APPLICATION NO:
LB/2002/6202

LOCATION:
Dukes Head 56 Denmark Street, Wokingham.

APPLICANT:
W H Brakespear & Sons C/O A G French

PROPOSAL:
Proposed erection of conservatory room on listed building.

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

153

D6

RAILEX
Marbleboard

EASIFILE EP7

(EV)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

W H Brakespear & Sons
C/O A G French
1 Market Place Mews
Henley
Oxon
RG9 2AH

Application Number: LB/2002/6202

Parish: **WOKINGHAM**

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

Proposal: **Proposed erection of conservatory room on listed building.**

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.

Conditions

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

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

3. Detailed drawings, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings.

Reasons

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

Tel. 0118 974 6296 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 24 February, 2004
My ref. BC/DC/F/2002/6149 & LB/2002/6202
Your ref.

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

W H Brakespear & Sons
C/o Andrew French Design
1 Market Place Mews
HENLEY-ON-THAMES
Oxon RG9 2AH

Dear Sirs

PLANNING PERMISSIONS F/2002/6149 AND LB/2002/6202
SITE: THE DUKES HEAD PUBLIC HOUSE, 56 DENMARK STREET, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Numbers F/2002/6149 and LB/2002/6202 have condition(s) attached to them. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ELAINE VASHI
Planning Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	F/2002/6149 + LB/2002/6202 EV.
BUILDING CONTROL NUMBER	FP 2003/4643 Paul.
~~APPLICANT~~/AGENT	Andrew French Design
ADDRESS OF SITE	The Dukes Head PH Denmark Street WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	s/s glazed garden room

Listed Building.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	02-1	02-1
FLOOR PLANS	2	02-2 1

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	Both 7/4/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/10/03	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number LB/2002/6202
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			L.B. STAND. TIME CONDITION.
2.	C012	R012.	
~~3~~			
3.	C191	R191.	INS: DRAWINGS.
	INO.		This approval is in respect of plan nos. 02.1 & 02.2. rec by the LPA on 13/3/03

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1,
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1, WOS3, WBE1, WHE13.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1 & EN4 of BSP.
MINERALS LOCAL PLAN POLICIES:

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

Date: 4/4/03

RECORD OF SITE VISIT

SEE RECORD ON 6149.

SITE ADDRESS: Dukes Head 56 Denmark Street Wokingham.

APPLICATION NUMBER: LB/2002/6202

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Vashi

Application Number : LB/2002/6202

Applicant : W H Brakespear & Sons C/O A G French.

Location : Dukes Head 56, Denmark Street, , Wokingham.
Proposal : Proposed erection of conservatory room on listed building.

Site Notice Displayed ? :

YES	NO	DATE
✓		17·4·02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application <u>will have expired on</u>: <u>10/05/2002.</u> 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 :

CONS. OFFICER : concern re. impact upon st. scene & dominate host building
NEIGH. LETTERS : 3 letters of support received
HIGHWAYS : recommend app. with no conditions
W. TOWN COUNCIL : no objection, subject to listed building regulations.
ACCESS OFFICER : see file for comments.

Planning Issues :

IMPACT UPON CHAR & SETTING OF L. BUILDING.
IMPACT UPON CHAR. OF AREA
IMPACT UPON NEIGHB.

Application no. LB/2002/6202

Appraisal:

The application being considered proposes the erection of a single storey conservatory at the rear of the Dukes Head pub, 56, Denmark Street, in Wokingham. The conservatory would project approximately 6.7m from the rear of the building, and would be attached to a single storey flat roof rear extension. The structure would have be approximately 3.85m to the highest point and would have a flat roof entrance lobby to give direct access to the conservatory from the car park. This scheme is a revision to the original plans submitted, which proposed the conservatory to be located at the side of the pub, filling the gap between the pub and the adjacent residential dwelling to the east, fronting Denmark Street. However, this siting was considered to be inappropriate as the structure would have a negative impact upon the street scene and moreover would have dominated the host building.

Impact upon the character and setting of the Listed Building

The Dukes Head is a grade 2 Listed Building and its use as a pub pre-dates planning history. It has been the subject of several applications for alterations throughout the years.

Policy WHE13 of the WDLP (as proposed to be amended) sets out a criteria against which such proposals should be judged. In particular it states that extensions to Listed Buildings should be sympathetic to the buildings historic or architectural character. The scheme has been revised in accordance with the advice of the Council's Conservation Officer and is considered to be acceptable in terms of its impact upon the character and setting of the host building. The proposed conservatory would also greatly improve the appearance of the rear of the pub were less sensitive extensions have been added previously.

