APPLICATION NO:
LB/2000/1372

LOCATION:
Foxhill House Whiteknights Road, Earley Reading.

APPLICANT:
The University Of Reading C/O Ridge & Partners

PROPOSAL:
Proposed internal alterations and upgrading works to provide research institute.

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Lynette Baker**

GOSE

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The University Of Reading
C/O Ridge & Partners
Beaumont House
59 High Street
Theale
READING
Berks RG7 5AL

Application Number: LB/2000/1372

Parish: **EARLEY**

Location: **Foxhill House, Whiteknights Road, Earley, Reading.**

Proposal: **Proposed internal alterations and upgrading works to provide research institute.**

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. 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.

Condition
3. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
4. 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
5. All new external doors and windows shall be painted red to match the existing building.

Condition
6. No demolition, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
7. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at *Wokingham District Council.*

Condition
8. A detailed schedule for the removal of all existing partitions and doors and the installation of new partitions hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of use. These shall be installed prior to first commencement of use and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
9. Full details of the methodology for partial removal of the existing stone stairs and the installation of a courtyard hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
10. Full details of all the new doors (including 4 panelled doors and 1/2 hour fire resistant SC doors) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
11. Full details of the installation of the timber stud partitions glazed screens and secondary fire resistant glazing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
12. Details of the new timber balastrading and hardwood handrail hereby approved to the second floor stairway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
13. Details of the proposed external disabled ramps shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
14. Full details of the new windows in the stable block shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved plans.

Reason
1. In pursuance of Section 18(1) of the Planning (Listed Buildings and Conservation Area) Act 1990.

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

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

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

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

Reason
6. To preserve the architectural integrity of the listed building.

Reason
7. To help ensure the satisfactory control of the work to the listed building.

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

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

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

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

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

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

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

Informative
1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

Informative
2. 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.

Informative
3. This permission relates to the application as amended with revised drawing numbers 200235/009(A), 010 (A) and 011(A) submitted to the Local Planing Authority on 14 August 2000 showing revised elevations and internal alterations and does not approve the proposals as originally submitted.

Informative
4. The applicant is reminded that this consent relates to listed building consent only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

5. The applicant is advised that any external alterations will require the submission of a new listed building consent application.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/11/2000

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

RIDGE
SERVICES
BUILDING SERVICES
CONSULTING ENGINEERS

Please ask for Adrian Goulding

02.MAY2000 1372

Your ref

Our ref 200235/AG/lc

26 April 2000

Beaumont House
59 High Street
Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM, Berkshire
RG40 1WH

Harold's copies

Dear Sirs

Foxhill House, Earley, Reading - Listed Building Consent

Please find enclosed our duly completed application for full Listed Building Consent in respect of the proposed works to the above premises. The application is made in conjunction with the submission of an application for full Planning Permission for the same works dated 27 April 2000. We would be grateful if you would consider the two applications together.

The application is made in respect of the following works:

1 Minor internal alterations and upgrading works.

2 Alterations to front and rear entrances to provide access for disabled persons.

3 Minor alterations to two existing window openings in the Stable Block.

The property currently provides student accommodation for the University of Reading comprising a number of private study bedrooms and communal facilities.

The proposed works will convert the existing building to accommodate The Research Institute in International & European Studies. The internal alteration works involve only minor alterations to the existing structure and layout. Internal finishes and service installations will be comprehensively upgraded.

Continued/...

Partners Guy Austin BSc ARICS • Kenneth Brown BA FRICS • Martyn Garbutt BSc FRICS ACI Arb • Philip Jones FRICS • Christopher Morley FRICS
Adrian O'Hickey MSc ARICS MCI Arb • Bernard Stone FRICS • David Walker BSc ARICS • Roger Webb FRICS
Gavin Biles BSc ARICS RQS MAQS • Richard Cleaver BSc CEng MIEE MCIBSE • Matthew Francis BSc LLB ARICS
Mark Gordon MSc ARICS MCI Arb • Kevin Hallowell BSc ARICS Dip Proj Man • Richard Hand ARICS • David Tobin BSc ARICS

Senior Associates Murray Farrant BSc ARICS • Michael Rumbelow ARICS • Adrian Westbury BSc ARICS • David Woodnorth BSc ARICS
Associates Daryl Atkinson MSc Dip M MCIM • Graham Blackburn BA Dip Arch RIBA • Chris Ford BSc ARICS
James Hamilton BSc ARICS • John Turnbull LCIBSE

Financial Controller Russell Cannings BA ACA ***Consultant*** Michael Taylor FRICS FCI Arb

Certificate No. FS 28479
Also at Oxford, Bristol and London

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The external appearance of the building will not be effected by the proposed works other than some minor works related to improving access for disabled persons, and alterations to two window openings within the Stable Block. The two windows are shown in Photograph 4. It is proposed to reduce the window opening and window style so as to be more in keeping with the character of the original building, than the existing full height glazed windows. It is envisaged that minor repairs will be required to the external wall and roof finishes.

