APPLICATION NO:
LB/2001/5494

LOCATION:
The Barn, Whites Farm Swallowfield Road, Arborfield Reading.

APPLICANT:
Mr/Mrs A McCallum C/O D P Bates

PROPOSAL:
Proposed partial demolition and repair to listed building.

EARLIEST DATE FOR DECISION: **31/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

608

01

(EV)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

Mr & Mrs A McCallum
C/O D P Bates
The Gatehouse
Sonning Lane
SONNING
Berkshire
RG4 6ST

Application Number: LB/2001/5494

Parish: **ARBORFIELD**

Location: **The Barn, Whites Farm, Swallowfield Road, Arborfield, Reading**

Proposal: **Proposed partial demolition and repair to 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.

Condition
1. Detailed drawings and/or samples of materials, 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 and samples.

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

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

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

Informative
1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
2. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further Listed Building Consent.

Informative
3. Attention is drawn to Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that any demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the works has been given to the Royal Commission on the Historical Monuments of England, 23 Savile Row, London, W1X 1AB and they have been given reasonable access to the building for at least one month following the grant of consent, for the purpose of making a record or within that period, they have stated that they have completed their record of the building or that they do not wish to record it.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/09/2002

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.

DATED 2002

ANDREW COLIN MCCALLUM

and

CATHERINE MARY MCCALLUM

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

relating to the development of

land at The Barn, Whites Farm, Swallowfield Road, Aborfield Cross

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T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

Draft dated 22nd May 2002

THIS DEED is made on

BETWEEN

1. Andrew Colin McCallum and Catherine Mary McCallum of The Barn Swallowfield Road, Arbofield, Reading RG2 9JY ("the Owners")
2. Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")

WHEREAS

1. The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated
2. The Owners have applied for full planning permission to carry out work to the Listed Barn and to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council
3. The Owners are the freehold owners of the Application Site
4. The Council resolved on 20th February 2002 that subject to this Agreement being entered into Planning Permission should be granted for Development of the Application Site
5. The Owners are therefore entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the Application Site
6. This Agreement is entered into pursuant to the provisions of s106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions.
7. references to the parties named in this Agreement include their successors in title and assigns and in the case of the Council and the Secretary of State shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

In this agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

1.1 The "Act" means the Town and Country Planning Act 1990

1.2 The "Application Site" means all that land known as The Barn Whites Farm Swallowfield Road Arborfield Cross registered at the land registry under title numbers BK328030 and BK 366309 and shown edged red on the Plan

1.3 the "Development" means the proposed demolition and repair works of the Listed Barn on the Application Site and includes any development permitted by the Planning Permission

1.4 the "Listed Barn" means a barn on the Application Site shown for identification purposed outlined in green on the Plan

1.5 the "Plan" means the plan annexed to this Agreement

1.6 "the Planning Permission" means planning permission for the Development granted by the Council subject to the conditions set out in the draft Notification of Planning Permission annexed to this Agreement

1.7 the "Renovation Works" means the renovation work to the Listed Barn

1.8 The 'Schedule of Works" means the schedule annexed to this Agreement.

2. Statutory Provisions

2.1 This agreement is made under Section 106 of the Act

2.2 The covenants by the Owners as the freehold owners of the Application Site in this Agreement which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Owners and any person deriving title from the Owners

2.3 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999

to enforce any term under this agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

2.4 In the event that

a) the Planning Permission shall expire before Commencement of Development or at any time shall be revoked or

b) the planning obligations referred to in this Agreement are satisfied by written notice of the Council

this Agreement shall be deemed to be discharged and have no further effect

3. The Owners Covenants

The Owners covenant with the Council that

3.1 The Renovation Work shall be carried out in accordance with the Schedule of Works approved by the Council

3.2 within 7 days of completion of the Renovation Work the Owners shall serve notice on the Council who shall make an inspection of the Listed Barn

3.3 If any of the Renovation Works are not carried out to the reasonable satisfaction of the Council the Council shall serve notice specifying work to be done such work to be carried out within a reasonable time specified in the notice.

4. Council's Legal Expenses

The Owner covenants with the Council to pay the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof

SIGNED AS A DEED by the said
ANDREW COLIN MCCALLUM
In the presence of:

SIGNED AS A DEED by the said
CATHERINE MARY MCCALLUM
In the presence of:

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

Solicitor

SCHEDULE OF WORKS

relating to the development of

land at The Barn, Whites Farm, Swallowfield Road, Arborfield Cross

THE BARN

SCHEDULE OF WORKS TO RENOVATE THE EXISTING LISTED STRUCTURE AFTER THE REMOVAL OF THE ADJOINING LEAN-TO AGRICULTURAL BUILDING. To be read in conjunction with the Agreement relating to the development of land at The Barn, Whites Farm, Swallowfield Road, Arborfield Cross.

INTRODUCTION

The intention is to restore the modest C18 barn to its original form with the replacement of part of the roof now removed and establish a structurally sound and waterproof building; these works to include walls, roof and floors and the replacement or repair of door and windows where appropriate. Recent internal concrete block partitions are also to be removed and WC connection sealed. The building is to be restored and left in a good weatherproof condition suitable for the storage of agricultural or general provisions.

ROOF

After careful removal of the lean-to section of the agricultural building, all members are to be checked for infestation and rot including wall plates and ridge.

Temporary protection must be provided at all times until the new part of the roof is constructed. At no stage should the barn remain exposed to the elements once any part of the roof is removed. The works to the roof must be completed prior to the commencement of the construction of any works to the dwelling referred to as The Barn in the Agreement.

Rebuild part of structure to match existing using the existing timbers wherever possible.

Rebatten and reslate the south-west side using matching slates.

Check ridge and replace if necessary for new pitch. The north-east roof face is to be checked and any defective slates replaced.

Gable ends to be re-built with tile undercloak and mortar infill to seal eaves to match existing.

Provide and fix cast iron or similar (but not upvc) rainwater goods to both sides including gutter brackets and all necessary fittings. Dispersal of rainwater to soakaways, or similar, to be agreed.

WALLS

Remove brickwork to gable ends to original profile and above existing corbel on south-west elevation.

Remove blockwork infill and clean off paintwork on brickwork to south-west elevation. Remove concrete block partitions internally.

Infill narrow door opening cut into south-west elevation with matching brickwork, bonded to existing coursing. Repair small window and infill larger opening with 2 No. timber ledged, braced and battened doors.

Make good all brickwork where weathered or damaged and repoint with lime mortar to match existing.

Repair or renew hayloft door to south-west elevation to existing design, construction and profiles; also high level window frame in south-east elevation.

Replace hayloft door and frame in north-west elevation to detail as similar door on south-west elevation.

Existing large doors to north-west elevation to be repainted or replaced to similar detail, including frames.

All doors and windows to have appropriate ironmongery for a building of this period.

Stain finish and colour of all joinery to be agreed.

WC

Existing connection to drainage system to be sealed in an agreed manner.

FLOORS

It was not possible to inspect the ground floor or first floor structures. The extent of works is to be agreed when the areas are cleared.

These works are to include for the making good of the ground floor finish when the partitions are removed.

The upper floor structure, ie beams and joists, is to be checked for rot, woodworm or structural defects; the extent of replacements to be agreed.

The works should include for the replacement of an area of boards near the hayloft door; again the extent to be agreed.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174,(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

Mr. Strang, representing local objectors attended the meeting and spoke in opposition to the proposal.

The applicant's agent attended the meeting and spoke in support of the proposal.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure restoration works to the remainder of the listed barn;

2) That subject to the registration and execution of the Agreement referred to in 1) above Application No: 2001/4949 be approved subject to the conditions set out on Agenda pages 2438;

3) That Application No: 2001/5494 be approved subject to the conditions set out on Agenda pages 2439.

198. APPLICATIONS NOD: 2001/4984 & 2001/5494, PROPOSED SINGLE STOREY FRONT AND INSERTION OF 4 VELUX WINDOWS IN THE REAR ELEVATION OF THE BARN, BIN STORE AND LANDSCAPING/ PROPOSED PART DEMOLITION OF AND REPAIR WORKS TO THE LISTED BARN, THE BARN SWALLOWFIELD ARBORFIELD, FOR: MR & MRS MCCALLUM

At this point Mrs M Robertson declared an interest in the above application took no part in its discussion and voting thereon.

The Committee considered a report about this application set out on Agenda pages 2433 to 2453.

In explaining the report, officers drew Members attention to a correction. Members noted that the correct full planning permission application number was 2001/4984. Application No: 2000/2807 was in abeyance.

Development Control Ref No:	Received	Listed by:	Parish
F/2000/2807	02/11/00		Arborfield
LB/2001/5494	14/12/01		

Applicant: Mr & Mrs McCallum
Location: The Barn, Swallowfield Road, Arborfield
Proposal: F/2000/2807- Proposed single storey front and side extensions and insertion of 4 velux windows in the rear elevation of The Barn, bin store and landscaping.
LB/2001/5494- Proposed part demolition and repair works to listed barn

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Elaine Vashi

SUMMARY:

Planning History –The site is located on the north west side of Swallowfield Road, outside the settlement boundary, in the Parish of Arborfield. The dwelling, which is the subject of this application, is a converted farm building, which was given consent for conversion to a dwelling in September 1991. The site adjoins Whites Farm House to the north east, which is a grade 2 Listed building. It is apparent that the two sites were originally one, and that the outbuildings (being considered in this application), now in the ownership of the residents of 'The Barn,' once formed curtilage buildings to 'Whites Farm House.' Although the original farm buildings have been severed from Whites Farm House, its residents still maintain right of way through the farm yard, in order to gain access to the field at the rear of their property (which remains in the ownership of Whites Farm House).
The planning application currently being considered is a revision to the original scheme submitted in November 2000 and which was presented to the committee on 1st August 2001. The application as originally submitted proposed the conversion of the barn which lies between the application dwelling (called 'The Barn') and Whites Farm House (to the north east) to a swimming pool, games room and changing area, a single storey front and side extension to 'The Barn' and the insertion of four additional velux windows in its rear elevation, plus the erection of a bin store and landscaping scheme. The application was deferred by the committee for a site visit, which was to take place after a structural engineers report confirming the fitness of the barn for conversion was received. This report was prepared and submitted to the Council and as a result it was considered by officers that the outbuilding was not fit for conversion and was an unsafe structure. As a result of this negotiations have been ongoing.

Proposal – This revised planning application and listed building application propose the partial demolition of the barn, which was originally proposed to be converted, and the footprint lost (by demolition) replaced by the erection of an extension to the main dwelling. The extension to the dwelling will form a swimming pool and changing area at ground floor level, and galleried area at first floor level overlooking the swimming pool along with the replacement of the existing garage with a larger one to accommodate an

office/study. The extension proposed would project approximately 18.1m from the front of the dwelling. The existing double garage projects approximately 5.9m out from the front of the dwelling. However, this would be replaced by the swimming pool block and would be added to the end of it.

At present there is a 4m wide gap between the existing dwelling at 'The Barn' and the outbuilding proposed to be demolished. The residents of Whites Farm House have right of way through this to gain access to their fields, which lie to the rear of the application site. Although the existing gap would essentially be closed over by the proposed extension, it would be replaced in the space where the barn demolition is to take place. Therefore, the access through the site would be retained. The application proposes that at 1.1m five bar gate be constructed across this gap for security reasons.