Date: 28 March 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: LB/2002/6202

Location: Dukes Head 56, Denmark Street, Wokingham.

Proposal: Proposed erection of conservatory room on listed building.

Applicant: W H Brakespear & Sons C/O A G French.

Case Officer: Elaine Vashi

The new plans show the following: Relocation of conservatory from side to rear of buliding. Drawing nos: 02.1, 02.2.

Comments are required by 04/04/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

SEE PLANNING COMMENTS:

FORM OF EXTENSION ACCEPTABLE TO ME

MATERIALS + DETAILS OF CONSTRUCTION TO BE CONDITIONED IF RECOMMENDED FOR APPROVAL

Harold Sanders

31.03.03

Date: 28 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2002/6202 & F/2002/6149.

Location: Dukes Head 56, Denmark Street, Wokingham.

Proposal: Proposed erection of conservatory room on listed building.

Applicant: W H Brakespear & Sons C/O A G French.

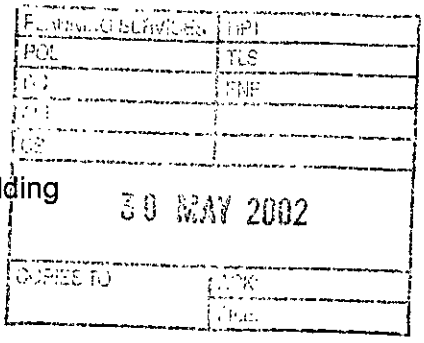
Case Officer: Elaine Vashi

The new plans show the following: Relocation of conservatory from side to rear of buliding. Drawing nos: 02.1, 02.2.

Comments are required by 04/04/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Elaine Vashi

Application Number: LB/2002/6202

Proposal: Proposed erection of conservatory room on listed building

Site Address: Dukes Head, 56 Denmark Street, Wokingham

Applicant: W H Brakespear & Sons C/O Mr A G F rench

Your observations are required in respect of this application **by 19/04/02**

At its meeting on 28 May 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection, subject to Listed Building Regulations.

SIGNED: _____ **DATE:** 29/05//02

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 27 March 2002

Application Number: LB/2002/6202

Proposal: Proposed erection of conservatory room on listed building.

Parish: WOKINGHAM TOWN

Site Address:
Dukes Head 56, Denmark Street, , Wokingham.

Applicant:
W H Brakespear & Sons C/O A G French.

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

✓ below as applicable;

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

ned: _____ **Print name:** AC 28/03/02.

Application Number : LB/2002/6202	Map No : 75B
Case Officer : EV.	Site Area : 0·10
Valid Date : 15·3·02	Received Date: 15/03/2002

Level : Delegated Application

Description : Proposed erection of conservatory room on listed building.

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

Parish : WK **Ward : WES** 27.3.02 TB.

Applicant : W H Brakespear & Sons C/O A G French.

Fee Required: £0 **Fee Received: £0**

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Ext~ to a LB

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

Disabled Access

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N

.....

+ See map

.....

+ Site within red line

+ Mr C. M. Dunford
58 Denmark St
Wokingham
RG 40 2BQ

No new pre-apps

Organisation_Name	Building_Name	address1	Postcode
		3GIPSY LANEWOKINGHAM	RG402BN
		3NORTON ROADWOKINGHAM	RG402BD
		5NORTON ROADWOKINGHAM	RG402BD
		7NORTON ROADWOKINGHAM	RG402BD
		9NORTON ROADWOKINGHAM	RG402BD
		11NORTON ROADWOKINGHAM	RG402BD
		15NORTON ROADWOKINGHAM	RG402BD
		17NORTON ROADWOKINGHAM	RG402BD
		19NORTON ROADWOKINGHAM	RG402BD
		21NORTON ROADWOKINGHAM	RG402BD
		23NORTON ROADWOKINGHAM	RG402BD
		25NORTON ROADWOKINGHAM	RG402BD
		27NORTON ROADWOKINGHAM	RG402BD
		29NORTON ROADWOKINGHAM	RG402BD
		31NORTON ROADWOKINGHAM	RG402BD
		33NORTON ROADWOKINGHAM	RG402BD
		35NORTON ROADWOKINGHAM	RG402BD
		58DENMARK STREETWOKINGHAM	RG402BQ
		60DENMARK STREETWOKINGHAM	RG402BQ
		62DENMARK STREETWOKINGHAM	RG402BQ
		64DENMARK STREETWOKINGHAM	RG402BQ
		66DENMARK STREETWOKINGHAM	RG402BQ
		68DENMARK STREETWOKINGHAM	RG402BQ
WOKINGHAM JOB CENTRE	GARTH HOUSE	GARTH HOUSEDENMARK STREETWOKINGHAM	RG402AY
DUKES HEAD		56DENMARK STREETWOKINGHAM	RG402BQ
WOKINGHAM LIBRARY			RG402BB
		1NORTON ROADWOKINGHAM	RG402BD
			RG40 2A

