APPROVED

APPLICATION NO:
F/2001/5473

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

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

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

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

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: ~~Andrew Thorley~~ Kerry Hingon
~~Helen Pollock~~

D8 587

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5473

Parish: **REMENHAM**

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

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

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

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

Condition
2. The residential accommodation and offices hereby permitted shall not be occupied at any time other than as accommodation for staff associated with Culham Court estates.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. The building is within an area where such uses would not normally be permitted and permission is only granted in this instance in the interests of the restoration of a listed building.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

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

Informative
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent into controlled waters (eg watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *(Contact Andrea Szabaados on 01276 45 4373 for further details).*

Informative
3. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level, in order to prevent pollution of groundwater.

T. G Watson

Trevor Watson
Development Control Manager
Date: 20/06/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Kerrin Lithgow

Application Number: F/2001/5473

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

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

Proposal : Proposed repair and modification to stable block to include an additional staff flat (amendment to previous application)

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications :

Date of Site Visit :

Date Registered : 10/12/2001

Earliest Date for Decision : 07/01/2002

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

Application Expiry Date: 04/02/2002

Consultation Responses :

Environment Agency – Has no objection in principle to the development, but has recommended one condition regarding soakaways.

Landscape Architect – No comments to make on the proposal.

Remenham Parish Council – No comments to make on the proposal.

Conservation Architect – No objections - see LB/2001/5474

Planning Issues :

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

Appraisal :

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

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

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

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

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

Ground Floor:

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

First Floor:

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

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

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

rural character of the Green Belt. Furthermore, it is considered that the restoration of the stable block would generally enhance the setting of the Area of Special Landscape Importance, the Area of Special Character and the River Thames. Consequently it is recommended that planning permission be granted.

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

Application Number: F/2001/5473
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Full Permission – 5 Years
2.			The residential accommodation and offices hereby permitted shall not be occupied at any time other than as accommodation for staff associated with Culham Court estates. *Reason: The building is within an area where such uses would not normally be permitted and permission is only granted in this instance in the interests of the restoration of a listed building.*
3.	C049	R049	Garages to the retained for vehicular parking
4.	C122	R122	Parking and Turning Area Before Occupation
~~5.~~ Not condition but informative			No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level, in order to ~~Reason:~~ *prevent pollution of groundwater.*
Informatives for Approvals:			
1.	N16		
2.	Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (eg watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. (*Contact Andrea Szabaados on 01276 45 4373 for further details).*		
3 *			
Policies			
Loddon Area Local Plan Policies:			
South-East Area Local Plan Policies:			
Wokingham District Local Plan Policies: WGB1, WGB4, WLL2, WLL4, WHE6, WHE7, WHE8, WHE10, WHE11, WHE12 and WHE13			
Green Belt Local Plan Policies: 1, 11, 22			
Berkshire Structure Plan Policies: LD3, C3, C4, C8, EN4, EN5 and EN10			
Minerals Local Plan Policies:			

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

Date: _____

RECORD OF SITE VISIT

Site Address: Culham Court, Remenham Hill Remenham.
Application Number: F/2001/5473
Officer: Kerrin Lithgow.
Date of Site Visit: N/A. Site visits undertaken by both Andrew Thorley and Helen Pollock & Harold Sanden.

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

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

Tel: 0118 974 6441

Date: **17 December 2001**

My ref: F/2001/5473

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/5473
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and modification to stable block to include an additional staff flat.

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5473**
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and modification to stable block to include an additional staff flat.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6441

Date: **17 December 2001**

My ref: F/2001/5473

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

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Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5473**
Culham Court, Aston Lane, Remenham, Henley-On-Thames.
Proposed repair and modification to stable block to include an additional staff flat.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: 2001/5474

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

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

This application is being advertised in the Henley Standard newspaper on the 25/01/2002 for the following reason(s);

SITE IS A LISTED BUILDING

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **15/02/2002**. Written comments submitted will become available for public inspection.

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

Date: 25/01/2002



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Development Control Section, Environmental Services, Wokingham District Council.