The listed building application also proposes the restoration and repair to the remaining part of the barn. The works involved are detailed on the annotated plan attached (drawing no.RBAR/01/4)

RECOMMENDATION:

GRANT – F/2000/2807- recommend approval subject to a S106 legal agreement and conditions.

LB/2001/5494 – recommend approval subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations, which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** –

- **Arborfield & Newland Parish Council**- no objection in principle, but would like to see agricultural outbuilding tied to the dwelling.
- **Environment Agency**- no objection subject to an informative
- **Ecologist**- requested a bat survey as the proposal involves partial demolition of a building. This report has been submitted and the Council's ecologist is satisfied that the works will not have an adverse impact upon the local bat population.
- **Highways**- no objection subject to conditions
- **Conservation Officer**- no objection subject to conditions
- **1 letter of objection summarised as follows**
  - proposal does not respect the historic setting of Whites Farm House
  - does not respect the landscape character of the area and would be inappropriate in a rural area
  - would lead to an extension inappropriate in scale, form massing, materials, design and character in its countryside location
  - adverse visual impact in the countryside
  - inadequate information on restoration of barn
  - contrary to policies WCC7 and WHE11
  - impact of proposed swimming pool on water supply and pressure

4. **Appraisal** – The main issues are:

A. Impact upon neighbouring residents (SEALP policies STV2, SBE1 & SBE2; BSP policies OS1 and EN1; WDLP policies WOS2, WOS3 & WBE1)

B. Impact upon the character and setting of the listed building (BSP policies EN4 & WDLP policies WHE11, WHE13)

C. Impact upon the character of the area (BSP policies OS1 & C2, SEALP policies STV2 and SC19; WDLP policies WOS2, WOS3, WCC1 & WCC5)

D. Flooding Issues (Berkshire Structure Plan policies EN3, Loddon Area Local Plan policies LPS2 & 3, and Wokingham District Local Plan WIC16 and PPG25).

E. Inspector's report on part 2 of the Wokingham District Local Plan.

A. Impact upon neighbouring residents

The proposed extension to the dwelling at 'The Barn' would be located approximately 8m away from the boundary with the neighbouring property Whites Farm House and approximately 21m away from the rear of the dwelling. The proposed extension would have 2 velux windows in the proposed south east elevation to serve the galleried area overlooking the proposed swimming pool, and one high level window in the proposed north east elevation which will allow light into the proposed garage. Given the size and massing of the proposed extension and its distance from 'Whites Farm House' it is not considered that that it will be overbearing or overlooking upon this dwelling and will not therefore have an adverse impact upon the living condition of the residents.

The proposal will result in the relocation of the right of way through the application site. This right of way will be a similar size than it is at present, but is proposed to be closed off by a gate way, which is required for security reasons. It is considered that this will not affect the residents of Whites Farm House' access through the site to get to their fields at the rear.
It is considered that the partial demolition of the existing outbuilding and the repair work proposed to enhance this building will improve the outlook from the rear of Whites Farm House.

B. Impact upon the character and setting of the listed building.

At present the outbuilding (which was originally proposed to be converted) is considered to be structurally unsafe and in need of repair. The Listed building application proposes the part demolition of this building and the retention of the part of the building which is physically attached to the curtilage buildings which form part of the listing of the neighbouring property 'Whites Farm House.' Given that the conversion of this outbuilding as previously proposed would require extensive rebuilding and which would consequently change the character of the surrounding listed buildings, it is considered the demolition and repair works proposed is an opportunity to enhance the character and setting of the listed buildings at 'Whites Farm House.' Provided that members be minded to grant listed building consent for the partial demolition and repair works to the remainder, it is suggested that any planning permission is subject to a section 106 legal agreement to ensure that the works are carried out

C. Impact upon the character of the rural area

The proposed extension to the dwelling at 'The Barn' would result in an additional 225m^2 of floor area. This amounts to an approximate increase of 54% of the original floor area of the barn conversion. Also the extension proposed will replace that which is being lost through the demolition of the outbuilding, and no more. The Council accepts that the extension is not a minor one but considers that it would be of an appropriate scale and massing, in keeping with the character of the barn conversion, provided that the listed building works are implemented in full. The application also proposes the insertion of 4 additional velux windows in the rear elevation, a bin store located behind the front boundary fence of the application site, and a landscaping scheme. It is considered that these works along with the proposed extension will be in keeping with the character of the existing dwelling, and will not have a negative impact upon the character of the surrounding rural area.

D. Concerns of local residents

It is considered that the concerns of the local resident have been addressed in the above report

D. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Inspectors report on part 2 of the Wokingham District Local Plan

The Inspectors recommendations are a material consideration in the determination of applications:

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: It is considered that the Inspectors recommendations have been complied with.
Policy WOS3: The Inspector recommends that this policy is amended, but it would impact in a similar way upon the proposed development.
Policy WBE1: The Inspector recommends that the importance of good design be more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspectors comments have been complied with.
Policy WHE11: The Inspector recommends replacement of this policy with one of slightly different wording, which would impact in a similar way on the proposed development.
Comment: It is considered that the Inspectors recommendations are complied with.
Policy WHE13: The Inspector recommends that this policy is amended, but it would impact in a similar way on the proposed development.
Policy WCC1: The Inspector recommends that the wording of this policy be altered to remove the words 'in exceptional circumstances.' The categories in which proposals are to be considered remain the same with slight changes to the wording. The policy will impact in a similar way.
Comment: It is considered that the Inspectors recommendations are complied with.
Policy WCC7: The Inspector recommends the definition of agricultural land in respect of this condition. Otherwise the policy remains the same.

5. **Conclusion** – It is considered that the proposed extension and alterations to the dwelling at 'The Barn' are of an appropriate size and distance from 'Whites Farm House' so as not to be overbearing or overshadowing upon this property. Therefore, the proposed development is unlikely to have a negative impact upon the living conditions of the neighbouring residents. The proposed development is in keeping with the character of the existing dwelling and although big is not of a size or scale which would be considered excessive in this countryside setting. The partial demolition and repair works to the outbuilding which, is physically attached to the curtilage buildings of the neighbouring listed building, 'Whites Farm House,' are considered to be necessary and appropriate and present an opportunity to improve the quality of the existing outbuildings thus, contributing to the character and setting of the adjoining listed building.

6. **Recommendation** – a) **F/2000/2807**
GRANT PLANNING PERMISSION subject to a S106 agreement requiring restoration works to the remainder of the listed barn and the following 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. 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.

4. All plant, machinery and equipment (including fans, ducting and external openings) used at the premises shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises the subject of this permission.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

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

4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

Informatives

1. This permission relates to the application as amended with revised plans, drawing no. RBAR/01/2A & RBAR/01/1A submitted to the Local Planning Authority on 13/12/01 showing proposed extension to dwelling, bin store, velux windows, landscaping scheme and omission of barn conversion and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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:
BSP policies: OS1, EN1 & EN4
SEALP policies: STV1, STV2, SBE1, SBE2 & SC19
WDLP policies: WOS2, WOS3, WBE1, WCC7, WHE11 & WHE13

b) **LB/2001/5494**
GRANT LISTED BUILDING CONSENT subject to the following conditions:

1. Detailed drawings and/or samples of materials, 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 and samples.

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

Reasons

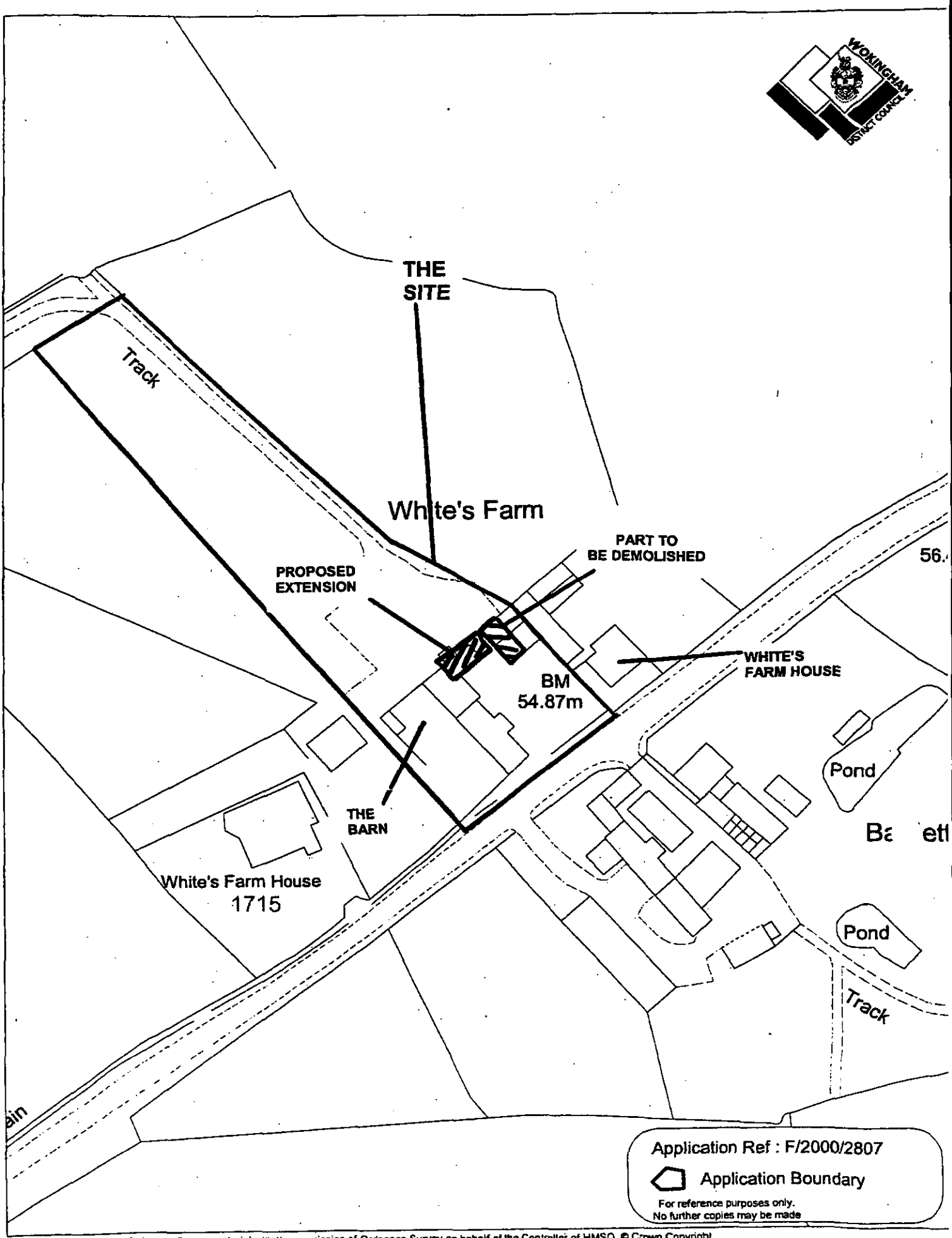
1. In order to safeguard the special architectural or historic interest of the building

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

Informatives

1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.
2. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

3. Attention is drawn to Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the effect of which is that any demolition may not be undertaken (despite the terms of the consent granted by the Local Planning Authority) until notice of the works has been given to the Royal Commission on the Historical Monuments of England, 23 Savile Row, London, W1X 1AB and they have been given reasonable access to the building for at least one month following the grant of consent, for the purpose of making a record or within that period, they have stated that they have completed their record of the building or that they do not wish to record it.