All materials used in these minor works including all making good of internal and external finishes will be in keeping and complimentary to the existing.

Meetings to discuss these applications have already been held with Mrs L Baker, Mr T Callaghan and Mr H Sanders on 12 April 2000. Whilst the scheme is only at feasibility stage it has been agreed that the applications will be accepted.

Matters of detail have not yet been confirmed however we trust that these issues will be subject to discussion and agreement, and are likely to form conditions to the consents.

Our application comprises the following documents:

1 Five copies of completed Application for Listed Building Consent.

2 Two copies of completed Section 66 Certificate.

3 Five copies of our drawings numbered 055/R, 200235/01, 02, 03, 04, 05, 09, 10 and 11.

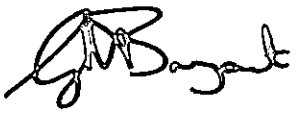
4 Five copies of Photo Sheets (1 – 4).

We trust our application is in order however we would be pleased to discuss any aspect of our proposal at your convenience. We look forward to receiving your formal receipt of our application in due course.

Continued/...

Should you have any queries with regards to the above or enclosed, please do not hesitate to contact me.

Yours sincerely



A Goulding
Chartered Building Surveyor

Enc.

Copy Mr M Westacott - Reading University

Date: 04 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/1372

Location: Foxhill House, Whiteknights Road, Earley, Reading.

Proposal: Proposed internal alterations and upgrading works to provide research institute.

Applicant: The University Of Reading C/O Ridge & Partners.

Case Officer: Heather Morgan

The new plans show the following: Revised elevations. Drawing nos 200235/009(A), 010(A), 011(A), SK01.

Comments are required by 18/09/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

Date: 04 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1384

Location: Foxhill House, Whiteknights Road, Earley, Reading.

Proposal: Proposed change of use from Residential (C2) to non residential (D1 Proposed research institute)

Applicant: Universit Of Reading C/O Ridge And Partners.

Case Officer: Heather Morgan

The new plans show the following: Revised elevations. Drawing nos 200235/009(A), 010 (A), 011(A), SK01.

Comments are required by 18/09/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

1970

(RING ONE)

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

App No. F2000/1384 & 48/1372 (Planaps) / (Ludhouse) Date Rec. 14:08:00

Location: Foxhill House, Whiteknights Rd

Parish Earley

Applicant: University of Reading.

Description of attached plans Revised elevations.

Drawing No's: 200235/009 (A), 010 (A), 011(A) SKD1

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)	Harold	✓
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:

Date for Responses 14 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 UB.

Consultations Sent by Admin. on 05.09.PS

Yellow - Part One Copy
Green - Officer's Copy

RIDGE

PROPERTY AND CONSTRUCTION CONSULTANTS

Please ask for David Burns

Your ref

Our ref 200235/DB/

10 August 2000

Beaumont House
59 High Street
Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

PLANNING SERVICES 32986
COPIES TO
FILE:

Ms L Baker
Wokingham District Council
Environmental Services Department
PO Box 157
Council Offices
Shute End
WOKINGHAM
RG40 7WR

1384
1372

REVISED PLAN

Dear Lynette

Foxhill House, Whiteknights Road, Reading
Application No LB/2000/1372

Further to your recent meeting with Mr Westacott of The University of Reading, please find enclosed our amendments to our application.

We enclose the following:-

Six copies of drawing 200235/009 (Revision A).
Six copies of drawing 200235/010 (Revision A).
Six copies of drawing 200235/011 (Revision A).
Six copies of drawing 200235/SK01.

Please note that drawing 200235/SK01 is a new submission and shows the elevation of the proposed windows to replace the modern windows within the courtyard. The design of the full height windows to the rear of Foxhill House has been replicated and used in this instance. We trust our proposals are acceptable, however please contact us should you require any further changes.

Continued/...

R:\Data\Jobs\Team209\200235\Correspondence\WokinghamDC(LB)10082000DB.doc

Partners Guy Austin BSc ARICS • Kenneth Brown BA FRICS • Martyn Garbutt BSc FRICS ACI Arb • Philip Jones FRICS • Christopher Morley FRICS Adrian O'Hickey MSc ARICS MCI Arb • Bernard Stone FRICS • David Walker BSc ARICS • Roger Webb FRICS Richard Cleaver BSc CEng MIEE MCIBSE • Matthew Francis BSc LLB ARICS • Mark Gordon MSc ARICS MCI Arb Kevin Hallowell BSc ARICS Dip Proj Man • *Richard Hand ARICS* • *David Tobin BSc ARICS*

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2/...