Neighbours Consulted 6 202

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

Tel: (0118) 974 6451

Date: 27 March 2002

My ref: LB/2002/6202

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/6202
Dukes Head 56, Denmark Street, , Wokingham.
Proposed erection of conservatory room on listed building.

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **LB/2002/6202**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed erection of conservatory room on listed building.
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 R Wyatt

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

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

Tel: (0118) 974 6451

Date: 27 March 2002

My ref: LB/2002/6202

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: LB/2002/6202
Dukes Head 56, Denmark Street, , Wokingham.
Proposed erection of conservatory room on listed building.

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **LB/2002/6202**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed erection of conservatory room on listed building.
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 J Green

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

Received by Wokingham District Council

Application No: LB/2002/6202

Proposal:
Proposed erection of conservatory room on listed building.

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2002/6202 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. 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

27 March 2002

15/3/02

15 MAR 02 5 6202

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

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

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

1. APPLICANTS NAME / ADDRESS / POST CODE / PHONE

WH Brakspear & Sons Plc
The Brewery
New Street
Henley-on-Thames
Oxfordshire RG9 2BU
tel 01491 570200

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

AGENTS NAME / ADDRESS / POST CODE / PHONE

Mr AG French - Surveyor
Andrew French Design
1 Market Place Mews
Henley-on-Thames
OXON RG9 2AH
tel 01491 411308

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

BUILDING LOCATION: DUKES HEAD PH 56 DENMARK ST. WOKINGHAM RG11 2BQ

(b) What type of building, e.g. barn , dwelling, does the Application relate to.

BUILDING TYPE:

(c) What is the existing use of the building, if vacant, state this together with last use of the building.

BUILDING USE: A3 PUBLIC HOUSE

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

LISTING GRADE: 2

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

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.

PROPOSED GARDEN / CONSERVATORY ROOM

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

FACING BRICKS
SW JOINERY
LEAD ROOF

15 MAR 2002 6202

1871/B

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?

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

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

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed ..... on behalf of WH BRAKSPEAR & SONS PLC

Date 4-3-2002

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

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

CERTIFICATE A

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

I hereby certify that:-

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

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself 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. *~~The applicant~~ I am 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. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself 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. *~~The applicant~~ I have 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) .....

.....

.....