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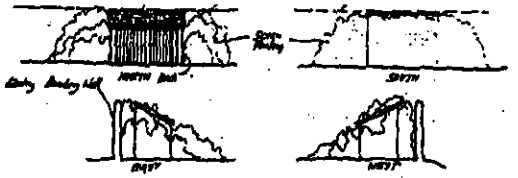
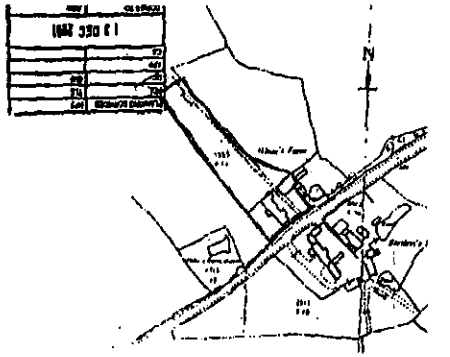
Development Control Section, Environmental Services, Wokingham District Council.
20th February 2002
Scale: 1 : 1250

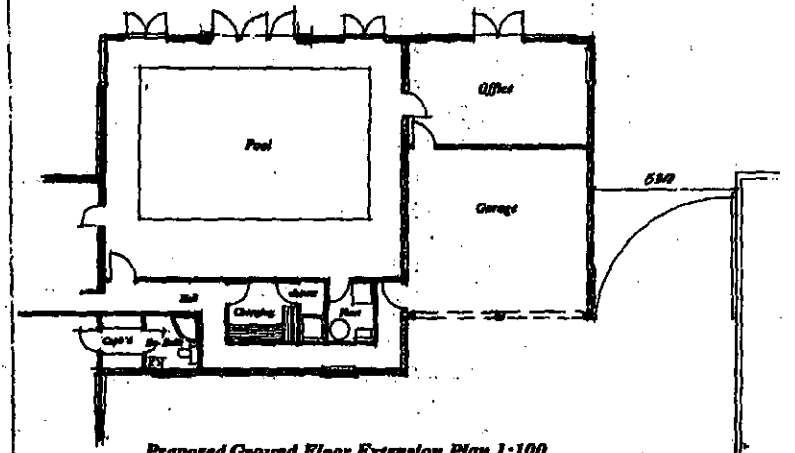
F/2000/2807



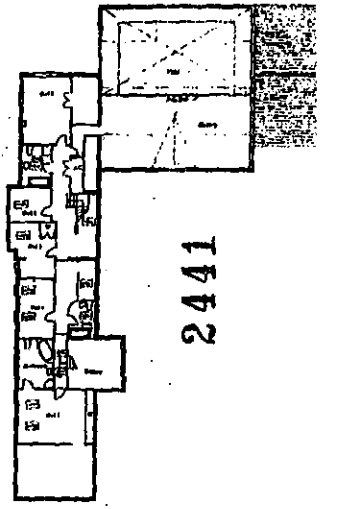
Proposed Bin Store Elevations



Location Plan 1:2500

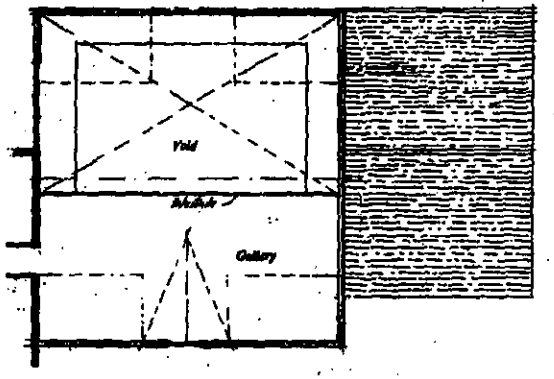


Proposed Ground Floor Extension Plan 1:100 ,

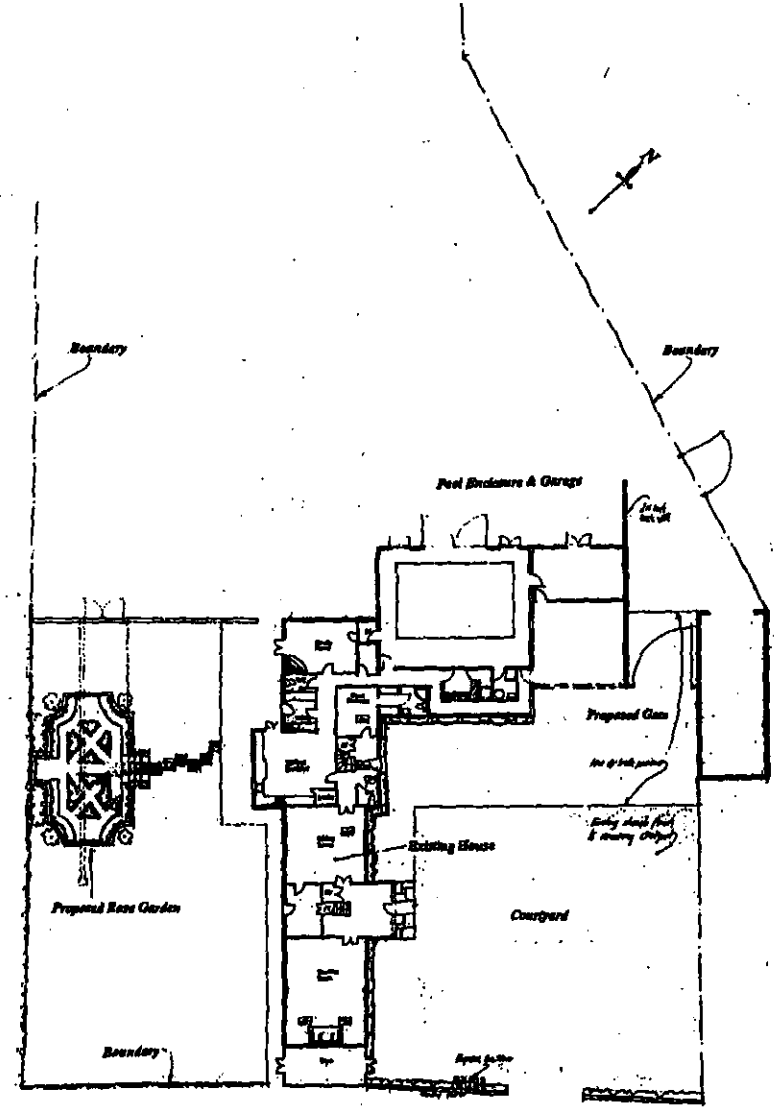


First Floor Plan

REVISED PLAN
4984



Proposed First Floor Extension Plan 1:100



1:200 Site Plan

D.P.Bates
Architecture, Planning & Interior Design Cons
The Gatehouse, Sonning Lane,
Sonning -on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. Mc.Cullum,

Client

Proposed Demolition of Part of an Agricultural Barn & Repairs to a Listed Barn. House Extension to Form a Pool Enclosure & Garage