I trust the above is in order, however if you have any further queries, please do not hesitate to contact me.

Yours sincerely



D W Burns
Building Surveyor

Copy Mr M Westacott – University of Reading

Applicationo	Name & Address
LB/2000/1372	J Allen 17C Whiteknights Road Reading RG6 7BY
LB/2000/1372	S & D Thompson May House 103 Hamilton Road Reading Berks RG1 5RB

App. approved
Letter sent 27/11/00

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

141. APPLICATIONS NOD: 2000/1384 & 2000/1372, PROPOSED CHANGE OF USE FROM HALLS OF RESIDENCE TO PROPOSED RESEACH INSTITUTE AND INTERNAL ALTERATIONS AND UPGRADING WORKS TO PROVIDE RESEARCH INSTITUTE, FOXHILL HOUSE WHITEKNIGHTS ROAD EARLEY, FOR UNIVERSITY OF READING

The Committee considered a report on this application as set out on Agenda pages 1242 to 1261.

In explaining the Head of Planning and Transportation informed Members that notification to the Government Office for the South East of the Committee decision was required only in the case of Application No: 2000/1372.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers to link the proposed change of use to the University of Reading's Green Travel Plan;

2) That, subject to the execution and registration of the Agreement referred to in 1) above Applications No: 2000/1384 be approved subject to the conditions set out on Agenda pages 1246 to 1247;

3) That subject to the Secretary of State not calling in the application for his own determination, Application No: 2000/1372 be approved subject to the conditions set out on Agenda pages 1248 to 1249.

Application Nos.	Received	Earley
F/2000/1384 & LB/2000/1372	02.05.2000	

Applicant: University of Reading
Location : Foxhill House, Whiteknights Road, Earley
Proposal : Proposed change of use from halls of residence to proposed research institute and proposed internal alterations and upgrading works to provide research institute.

1. **Planning History** - Foxhill House is currently utilised as student residential accommodation for the University of Reading. It comprises a large house in landscaped surroundings, built in 1868 by Alfred Waterhouse and where he subsequently resided. Previously a Grade II listed building, the house was upgraded to Grade II * by English Heritage on 04.08.2000. As such, the recommendation of the Local Planning Authority has to be forwarded to GOSE who then decide whether to allow the Local Planning Authority to grant planning permission and listed building consent.

   The relevant history is set out below:-
   920/72 - Modification of existing building to form residential accommodation.
   Granted 08/06/1972.
   24207 LBC - Removal of chimney, demolition of greenhouses.
   Granted 11/09/1985.

2. **Proposal** - Is for the change of use of Foxhill House from Halls of Residence to accommodate The Research Institute in International and European Studies. Various internal and external alterations are proposed, to convert the private study bedrooms and communal facilities to offices, study rooms and conference rooms. The internal alterations will improve the existing structure and layout. External alterations are limited to improved access for disabled persons, and alterations to 2 windows in the stable block. There will be no increase in parking provision with the exception of 2 designated disabled parking spaces in the courtyard area.

3. **Consultations** -
   - ***Highways*** - No objection subject to a condition restricting any further increase in car parking and a condition to ensure that secure, well lit cycle parking and showers/changing facilities are provided. A S106 is also required to tie the building to the University's overall Green Travel Plan.
   - ***Reading Borough Council*** - No response to date.
   - ***Victorian Society*** - (Original) No objection in principle to the change of use, but should be Grade II *. Concerned at proposed screen in entrance hall (now deleted). Would urge an historical analysis of the building.
   - ***Conservation Officer*** - No objection to the change of use and consider the new use and the resulting renovations will enhance this important late Victorian house. Many of the fixtures and fittings have survived the last 100 years. The new use could safeguard the interests of the Victorian Society for many more people. The revised plans agree with discussions between the applicant and English Heritage.
   - ***Education*** - No response

- ***Consultations*** - 3 letters received. Concerned at (1) the visual impact of the ramp at the principal entrance. (2) increase in traffic and is contrary to the University's Green Travel Plan. (3) there is no traffic control at Foxhill House. (4) Congestion during peak hours at the nearby junction of Whiteknights Road, Upper Redlands Road and Eastern Avenue. (5) Foxhill House should remain as 'a residence' as originally proposed.
- ***Earley Town Council*** - No objection to the change of use itself. Concerns in respect of parking off site are set out in the attached sheet.