13 December 2001

Scale: 1 : 2500

N W E S

TO: **DEVELOPMENT CONTROL**
Andrew Thorley HP

FROM: Environmental Design

DATE: 9 January 2002

Location:	Culham Court, Remenham Hill, Remenham
Proposal:	Proposed repair and modification to stable block to include an additional staff flat.
Application Number:	F/2001/5473

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

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

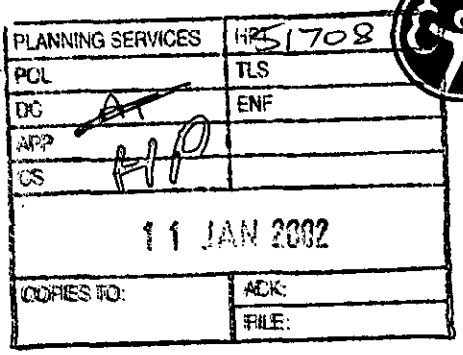
Catherine Brimble

Catherine Brimble
Landscape Architect

ENVIRONMENT AGENCY

Our Ref : SP/2001/005080-1/1
Your Ref : F/2001/5473

Date : 09 January 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

REPAIR & MODIFICATION TO STABLE BLOCK TO INCLUDE AN ADDITIONAL STAFF FLAT CULHAM COURT, ASTON LANE REMENHAM, HENLEY-ON-THAMES

Thank you for your letter dated 17 December 2001, received on 24 December 2001. Please quote the following reference in any correspondence: SU78SE/19/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Robin Moore EDE & Associates

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Received by Wokingham District Council

Application No: F/2001/5473

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

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

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5473 to enable the library staff to locate the correct information.

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

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

Head Planning and Transportation

17 December 2001

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

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

CASE OFFICER KL

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

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

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

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

COMMENCED ON SITE	15/1/03
NO PLANNING DECISION	
NO PLANNING APPLICATION	

To:
Harold Sanders
Urban Design And Conservation Officer

From: Andrew Thorley

Date: 17 December 2001

Application Number: F/2001/5473

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

Site Address:
[redacted]lham Court, Aston Lane, Remenham, Henley-On-Thames.

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

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

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

Harold Sanders
21. Dec. 01.

Andrew Thorley

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

Andrew.

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

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

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

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

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 17 December 2001

Application Number: F/2001/5473

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

Parish: REMENHAM PARISH

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

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

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

✓ *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).

To remain ancillary.

Signed: _____ **Print name:** AC 21/12/01

To:
Harold Sanders
Urban Design And Conservation Officer

From: Andrew Thorley

Date: 17 December 2001 18 DEC 2001

Application Number: F/2001/5473

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

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

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

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

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

Harold Sanders
21. Dec. 01.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5473
From:	Tom Payne Environmental Heath	My Ref:	20016009
		Date.	27 December 2001

PROPOSED REPAIR AND MODIFICATION TO STABLE BLOCK TO INCLUDE AN ADDITIONAL STAFF FLAT.

CULHAM COURT, ASTON LANE, REMENHAM.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

(*) PRE-APP (*)
ATTACHED

F

Application Number : ~~NEW~~/2001/5473	Map No : ~~0~~ 6
Case Officer : AT	Site Area : 0·40
Valid Date : 10/12/01	Received Date: 10/12/2001

Level : Delegated Application

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

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

Parish : RE Ward : REM

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

Fee Required: £95 Fee Received: £95 (17)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No See LB application

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape Area of Special Landscape Importance

Trees

Environmental Health re : Stables

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

- River Thames Society ✓
- National Trust ✓
- Royal Berks Fire & Rescue Service ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency — Stables
— Groundwater Protection Zones 1, 2 & 3. ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N only (all >90m from boundaries)

OTHERS

Green Belt
Area of Special Character

One new pre-app attached.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

10.DEC.2001* 5473

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

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

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ROBIN MOORE EDE & ASSOCIATES
ADDRESS: 46 ALBEMARLE STREET
LONDON
POST CODE: W1S 4JN PHONE: 0207629 6910

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: STABLES, ADJACENT TO CULHAM COURT

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
REPAIR & MODIFICATIONS TO EXISTING LISTED BUILDING (PREVIOUSLY APPROVED) INCLUDING AN ADDITIONAL STAFF FLAT

5. Give the area in hectares or part of a hectare
AREA OF SITE: N/A

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: AS COVERING LETTER

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	☑		
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 ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
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.

PREVIOUS USE : STABLES
EXISTING BUILDING VACANT AND IN STATE OF DISREPAIR

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

YES (NO)

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.