Project
Sept 2000

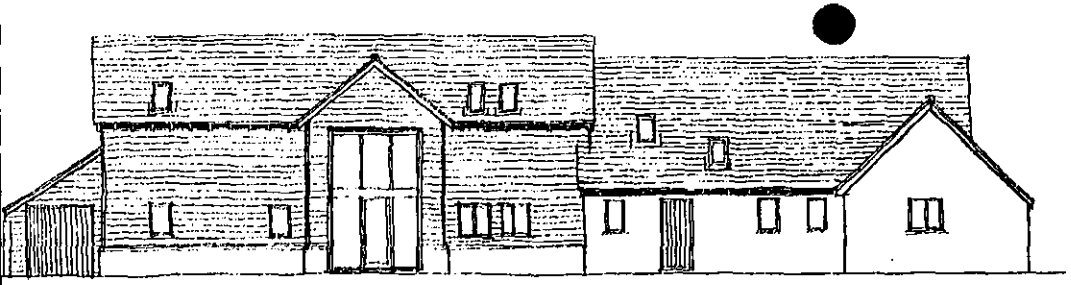
Date
1:100 & 1:200

Scales
D.P.Bates 0118 969 7753

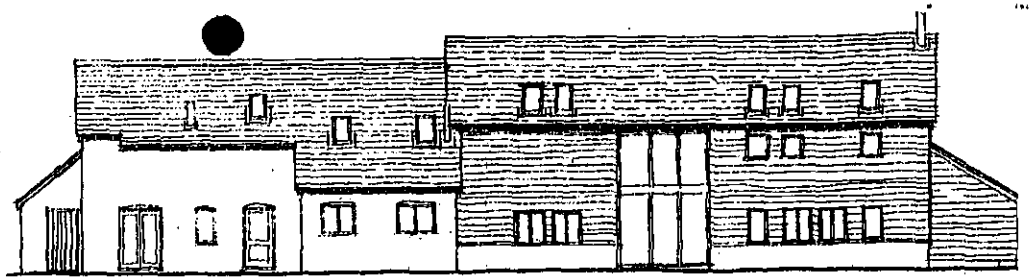
Drawn
FLOOR PLANS

Drg Title
RBAR/01/2 A

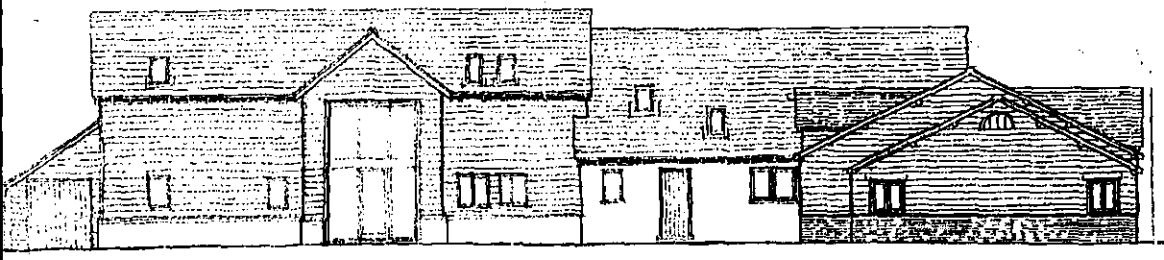
Drg No



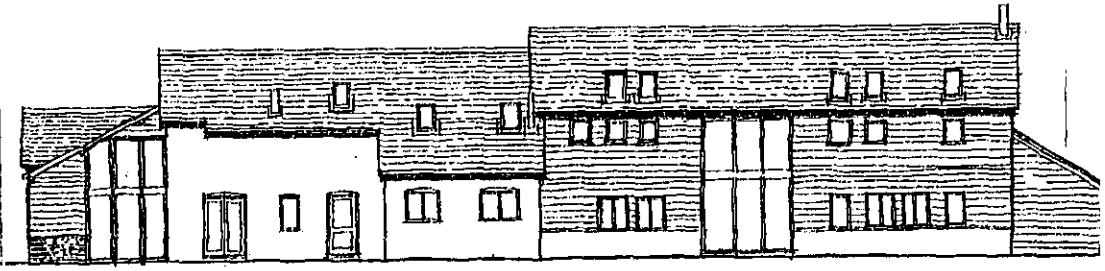
Existing N E Elevation



Existing SW Elevation

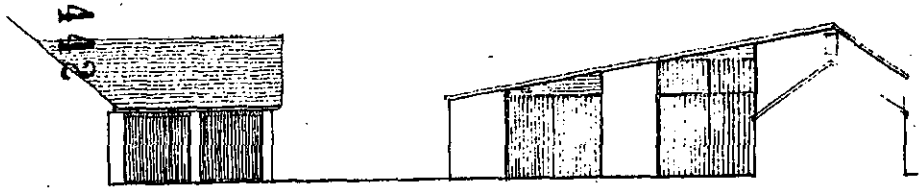


Proposed N E Elevation

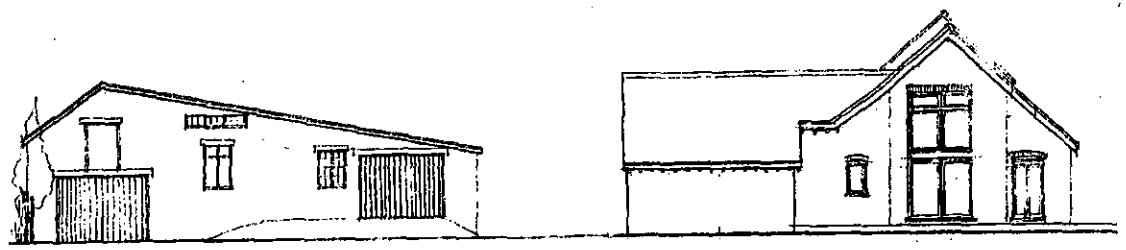


Proposed SW Elevation

2442



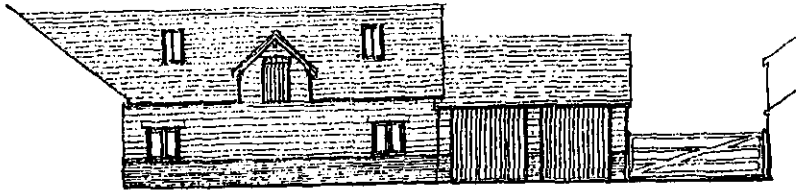
Existing SE Elevation



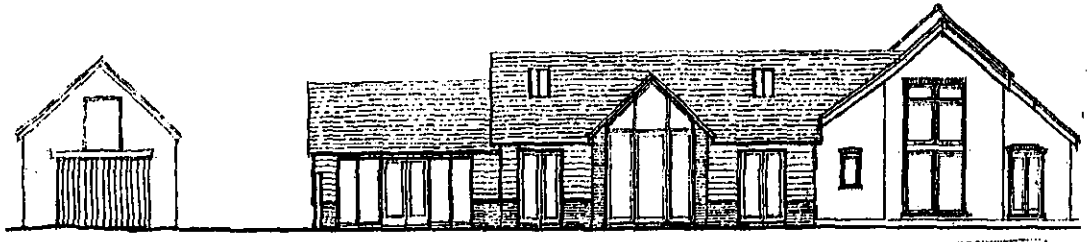
Existing NW Elevation

REVISED PLAN

4984



Proposed SE Elevation



[illegible]sed NW Elevation

PLANNING SERVICES	
PCK	
CO	
APP	
CS	
13 DEC 2001	
COPIES NO	

D.P.Bates
Architecture, Planning & Interior Design Consultant
The Gatehouse, Sonning Lane,
Sonning-on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. Mc.Callum,

Client:

Proposed Demolition of Part of an Agricultural Barn & Repairs to a Listed Barn. House Extension to Form a Pool Enclosure & Garage

Project:

Sept 2001

Date:

1:100

Scale:

D.P.Bates 0118 969 7753

Drawn:

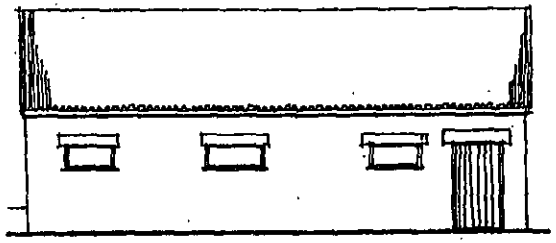
Elevations 1:100

Dwg. Title:

LB/2001/5494

PROPOSED RESTORATION WORKS

Existing Elevations



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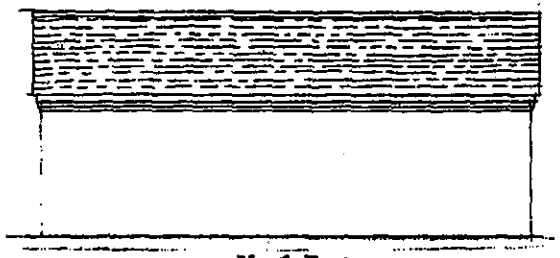
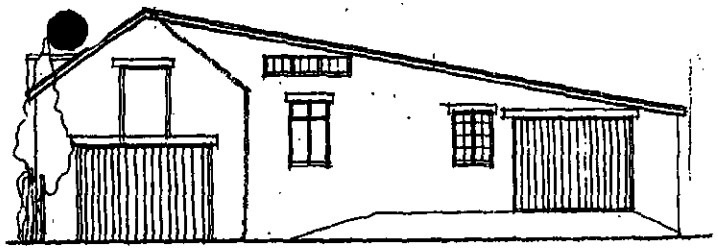
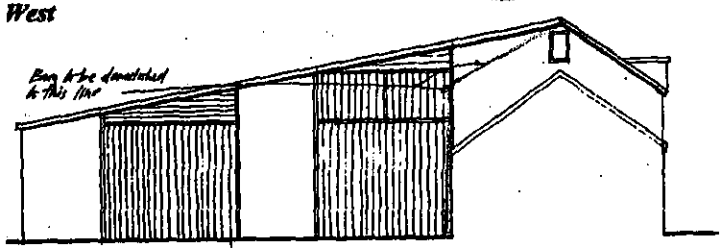


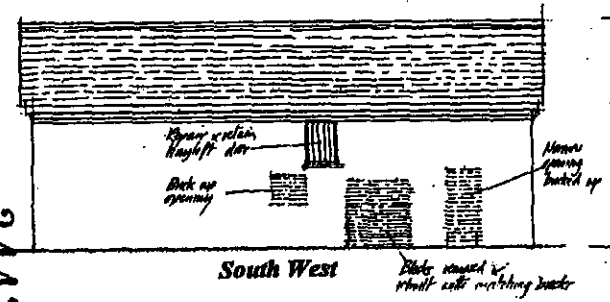
North East



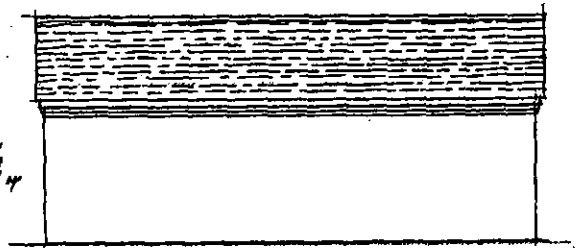
North West



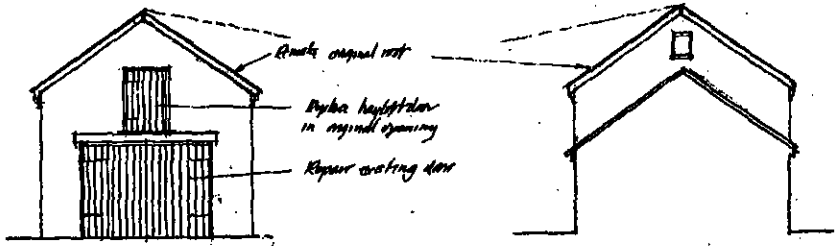
South East



South West



North East



North West

South East

Proposed Elevations

2443

ALTERATIONS & REPAIRS TO LISTED BARN:

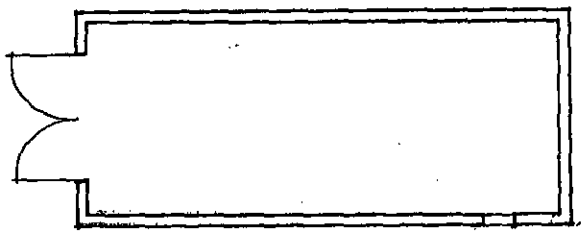
Walls:
Remove all make up brickwork at gables & above the corbel Line of the S.W. elevation & leave ready for new replacement section of roof. Clean off all paint to SW elevation. Remove blockwork infill to SW elevation & replace in matching reclaimed bricks. Fill in narrow doorway & small window to SW elevation in matching bricks. Repair or replace hayloft doors & frames to SW & NW elevations according to condition. Treat all exposed timbers & joinery with clear preservative. Repoint brickwork, where it has deteriorated using lime putty mortar. Repair the existing double doors & frame, to the NW elevation. Repair the small window to the SE elevation & reglaze.

Roof:
After demolition of new barn structure, rebuild timber Roof to match existing, (opposite side of original barn is Intact). Re slate the SW side of the roof using matching reclaimed slates fixed to matching tannolised battens. Remove existing ridge tiles & replace on altered roof, replacing ridges where necessary in matching reclaimed fittings. Replace slipped or missing slates to the NE elevation. Replace gutters & downpipes, all to match existing, including style of gutter brackets. Construct new soakaway for R.W.P., as necessary.

Internally:
Replace any rotten joists or floor boarding as required.

NOTE:
The barn is to left waterproof & sound. The intention is not to completely renovate the building, but to restore it to its rural sound condition retaining all original joinery & other materials wherever possible, without "modernising" the structure or altering the character of the original barn.

13 DEC 2001 * 5494



Ground Floor Plan

D.P.Bates
Architecture, Planning & Interior Design Consult
The Gatehouse, Sonning Lane,
Sonning -on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. Mc.Callum,

Proposed Demolition of Part of an Agricultural Barn & Repairs to a Listed Barn.

December 2001

1:100

D.P.Bates 0118 969 7753

Elevations 1:100

RBAR/01/4

Application No.	Received	Arborfield	Listed by Cllr
F/2000/2807	21/11/00		Cowan

Applicant: Mr & Mrs Mc Callum
Location : The Barn, Swallowfield Road, Arborfield
Proposal : Proposed single storey front and side extensions to dwelling, Addition of 4 velux windows in rear elevation, conversion of Barn to swimming pool, games room and changing area, Erection of bin store and landscaping scheme.

1. **Planning History** – The site is located on the north west side of Swallowfield Road, outside the settlement boundary, in the Parish of Arborfield. The dwelling, which is the subject of this application, is a converted farm building, which was given consent for conversion to a dwelling in September 1991. The site adjoins Whites Farm House to the north east, which is a grade 2 Listed building. It is apparent that the two sites were originally one, and that the outbuildings (being considered in this application), now in the ownership of the residents of 'The Barn,' once formed curtilage buildings to 'Whites Farm House.' Although the original farm buildings have been severed from Whites Farm House, its residents still maintain right of way through the farm yard, in order to gain access to the field at the rear of their property (which remains in the ownership of Whites Farm House).