4. **Appraisal** - The main issues are considered to be:-

   A. Principle of change of use (policy LWE5 of the Loddon Area Local Plan, policies WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified).
   B. Impact upon the Grade II* listed building (policy EN4 of the Berkshire Structure Plan, policies LBE17 and LBE18 of the Loddon Area Local Plan, policies WHE10,WHE12 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as modified.
   C. Impact on parking provision and highway safety (policies LD5 and T4 of the Berkshire Structure Plan, policies LT5, LT6 and LT10 of the Loddon Area Local Plan, policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
   D. Concerns of Earley Town Council and residents.

A. Principle of change of use

The halls of residence currently accommodate approximately 25 students. The proposed use would provide an International Research Institute. Researchers would come from across the world for approximately 6 months at a time. Research would be done on a 'hot desking' basis which means that researchers do not have their own permanent workstation but use whichever desk/workstation is available. There would be 24 permanent and 24 visiting staff/researchers.

The existing students would be accommodated within the existing University student hall of residence. As such, there would be no objection in principle to the loss of this accommodation, particularly in the light of the University plans to provide approximately 498 bed spaces over the next 2 years. These would be the subject of separate applications. No loss of permanent residential accommodation is involved in this proposal.

Policy WEM6 advises that when buildings are to be occupied by an organisation other than the University, they should be used purely for the purposes of research and development related to the University and to tie future occupation to the above by condition or agreement.

Whilst the Research Institute lies within Whiteknights Campus, it is not strictly part of the University. However, it is to be used for research purposes and no objection is raised to this use subject to restrictive conditions. The redevelopment will not encroach upon open areas, wildlife heritage sites or corridors and will have no impact on residential properties. Issues of impact upon the listed building and parking provision are dealt with in Sections B and C below.

On the basis of the above, the change of use to a Research Institute complies with policies WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact upon the listed building

Policy WHE23 seeks to retain listed buildings in their present or original uses. Where this cannot be achieved changes of use would be allowed where it can be demonstrated the character of the building is more likely to be safeguarded in the proposed use than the existing use, and that there is no immediate adverse effect on the special character of the buildings fabric, interior and setting.

The conversion of Foxhill House to Halls of Residence in the 1970's (prior to listing of the building)resulted in the introduction of a number of unfortunate partitions and uses of rooms. The proposed change of use will result in a number of internal and external alterations which will bring the size and use of rooms closer in line with the original residential use. Uncharacteristic full height ground floor windows in the barn are to be replaced with smaller windows more in keeping with the original character of the building, with shallow curved rubbed brick arches.

The removal and repositioning of partitions will enable the original proportions of rooms to largely be retained or improved upon. Revisions to the original proposals are deemed acceptable and will result in an improvement to the layout of the building's interior. In addition, it is considered that the proposed use is more likely to safeguard the character and fabric of the listed building than its current use as Halls of Residence. There is no objection to the change from this use, but it is not reasonable to expect the building to revert to one residential dwelling.

The proposed change of use would safeguard, and indeed improve the fabric, interior and character of this Grade II* listed building. A number of conditions will need to be imposed to ensure details of the conversion are acceptable from a listed building point of view. These details have not been provided to date as the scheme needs to be agreed in principle in order to seek funding, prior to the submission of detailed works. As such, the proposal complies with policies WHE12 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon parking provision and highway safety

Foxhill House currently has 24 parking spaces, which are located to the north of the main house in the courtyard and adjacent to the stable block. No increase is proposed with the exception of 2 disabled spaces in the courtyard. However, the University of Reading has introduced a voluntary Green Travel Plan across the whole of the campus. This puts limits on the levels of staff and student parking spaces and encourages the use of alternative forms of transport. The University has a Green Travel Plan for the campus which seeks to encourage alternative forms of transport. The University Green Travel Plan seeks to reduce the number of car park permits by 4% per annum, reducing car commuting to the University by 10% over the next 3 years, to achieve a shift to bus travel to a total of 10% of staff and 10% of students by 2003, improved cycle facilities and car parking controls. It is important that the occupation/use of the building remains ancillary to the University so that the aims of the Green Travel Plan which is tailored to students and staff can be met. It is

understood that discussions will continue in the future with the University regarding the improvement of the current Green Travel Plan.

Highways have advised that subject to the applicant entering into a S106 agreement to tie in the proposed building to the Green Travel Plan, there are no objections to the level of parking provision proposed..