ROOF TO BE REPAIRED WITH TIMBER STRUCTURE AND PLAIN CLAY TILES TO MATCH EXISTING. WALLS TO BE REPAIRED TO MATCH EXISTING

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.

N/A – EXISTING ESTATE ENCLOSURE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

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

N/A LISTED BUILDING

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	/ *	/ *	/
OTHER	/ *	/ *	/ *

* 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?

EXISTING ANIMAL ACCOMMODATION STABLING & GARAGING

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.

£95

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 Martin Nicholls ON BEHALF OF MR & MRS P. NICHOLL DATE 6/12/01

ROBIN MOORE EDE & ASSOCIATES

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE *(by external measurement)* OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

[illegible]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA 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 by the Council on 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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 10.DEC.2001* 5473

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(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).

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.

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

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

- 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) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

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.

OR

● 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) . . . . . .

. . . . . .

(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).

● 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 . . . ROBIN MOORE GDG & ASSOCIATES

On behalf of . . MR & MRS . . P. NICHOLL . . . . . .

Date . . . . 6/12/01 . . . . . .

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

1

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

~~off Remenham Hill~~ Aston Lane.

PLOT No. ORD. SHEET No. SU 7883 Nº. 6

BUILDER LISTED

Plan No. 304/49	Applicant	Description of Development	Date of Decision	Decision
R/218/61	Mr. M Behrens	Pavilion & Swimming Pool	2.11.61	N/A APP
R/74/68	" "	Alterations to Basement & Kitchens	14.3.68	APP REF
R/215/68	" "	" "	13.6.68	N/A TP 30.6.69
R/168/69	Mr. M. Behrens	Alterations	12.6.69	N/A 30.6.71
PD/212/69	Mr. M. Behrens	2 garages to 2 estate cotts Marker Cdns	12.6.69	APP N/A
669/71	Mr. E. M. Behrens	Cont. use of Kitchens for Precooked hams	8.7.71	N/A TP 31.7.76
05012	" " "	prep & Cooking of hams	8.5.76	N/A C/A
28490	MR. R. STOKES	STABLE BLOCK TO HOUSE & FLATS	25.11.87	REF
28491	"	"	30.9.87	C/A
30834/6	MRS. C. LAMBERT	" & STABLES	6.7.88	C/A
36918	MR. M. BRADBROOK	" " TO RFS	6.2.91	C/A
FP95/3429	MR & MRS J. BEHRENS	S/ST. EXT. INT. ALTS.	20.4.95	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 36918 - REMOVAL PD RIGHTS.

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

1933

2

ADDRESS CULHAM COURT, LOWER CULHAM PARISH REMENHAM 1.4.86

~~OFF REMENHAM HILL~~ Aston Lane.

PLOT No. ORD. SHEET No. SU. 7883 6

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP99/8374	Mr. & Mrs. Paddy Nicoll	Refurb. of listed house	18.3.99	APP
99/70839/LA	Mr & Mrs P Nicolls	Alterations to Swim Pool	27.1.00	C/A
99/70842/F		& Plant Room	27.1.00	C/A
C/67914/03	"	D.to.C. - Appl of Plan for Removal of Fountain	17.1.00	REF
C/67913/08	"	D.to.C. Appl of Proposals for Testing soil from coal cellar	29.2.00	APP
C/67914/12	"	D.to.C. - Appl of Proposals for Testing soil from coal cellar	29.2.00	APP
C/2000/1278	"	D.to C. - 3 of 67914 for Appl of revised position of statue	18.5.00	APP
F/2000/1540	"	Erect gate piers, gate & fence to boundary	30.08.00	C/A
LB/2000/1544	"	" " " " "	" 30.08.00	C/A

MINISTRY DECISION

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

1933

3

ADDRESS CULHAM COURT LOWER CULHAM PARISH REMENHAM L.U.86

ORD. SHEET No. SU.7883 6

PLOT No

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LB/2000/2332	MR & MRS NICOL	Ext alt, safety grills to lightwells &	19.01.01	APP.
		erection perim. of rise (Retro)		
LB/2001/3449	"	Renovation of stable/Garblock, staff acc	18.06.01	C/A
F/2001/3450	"	Renovation stable/garage block with staff accom on 1st floor.	24.5.01	C/A