2. **Proposal** - The application being considered is a revision to that which was originally submitted. The original scheme included the insertion of additional windows in the rear elevation of the converted barn; conversion of the existing integral garage to a study; conversion and extension of the adjacent barn to create a garage, store and swimming pool, with living accommodation over; the creation of a covered link between the dwelling and the barn; landscaping and the creation of a bin store. The amended plans show the omission of the proposed extension to the barn and the proposed living accommodation over, omission of the covered link, the addition of a single storey side extension to the dwelling to create a study, single storey front extension to increase the size of the existing garage, relocation of the bin store and a revised landscaping scheme.
The application has been listed by Cllr Cowan due to concerns about the impact of the development upon the neighbouring dwelling.

3. **Consultations** -
   - ***Policy & Plans***- no comment
   - ***Conservation Officer***- recommend conditions
   - ***Highways***- recommend conditions
   - ***Letters of objection*** –1 , summarised as follows
     - landscaping scheme out of character with rural farmyard
     - proposed gate would prevent access for residents of Whites Farm to land at rear
     - development does not respect the historic setting of Whites Farm House
     - Development does not respect the landscape character of the area
     - would require major rebuilding & alteration of barn

- additional development in countryside is inappropriate in scale, form, materials, design and character
- adverse visual impact upon countryside
- adverse impact upon the residential amenity-overlooking, privacy and noise
- inadequate information

- ***Arborfield & Newland Parish Council-*** have concerns about the application, which are summarised as follows:
  - the access way to Whites Farm must not be compromised
  - the right of way across The Barns' land must be accessible at all times to the owners of Whites Farm
  - the effect of the proposal on the character and appearance of the rural area, adjacent to a listed building
  - the noise from the proposed swimming pool and plant equipment could have an adverse impact upon neighbouring residents.

4. **Appraisal** – The main issues are

   A. Impact upon neighbouring residents
   B. Impact upon the character of the area
   C. Impact upon the setting of the Listed Building

A. Impact upon neighbouring residents

The revised scheme being considered proposes the conversion of the existing dis-used farm building, which adjoins the side boundary of the Barn, to Whites Farm House, to the north east. The original scheme included staff accommodation at first floor level with a dormer window in the north east side elevation overlooking Whites Farm House. This was considered to be an unneighbourly use of the building which would be detrimental to the privacy of the residents of Whites Farm House and was considered to be an inappropriate use in the countryside. However, this element of the scheme has been omitted along with a large extension, which was proposed for the rear of the farm building, which leaves the issue of the conversion of the farm building to a swimming pool and games room, for consideration.

It is considered that this proposed use of the building as a swimming pool, changing area and games room, ancillary to the enjoyment of the residents of The Barn, with no windows to be inserted in the side elevation adjacent to Whites Farm House, will not cause undue harm or loss of privacy to the residential amenity of the neighbouring dwelling.

Concerns have been raised about the prevention of access to the residents of Whites Farm House across the application site in order to get to the land at the rear, which is in the ownership of the residents of Whites Farm House. The original scheme included a link between the existing house and the barn, proposed for conversion. This would have created a solid barrier, which would have denied access across the site. However, this element was considered inappropriate and would have been detrimental to the openness and character of the site. The scheme has therefore been revised omitting

the link between the house and barn, and has been replaced by an openable gate, which provides some means of enclosure to the site for security reasons, whilst retaining the openness of the farmyard and a means of access through the site.

It is therefore considered that the application will not cause any undue harm to the living conditions of the residents of Whites Farm House.

B. Impact upon the character of the area

The original scheme submitted was considered to be overdevelopment of the site. However, given that the link between the house and barn has been omitted and has been replaced by a traditional style fence and gate to provide security on the site, it is considered that this maintains the sense of openness through the site, that would have been an original feature of the farm yard.

The revised plans show a small front extension, approximately 1m forward of the existing building line to provide a slightly larger garage to accommodate two cars. A single storey side extension is also shown to create a study. It is considered that given the siting of the proposed study to the rear of the site it will not have a negative impact upon the character of the area.

The original landscaping scheme for the farmyard fronting the dwelling proposed a formal, manicured scheme, which was considered to be out of keeping with the character and appearance of the farmyard. This has been omitted and a scheme to lay brick pavers on the area between the house and the barn and along the front of the dwelling has been submitted. It is considered that this landscaping will be unobtrusive and will not have a negative impact upon the character of the site.

C. Impact upon the setting of the listed building

The dis-used outbuilding /barn which is proposed to be converted, physically adjoins the outbuildings attached to Whites Farm House. The applicants have confirmed that the barn is in a suitable condition to be converted without the need for major renovation (this is assumed to be correct but is being checked by Officers and will be reported to the Committee). It is considered the proposed fenestration treatment, to retain the large barn door on the front elevation with the insertion of glazed panels will only slightly alter the appearance of the building but will create a sense of light and openness. It is therefore, considered that the changes proposed to be made to the barn will not have an adverse impact upon the character of the adjoining listed building.

5. **Conclusion** - It is therefore considered that the changes made to the scheme are appropriate and the present scheme omits any negative impact upon both the character of the are and the setting of the adjoining listed building and upon the living conditions of the residents of Whites Farm House.

6. **Recommendation** – Grant planning permission subject to the following 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 including those to be used in the ground surface treatment 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. 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) no additional windows or similar openings shall be constructed in the north east elevation of the barn conversion (adjoining Whites Farm House) hereby permitted except for any which may be shown on the approved drawing(s).

4. 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.

5. The barn conversion hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

6. The building hereby approved shall not at any time be used for any habitable purposes, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

7. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and the approved sound insulation shall be retained and maintained for the duration of the use.

8. 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.

Reasons:

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

2. To ensure that the external appearance of the building is satisfactory

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

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

2447

5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

6. To safeguard the residential amenities of the occupiers of neighbouring properties.

7. To safeguard the residential amenities of adjoining residents and the area generally from noise and disturbance.

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

Informatives

1. This permission relates to the application as amended with revised plans, drawing no. BAR/01/2 submitted to the Local Planning Authority on 15th May 2001 showing the omission of staff accommodation, omission of proposed barn extension, omission of link between house and barn, relocation of bin store and addition of proposed single storey side and front extensions to existing dwelling. And does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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 OS1, C1, C2
   South East Area Local Plan policies LTV2, LBE1, LBE2, LC19
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC5,WCC7, WBE1, WHE11

Elaine Vashi

Application Ref : F/2000/2807

Application Boundary

For reference purposes only.
No further copies may be made

2449

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Development Control Section, Environmental Services, Wokingham District Council.

