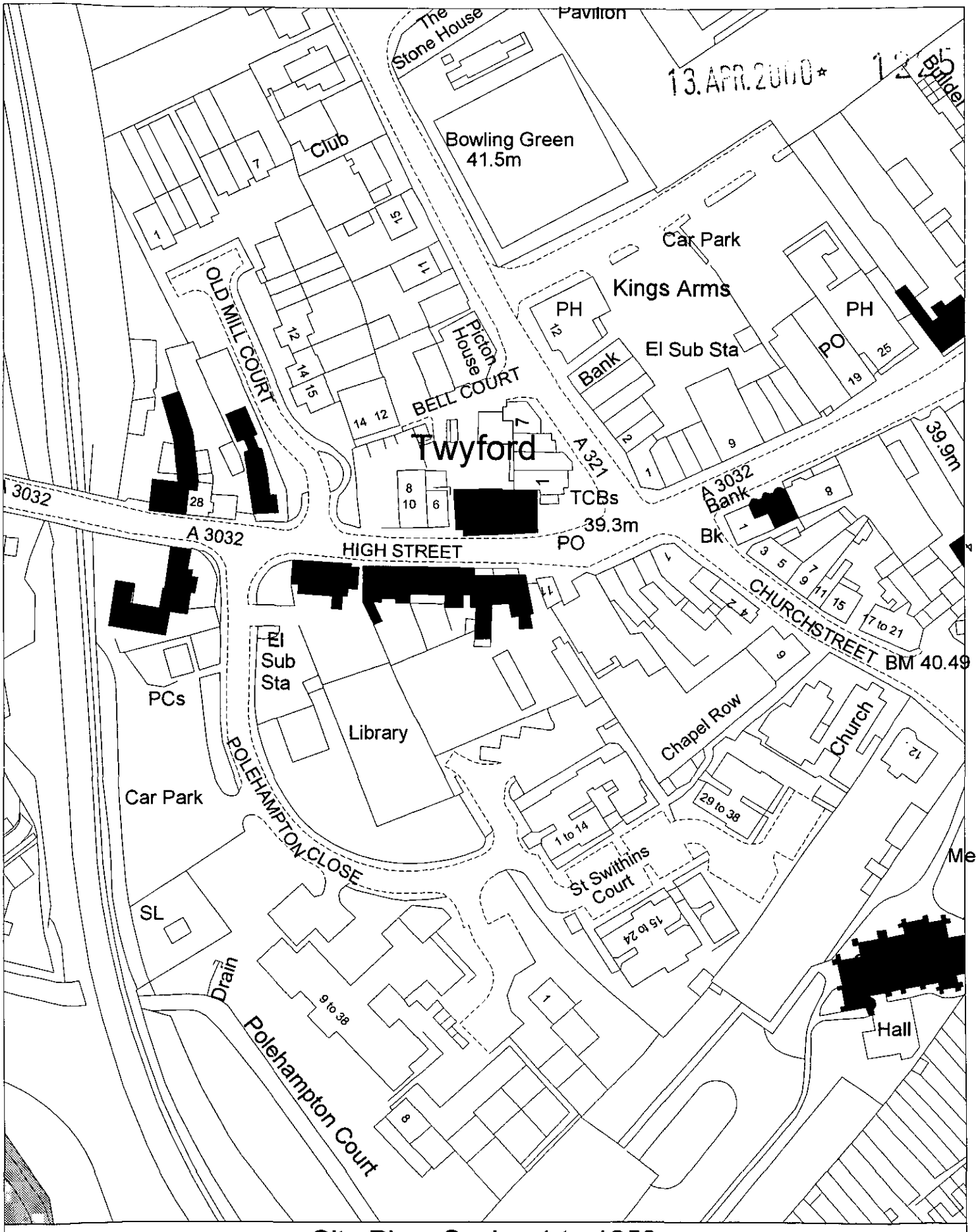
£760-00

(£190.00 PER UNIT)

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

SIGNED [signature] ON BEHALF OF THAMES VALLEY HOUSING ASSOC DATE 11 APRIL 2000

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 31 January 2000

Tel. (0118) 974 6481

Date: 28 April 2000

NOT SENT

Your Ref:

My Ref: Nicola Lake / F/2000/1225

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

Royal Commision Of Monuments
Great Western Village
Kemble Village
Swindon
Wilts
SN2 2QZ

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1225

Site Address: 15 - 17, High Street, Twyford, Reading.

Proposal: Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497.