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

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

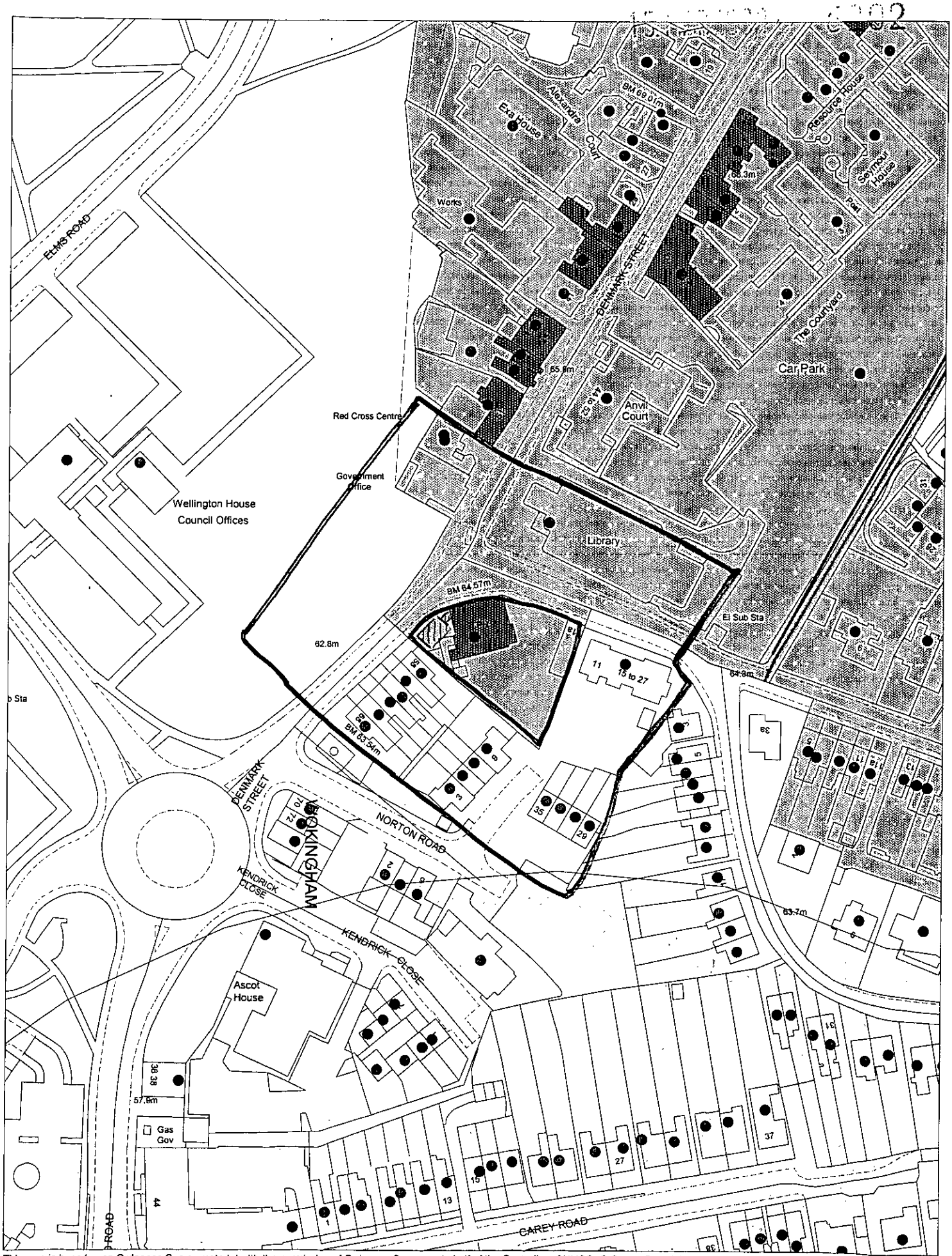
(c) .....

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

(d) on.....

Copy of notice as published

SEE OVERLEAF



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

22 March 2002

Scale: 1 : 1250

N W E S

6202

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 February, 2005
My ref. AO/LB/2002/6202
Your ref. APV/AM

W. H. Brakspear & Sons plc
The Bull Courtyard
Bell Street
Henley-on-Thames, Oxon
RG9 2BA

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Verey

LISTED BUILDING CONSENT LB/2002/6202 – DUKES HEAD, DENMARK STREET, WOKINGHAM

Thank you for your letter of 28 January to Harold Sanders. Further to his advice, the alterations to the toilets area at the rear are accepted as a minor amendment to the above consent. However, the works to remove any of the timber breast are not acceptable.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact either Harold Sanders on 0118 974 6465 or me.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

Brakspear

AO

OUR REF: APV/AM

28 January 2005

H. Sanders Esq.
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Harold

Dukes Head Public House, Wokingham

We have started work on the coach house at the above and have been looking at the general layout of the trading area. We would very much like to make two amendments to the original proposal and I enclose a copy of the plan showing the relevant changes.

You will remember that we obtained permission for a conservatory extension and disabled WC accommodation and I wondered if the alterations could be treated as a variation to that permission.

The proposal includes better access to the WCs and the removal of part of a timber chimney breast to provide an improved bar servery.

If you wish to meet on site we have a site meeting every Monday morning at 10.00 am. If that is not convenient perhaps you could contact me.

Yours sincerely

A P Verey TD
Property Director

W.H. Brakspear & Sons plc, The Bull Courtyard, Bell Street, Henley on Thames, Oxon RG9 2BA
Tel: 01491 570200 Fax: 01491 570201 Web: www.brakspear.co.uk E-mail: information@brakspear.co.uk
Registered in England: No. 46656

OUR REF: APV/AM

27 January 2005

H. Sanders Esq.
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Harold

Dukes Head Public House, Wokingham

We have started work on the coach house at the above and have been looking at the general layout of the trading area. We would very much like to make two amendments to the original proposal and I enclose a copy of the plan showing the relevant changes.

You will remember that we obtained permission for a conservatory extension and disabled WC accommodation and I wondered if the alterations could be treated as a variation to that permission.

The proposal includes better access to the WCs and the removal of part of a timber chimney breast to provide an improved bar servery.

If you wish to meet on site we have a site meeting every Monday morning at 10.00 am. If that is not convenient perhaps you could contact me.

Yours sincerely

A P Verey TD
Property Director