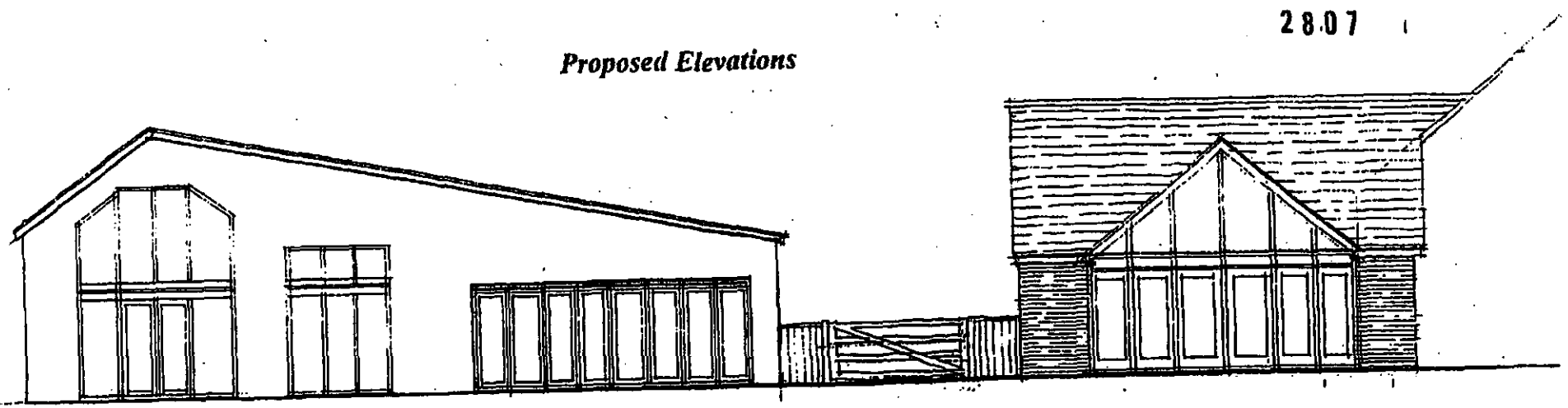
1st August 2001

Scale: 1 : 1250

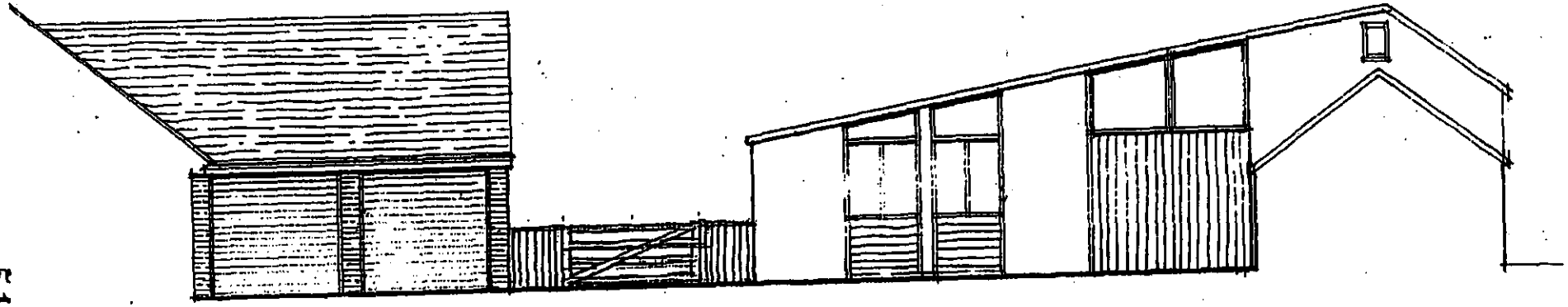
514

REVISED PLAN
28.07

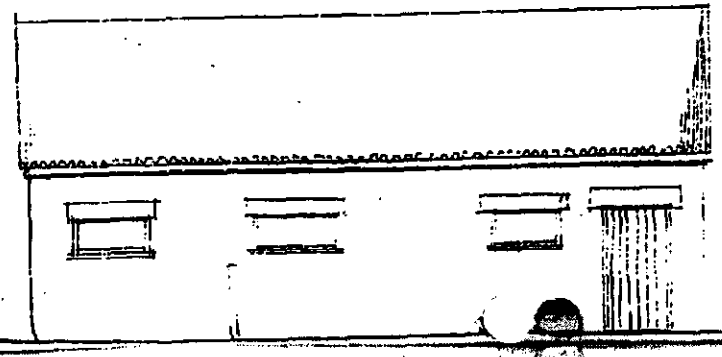
Proposed Elevations

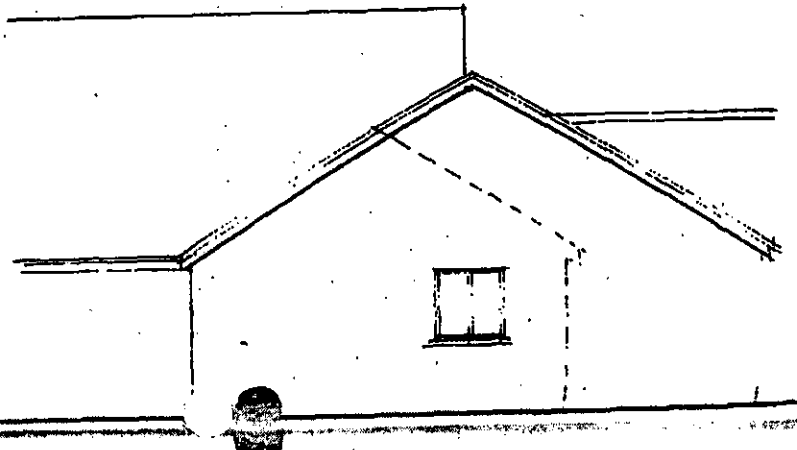


N.W. Elevation



S.E Elevation





Revised

The Barn
Swallowfield Rd.,
Arborfield

Site:
1:100
Scale

515

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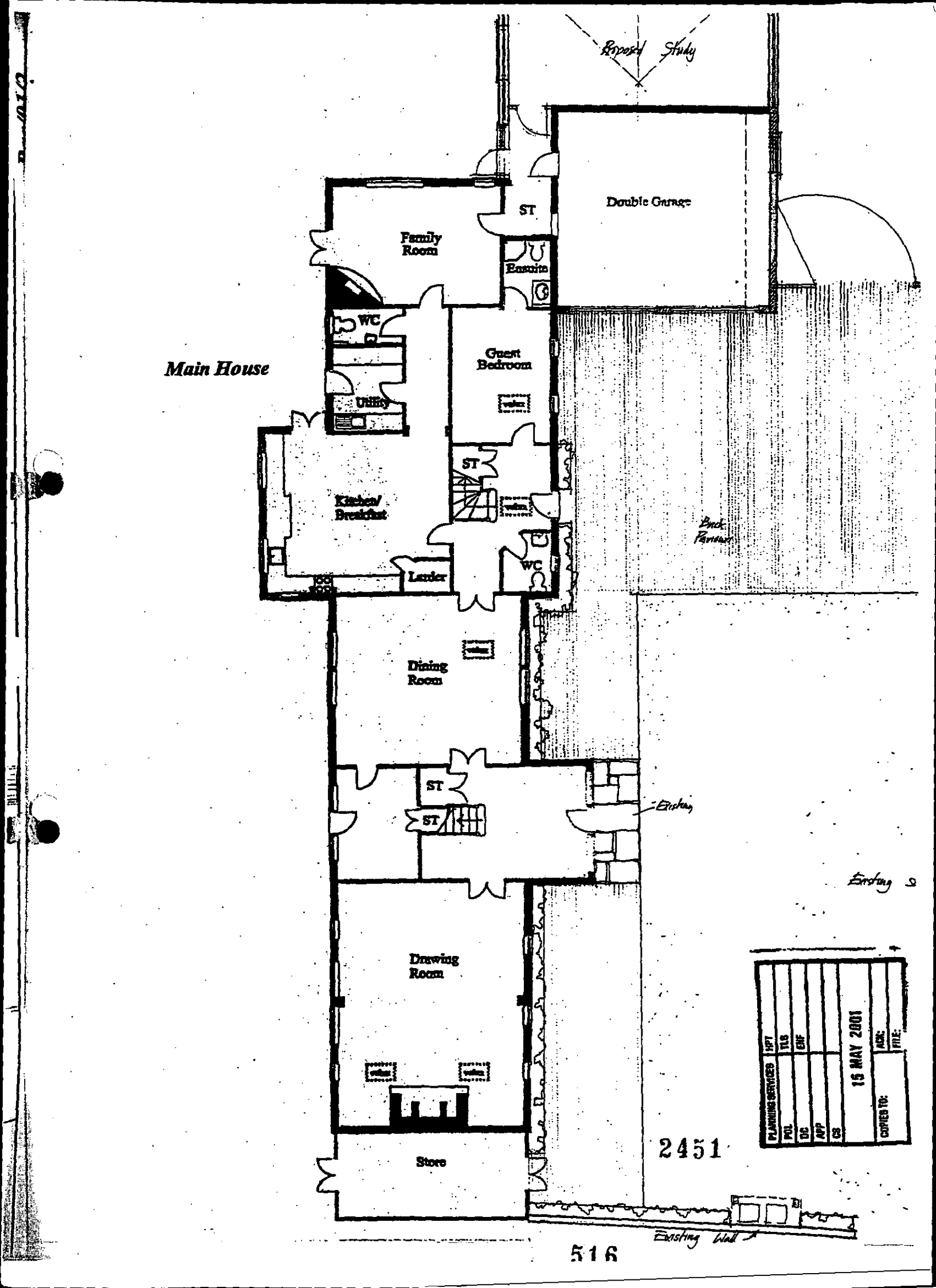
Proposed Study
Double Garage
ST
Family Room
Ensuite
WC
Guest Bedroom
Main House
Utility
ST
Kitchen/ Breakfast
Brick Pavior
WC
Larder
Dining Room
ST
ST
Existing
Existing
Drawing Room
Store
Existing Wall
PLANNING SERVICES
HPT
TLS
ENF
POL
DC
APP
CS
15 MAY 2001
COPIES TO:
ACK:
FILE:
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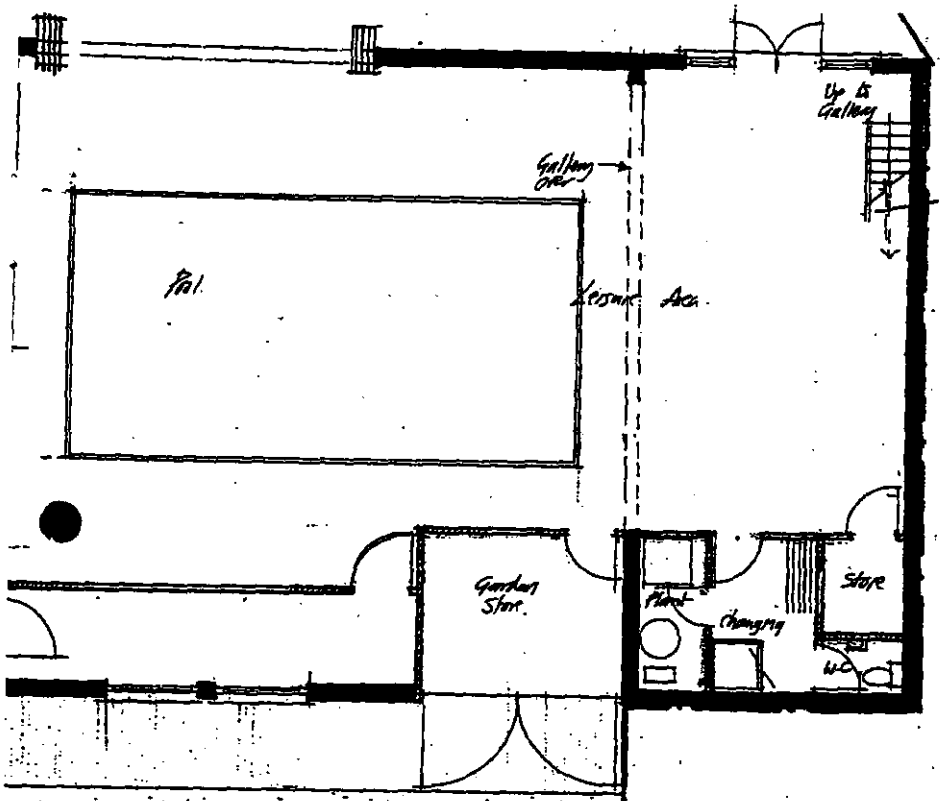
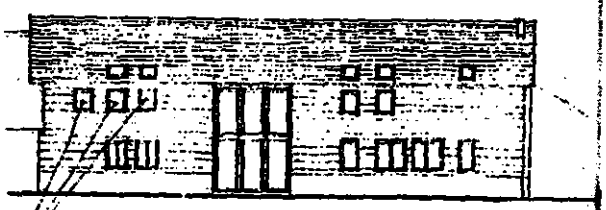
516



Barn Proposed Leisure Building



S.W. Elevation of Existing House Showing the Proposed Additional First Floor Windows, 1:200

Ground Floor Plan

courtyard.

Revised

D.P.Bates
Architecture, Planning & Interior Design Consult
The Gatehouse, Sonning Lane,
Sonning-on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7753

Mr. & Mrs. A. McCallum
The Barn,
Swallowfield Road,
Arborfield,
Berks.

Proposed Conversion Of Existing Barn to Leisure Use & Garage & Study Extensions.