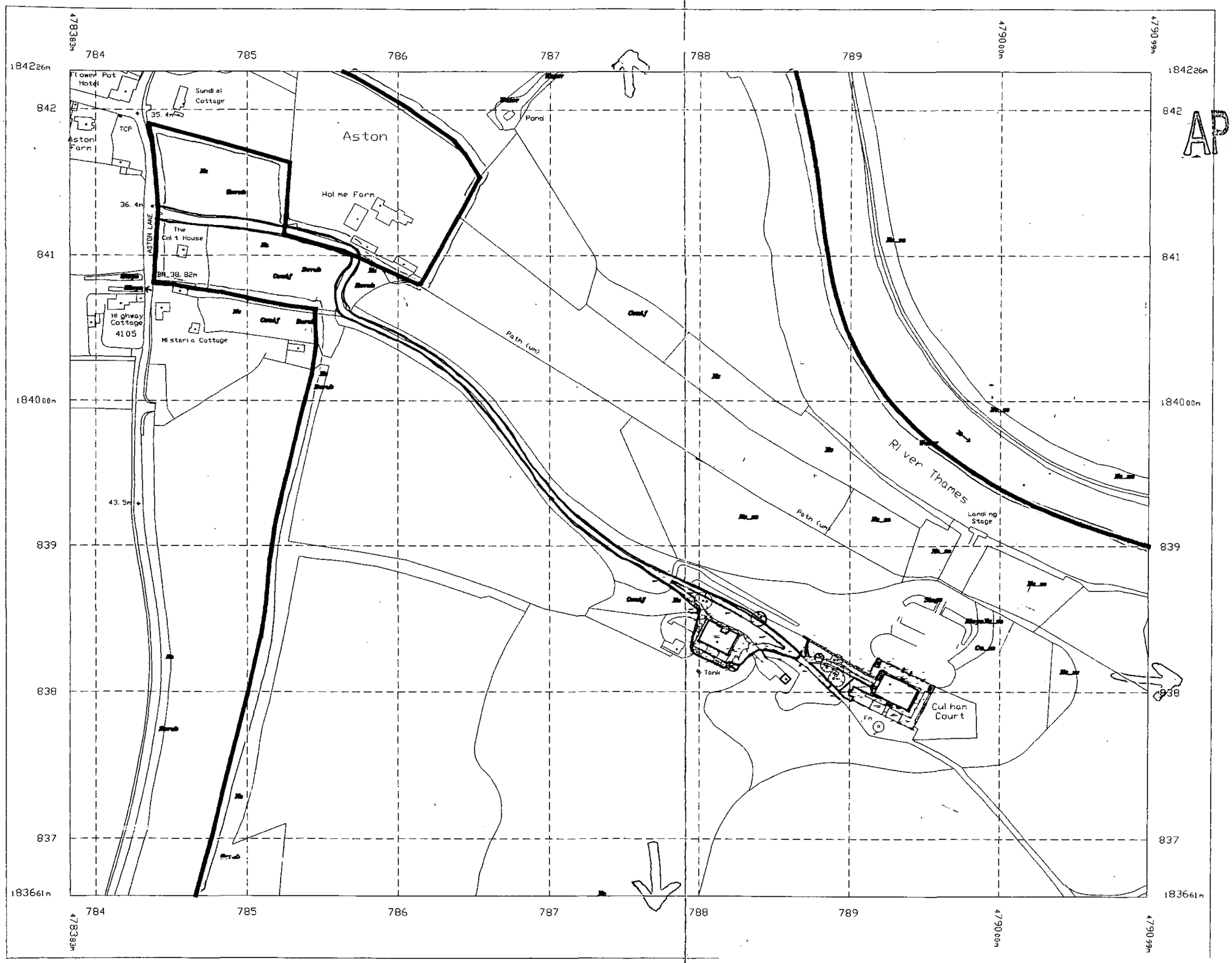
MINISTRY DECISION

SPECIAL ORDERS

10.DEC.2001* 5473

REVISIONS

APPROVED



THIS DRAWING SHOULD NOT BE SCALED.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