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1225** in all communications and any response should be addressed to **Nicola Lake** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

Tel. (0118) 974 6481

Date: 28 April 2000

Your Ref:

My Ref: Nicola Lake / F/2000/1225

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

Ancient Monuments Society
St. Anns Vestry Hall
2 Church Entry
London
EC4V 5HB

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DX: 33506 – Wokingham

The Council For Archaeology
Bowes Morrell House
11 Walmsgate
York
YO1 2UA

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Received by Wokingham District Council

Application No: F/2000/1225

Proposal:
Revised siting of units 3, 8, 9 & 10 and revised elevations to units 3 & 8 as approved on consent 97/65497

Location:
15 - 17, High Street, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

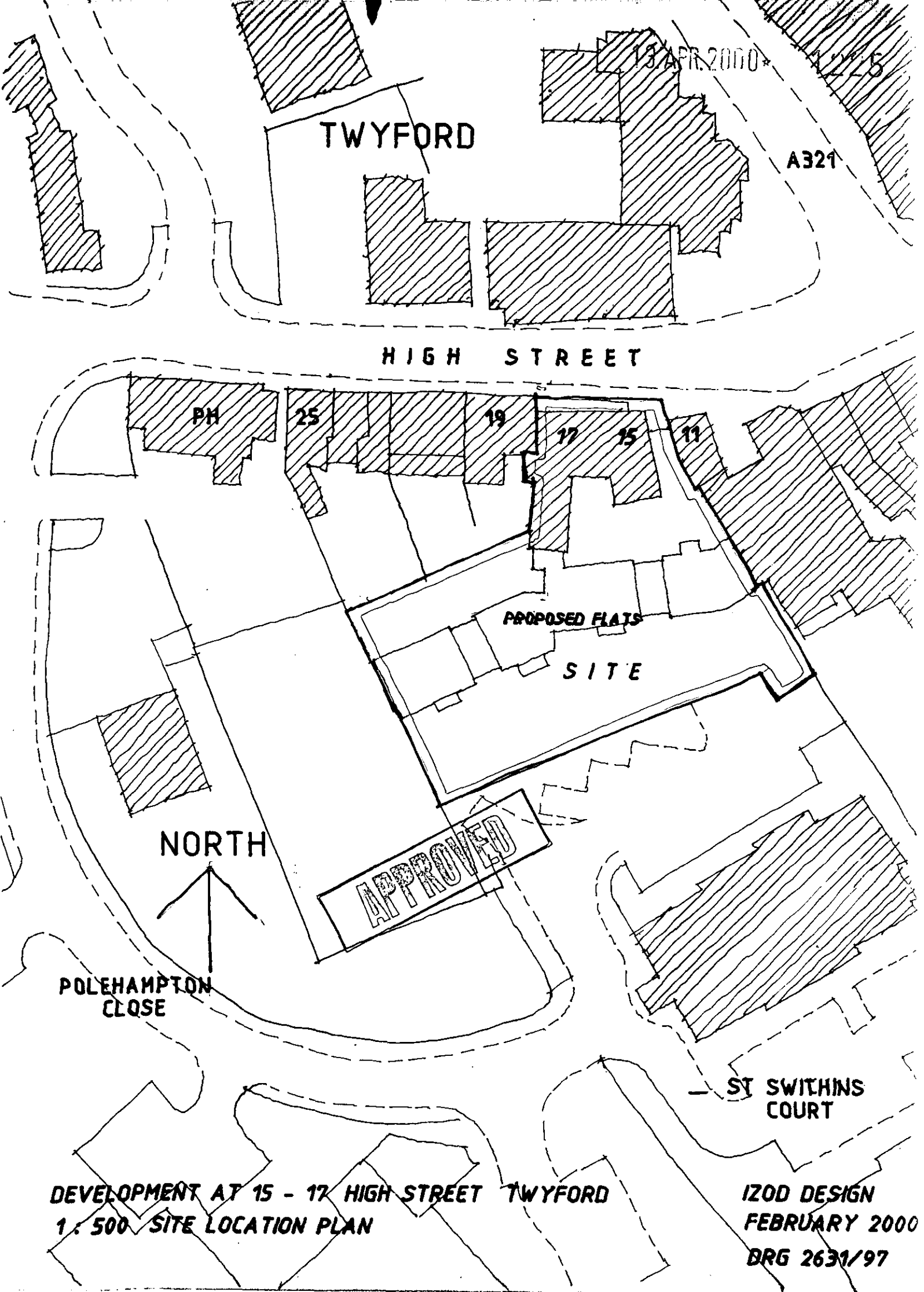
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. 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 normally 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.

Head Planning and Transportation



DEVELOPMENT AT 15 - 17 HIGH STREET TWYFORD
1 : 500 SITE LOCATION PLAN

IZOD DESIGN
FEBRUARY 2000
DRG 2631/97