March 2001

1:100

D.P.Bates 0118 969 7753

Proposals

REVISED PLAN

2807

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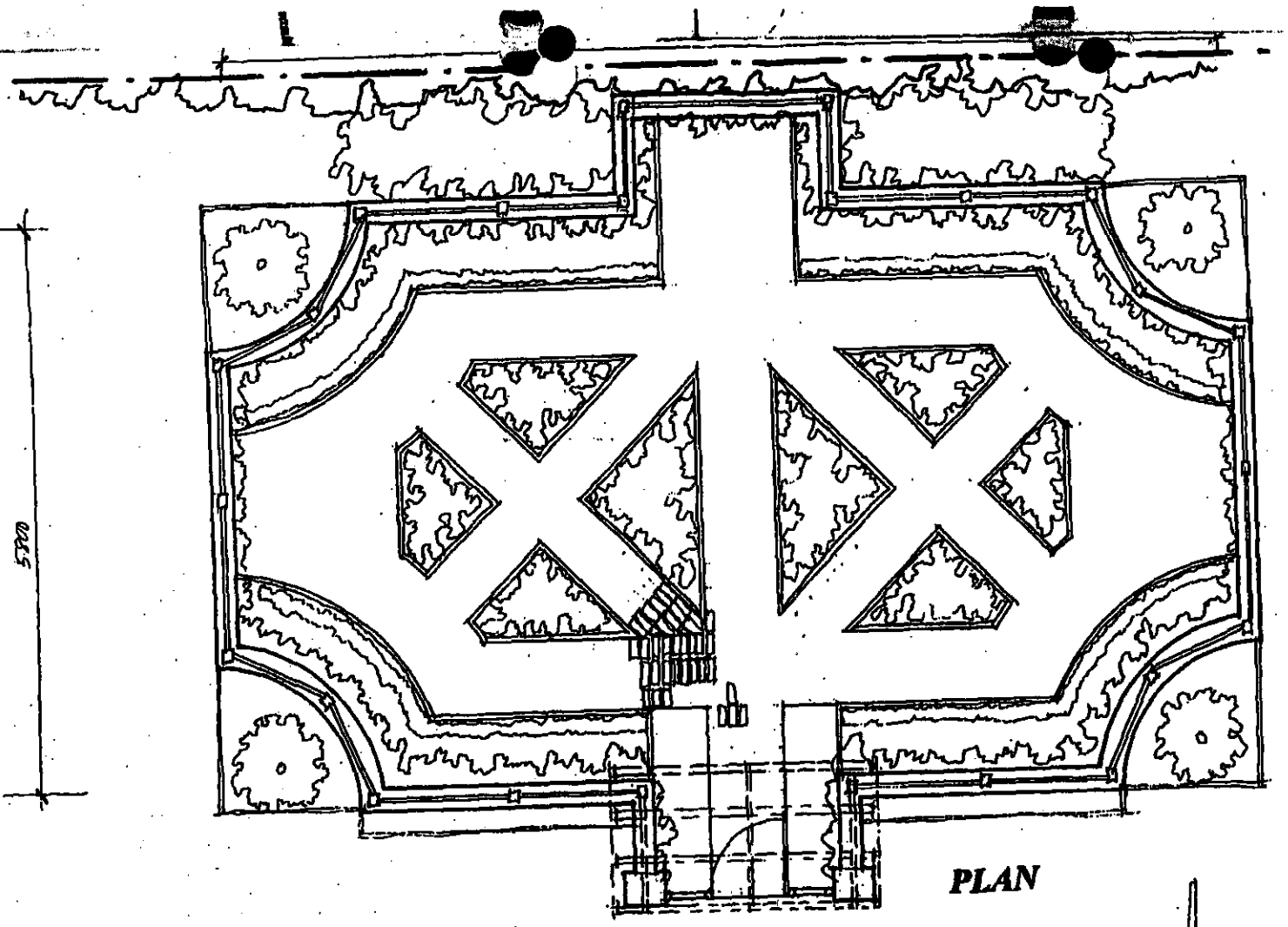
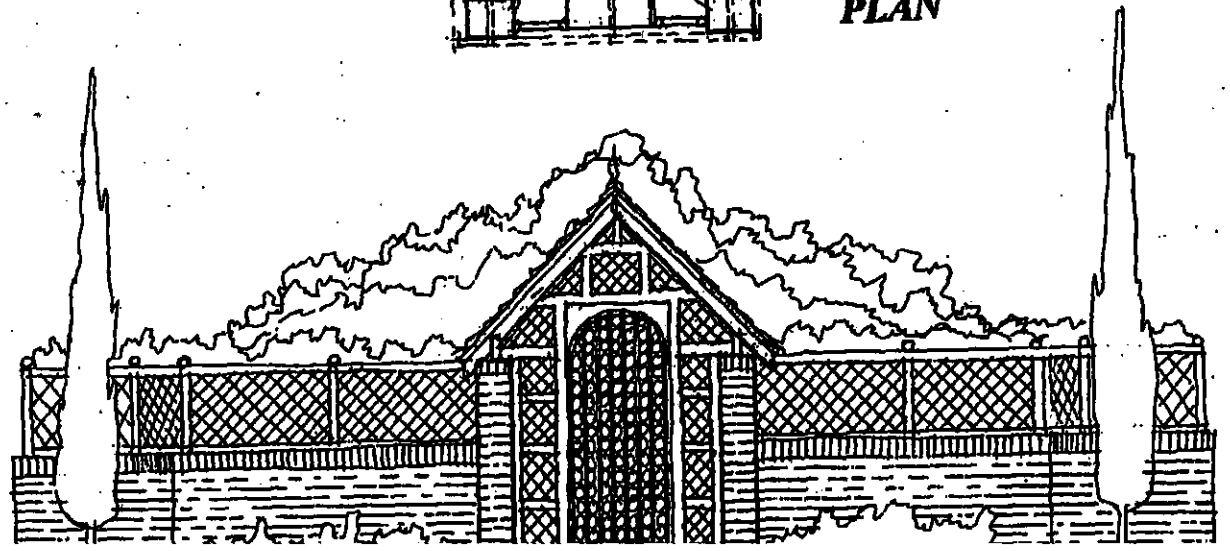


PLAN



21.NOV.2000* 2807

D.P.Bates
Architecture, Planning &
Interior Design Consultant,
The Gatehouse, Sonning Lane,
Sonning-on-Thames, Berkshire, RG4 6ST
Phone & Fax 0118 969 7733

Mr. & Mrs. A. McCallum
Client:
Proposed Rose Garden
The Barn,
Swallowfield Road,
Arborfield.

Scale 1:50

518

2453

WORK SHEET FOR : Elaine Vashi

Application Number : LB/2001/5494

Applicant : Mr/Mrs A McCallum C/O D P Bates.

Location : The Barn, Whites Farm, Swallowfield Road, Arborfield, Reading.

Proposal : Proposed partial demolition and repair to listed building.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/01/2002

Earliest Date for Decision : 31/01/2002

Latest Consultation Date/Site Notice Expiry Date : 31/01/2002

This application will have expired on: 11/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: LB/2001/5494

Appraisal :

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

Application Number LB/2001/5494
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: The Barn, Whites Farm Swallowfield Road Arborfield Reading.

APPLICATION NUMBER: LB/2001/5494

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

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/4984(Planaps) / (Ludhouse) Date Rec. 13TH DEC. 2001

Location: THE BARN, SWALLOWFIELD ROAD, ARBORFIELD

Parish ARBORFIELD

Applicant: MR & MRS MC CALLUM

Description of attached plans ~~REVISIO~~ CHANGES TO ELEVATIONS & DETAILS OF LINK BETWEEN EXISTING DWELLING & THE PROPOSED EXTENSION.

Drawing No's: RBAR/01/2A RBAR/01/1A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: MRS DALY, WHITES FARM HOUSE, ~~ARBORFIELD~~ SWALLOWFIELD RD, ARBORFIELD Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER EV

OK 01.05.

Consultations Sent by Admin. on [illegible]

Yellow - Part One Copy
Green - Officer's Copy

13.DEC.2001* 5494

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: MR & MRS. A. MC. CALLUM
   ADDRESS: THE BARN, SWALLOWFIELD RD, ARBORFIELD, BERKS.
   POST CODE:
   PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME: D.F. BATES
   ADDRESS: THE GATEHOUSE, SONNING LANE, SONNING, READING
   POST CODE: RG4 6ST
   PHONE: 011 896 97753

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: AS ABOVE

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

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

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

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   RBAR/01/1A, RBAR/01/2A, RBAR/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.
   PART DEMOLITION & REPAIRS TO A LISTED BARN

---

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

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?	318 M^3
(b)	What is the cubic content of the part to be removed?	25 M^3
(c)	What was the date (approx.) of the erection of the section to be removed?	1960

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.

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 D F Bates on behalf of MR. & MRS. A. McCALLUM

Date 13.12.01

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Received by Wokingham District Council

Application No: LB/2001/5494

Proposal:
Proposed partial demolition and repair to listed building.

Location:
The Barn, Whites Farm, Swallowfield Road, Arborfield, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number LB/2001/5494 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 31/01/2002. 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

07 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2001/5494
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Tel: (0118) 974 6451

Date:

My ref: LB/2001/5494

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: LB/2001/5494
The Barn, Whites Farm, Swallowfield Road, Arborfield, Reading.
Proposed partial demolition and repair to listed building.

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 **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **LB/2001/5494**
The Barn, Whites Farm, Swallowfield Road, Arborfield, Reading.
Proposed partial demolition and repair to listed building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cowan

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

Date: 04 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/4984

Location: The Barn, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed single storey extension to garage plus swimming pool enclosure.

Applicant: Mr & Mrs McCallum C/O D P Bates.

Case Officer: Elaine Vashi

The new plans show the following: Changes to elevations and details of link between existing dwelling and the proposed extension. Drawing nos: RBAR/01/2A & RBAR/01/1A.

Comments are required by 14/01/2002.

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

Elaine Vashi

From: Andy Glencross
Sent: 11 January 2002 10:45
To: Elaine Vashi
Subject: Planning Application F/2001/5494 The Barn Whites Farm Swallowfield Rd Arborfield

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

If bats are present in this building then the following approach must be taken :-

(1) The applicant needs to submit a bat mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 14 February 2002

Your Ref:

My Ref: **Elaine Vashi - LB/2001/5494**

Mr/Mrs A McCallum
C/O D P Bates
The Gatehouse
Sonning Lane
Sonning
Berks
RG4 6ST

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

Dear Sir/Madam

Application Number: LB/2001/5494

Site Address: The Barn, Whites Farm, Swallowfield Road, Arborfield, Reading.

Proposal: Proposed partial demolition and repair to listed building..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/02/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Application Number : LB/2001/5494	Map No : 88
Case Officer : EV	Site Area : 0·58
Valid Date : 14·12·01	Received Date: 14/12/2001

Level : Delegated Application

Description : Proposed partial demolition and repair to listed building.

Location : The Barn, Whites Farm, Swallowfield Road, Arborfield, Reading.

Parish : AB Ward : ARB 7·1·02

Applicant : Mr/Mrs A McCallum C/O D P Bates.

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None	phoned 14/12	✓ 14/12
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Opening shown on floor plan which doesn't tie in with elevations.		
FLOOR PLANS	Not clear which section is to be demolished. Need to supply existing ground floor plan, showing ~~area~~ to be lost.	Not requested	
NO SCALE OR SCALE IS IMPERIAL		discussed with Harold OK.	
ENCROACHMENT LETTER REQUIRED			
OTHER — —	Not shown as LB on GIS maps — Photographs required of section to be demolished.	adjoins listed barn on next property.	

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 L. Building.

INTERNAL CONSULTATIONS 7.1.02

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

● Dixton Pastures re demolition ✓

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

..... (Rural Area Countryside) .....

.....

.....

.....

NEIGHBOURS

.....

S/N+ see map

.....

+ Mrs S. Daly, Whites Farm, Swallowfield Rd, RG2 9JY

+ Christopher Strang Associates, 36 Donnington Square, Newbury, RG14 1PF

No pre-apps

EV

1871/A

WOKINGHAM DISTRICT COUNCIL 13 DEC 1991 * Application No. 5494

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: MR & MRS. A. MC. CALLUM, THE BARN, SWALLOWFIELD RD, ARBORFIELD, BERKS.

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME / ADDRESS: D.P. BATES, THE GATEHOUSE, SONNING LANE, SONNING, READING
POST CODE: RG4 6ST
PHONE: 011 896 97153

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION: AS ABOVE

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

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

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

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
RBAR/01/1A, RBAR/01/2A
RBAR/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.
PART DEMOLITION & REPAIRS TO A LISTED BARN.

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

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?	318 M^3
(b)	What is the cubic content of the part to be removed?	25 M^3
(c)	What was the date (approx.) of the erection of the section to be removed?	1960

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.