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

ROBIN MOORE EDE & ASSOCIATES

46 ALBERMARLE ST, LONDON W1 3FE
TEL : 0171-629-8810
FAX 0171-408-1742

Job CULHAM COURT
HENLY ON THAMES
BUCKINGHAMSHIRE

Title LOCATION PLAN

Date JUNE 1992

Drawn

Check

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APPROVED

Slope

Slope Nc

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10.DEC.2001 * 5474

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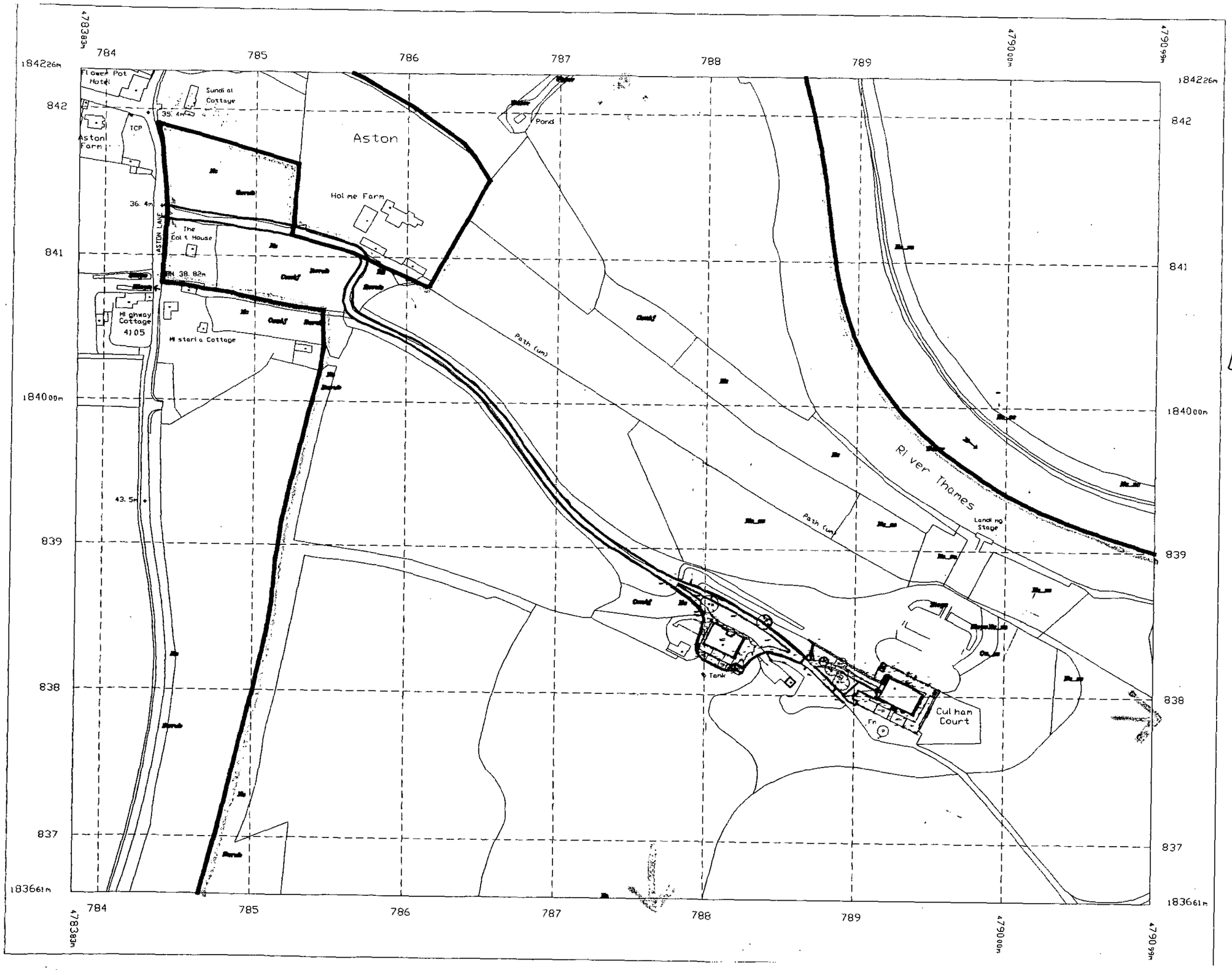
10.DEC.2001* 5474



REVISIONS

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Job CULHAM COURT
HENLY ON THAMES
BUCKINGHAMSHIRE

Title LOCATION PLAN

Date JUNE 1999

Drawn Check