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 MR. & MRS. A. McCALLUM

Date 13.12.01

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held on the Council computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

13.DEC.2001* 5494

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of MR & MRS. A. Mc CALLUM

Date 13. 12. 01

* Delete where inappropriate

1933

ADDRESS White's Farm House, Swallowfield Road PARISH Arborfield

PLOT No. Listed ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
15,973,	MR. M. SAMUEL	BOUNDARY WALL ABUTTING HIGHWAY	31.7.81	Cl
99/70511/LA	Mrs Daly	S/St R. Ext - Conservatory	26.04.00	C
99/70510/F	Mrs Daly	S/St R. Ext - Conservatory	26.04.00	C

MINISTRY DECISION

SPECIAL ORDERS

1933 THE BARN - WHITES FARM E

ADDRESS SWALLOWFIELD RD. PARISH ARBORFIELD

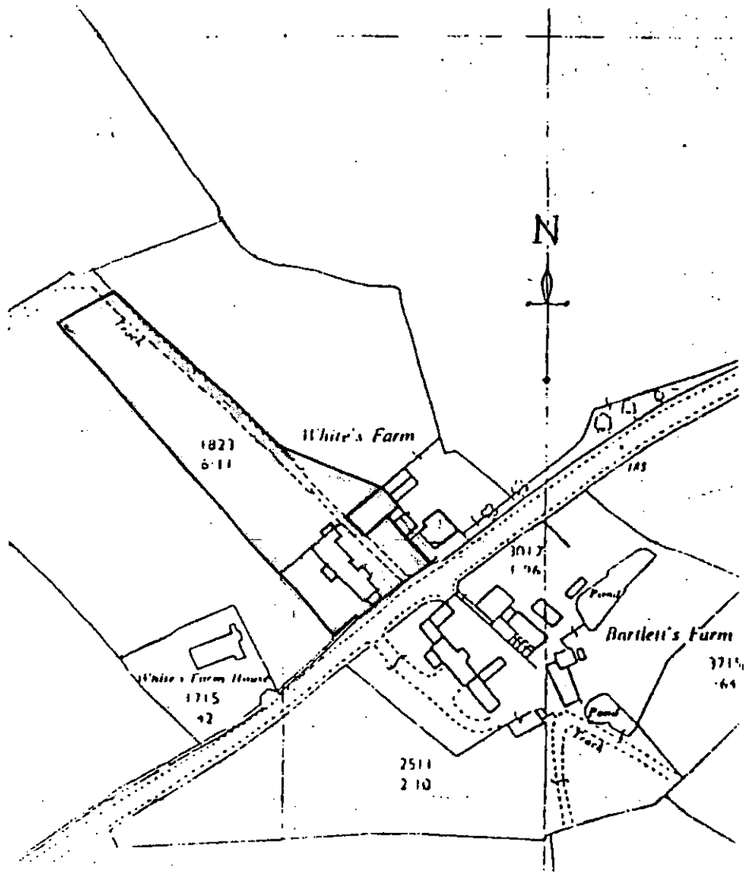
PLOT No C/O/NAME 24.4.96 ORD. SHEET No.

BUILDER

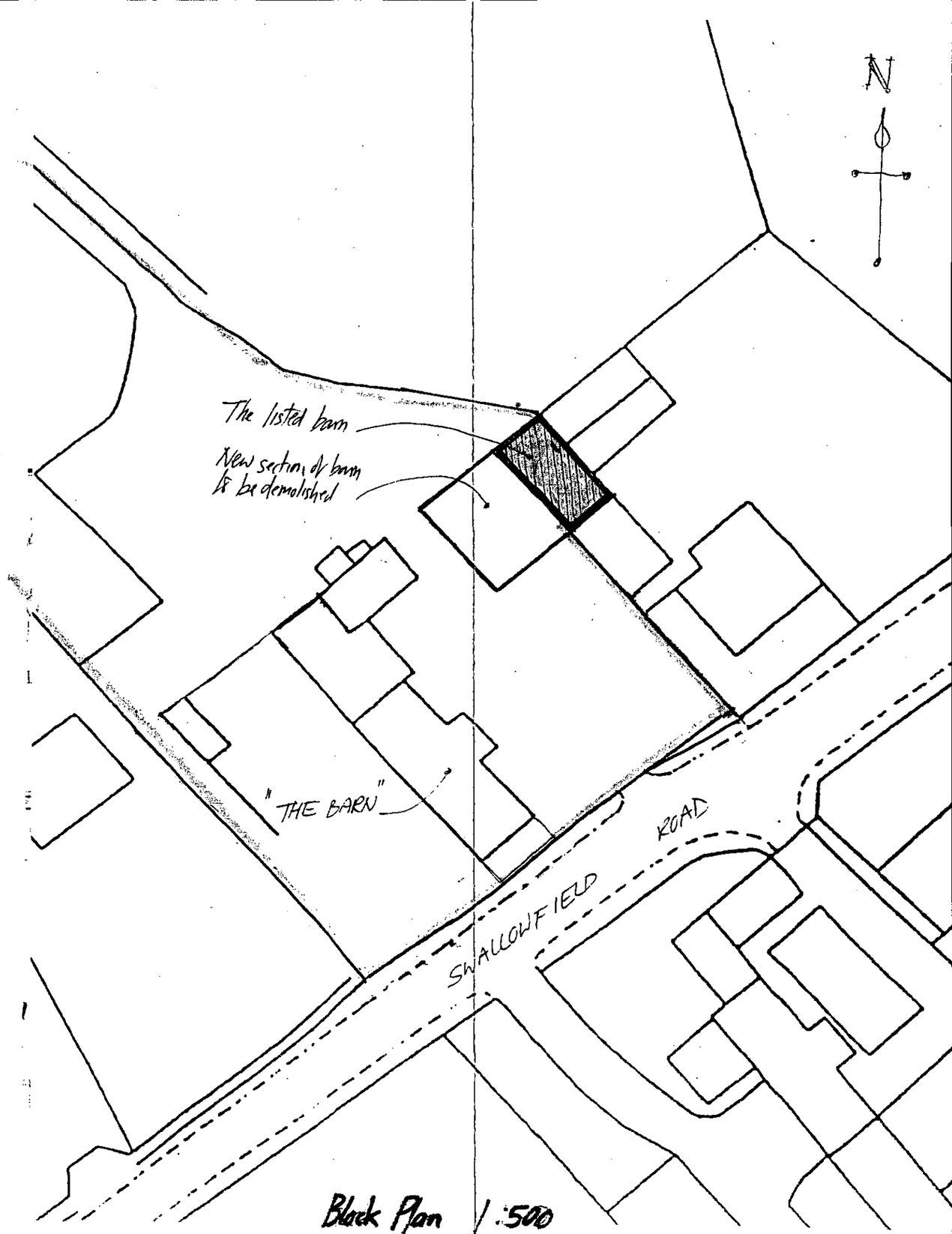
Plan No.	Applicant	Description of Development	Date of Decision	Decision
31651	Mrs. M. Samuel	Conv. & ext. Ex. FARM BLDGS into 2 Houses & Garages	26.10.88	REF
32812 - APPEAL	"	"	13.4.89	REF
37323	"	"	13.3.91	REF
37324	"	"	13.3.91	REF
37831	"	Redundant Farm Bldgs to House	30.9.91	C/A
44413	"	AGR LAND R/D RES	1.8.95	C/A
FP95/3835A	Mr. & Mrs D. Hillman	Barn Conv.	13.10.95	APP
F/2000/2807	Mr. & Mrs. McCallum			
F/2001/4984	"			

MINISTRY DECISION 31657 & 32812 - APPEALS DISMISSED - 1.11.89

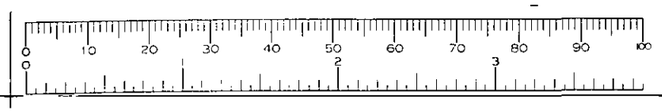
SPECIAL ORDERS



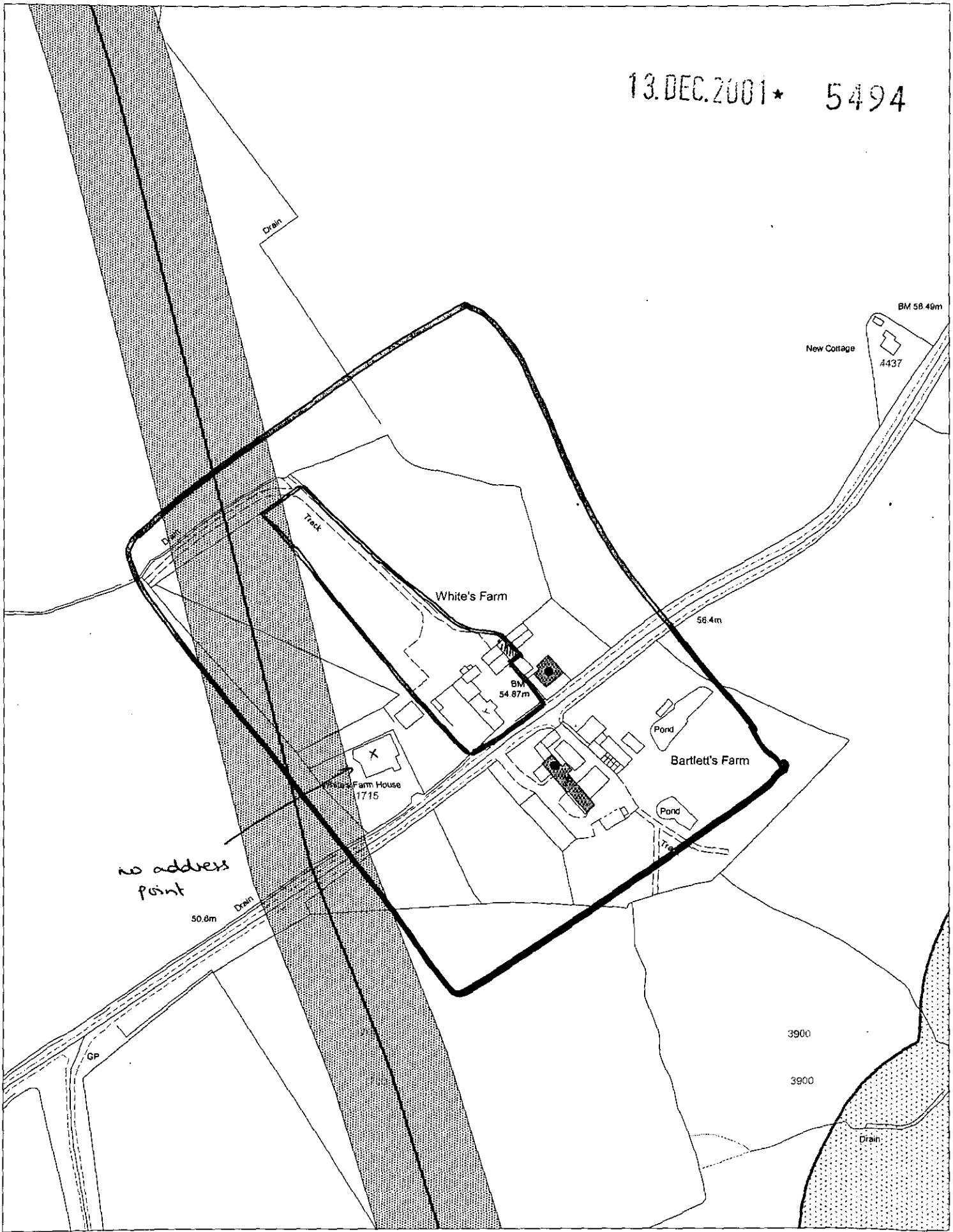
Location Plan 1:2500



Block Plan 1:500



13.DEC.2001* 5494



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Development Control Section, Environmental Services, Wokingham District Council.
18 December 2001 Scale: 1 : 2500

N
W E
S