On the basis of the above, the development accords with policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Concerns of Earley Town Council and Residents
Concerns expressed as to the appropriateness of the change of use are dealt with in section B above. Issues regarding the traffic, Green Travel Plan and congestion are dealt with in section C above. Lack of traffic control in the vicinity of Foxhill House is an internal management issue of the University and is not a valid reason for refusal. No objection has been raised by the Conservation Officer regarding the ramp, which will provide equal access for all. Conditions are to be imposed to ensure satisfactory details are submitted to and approved by the Local Planning Authority.

Earley Town Council are concerned at the impact of student parking outside the boundaries of the Whiteknights Campus. They point to additional parking restrictions in Pepper Lane which have had to be put in to ensure through traffic can successfully negotiate the road. The Town Council are requesting that the University enter into a legal agreement to introduce a student exclusion zone of at least one mile.

The elements of the Green Travel Plan are included in section C above. Charging for on site parking should assist in persuading staff and students to use other facilities. It is not deemed reasonable to request that the University enter into an agreement regarding a student parking exclusion zone in connection with any one specific application. It is understood that the Green Travel Plan is subject to annual review and this would be entirely legitimate as an area for the University to investigate at this stage.

5. **Conclusion** - There is no objection to the loss of student residential accommodation, nor to the use of Foxhill House for research purposes subject to a restriction on the use. The change of use would result in improvements to the corridors, staircases and proportions of some of the rooms, and will ensure long term protection of the fabric of the Grade II* listed building. The scheme will be tied to the University's Green Travel Plan to ensure this change of use encourages alternative forms of transport.

6. **Recommendation** –

F/2000/1384

(1) GRANT Planning permission subject to notification to Government Office for the South East a S106 agreement, to tie the proposed change of use to the University Green Travel Plan 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. The premises shall be used for academic research and development purposes and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

4. No part of any building(s) hereby permitted shall be occupied or used until the disabled 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.

5. Details of car parking provision shall be submitted to and approved in writing by the Local Planning Authority prior to first use.

6. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

7. All new works and works of making good to the retained fabric, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

8. 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.

9. All new external doors and windows shall be painted red to match the existing building. A sample of the paint shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works hereby approved.

10. Details of the proposed external disabled access ramps shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

11. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

12. There shall be no increase in the level of parking provision on the application site without the written permission of the Local Planning Authority.

13. Full details of the new windows in the stable block shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved plans.

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. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.
6. To prevent queuing and parking off site, in the interests of highway safety and convenience.
7. 8.9.13. In order to safeguard the special architectural or historic interest of the building.
10. In order to safeguard the special architectural or historic interest of the building.
11. In order to encourage alternative forms of transport.
12. In order to fully assess the transportation implications.

Informatives

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

2. This permission relates to the application as amended with revised drawing numbers 200235/009(A), 010 (A), 011(A), SK01 submitted to the Local Planning Authority on 14 August 2000 showing revised elevations and internal alterations and does not approve the proposals as originally submitted.

3. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

4. 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 EN4, LD5 and T4
   Loddon Area Local Plan Policies LWE5, LBE17, LBE18, LT5, LT6, and LT10.
   Deposit Draft Wokingham District Local Plan Policies WHE13, WOS3, WT6 and WT7.

5. The applicant is advised that any external works to the building, including the windows will be the subject of a separate listed building consent application.

(2) GRANT listed building consent, subject to notification to GOSE 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. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

4. 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.

5. All new external doors and windows shall be painted red to match the existing building.

6. No demolition, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

7. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

8. A detailed schedule for the removal of all existing partitions and doors and the installation of new partitions hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of use. These shall be installed prior to first commencement of use and the work shall not be carried out other than in accordance with the approved drawings and samples.

9. Full details of the methodology for partial removal of the existing stone stairs and the installation of a courtyard hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

10. Full details of all the new doors (including 4 panelled doors and 1/2 hour fire resistant SC doors) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

11. Full details of the installation of the timber stud partitions glazed screens and secondary fire resistant glazing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the

work shall not be carried out other than in accordance with the approved drawings and samples.

12. Details of the new timber balastrading and hardwood handrail hereby approved to the second floor stairway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

13. Details of the proposed external disabled ramps shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

14. Full details of the new windows in the stable block shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved plans.

Reasons

1. In pursuance of Section 18(1) of the Planning (Listed Buildings and Conservation Area) Act 1990.
2. To ensure that the external appearance of the building is satisfactory
3. 4. 5. In order to safeguard the special architectural or historic interest of the building.

6.To preserve the architectural integrity of the listed building.
7. To help ensure the satisfactory control of the work to the listed building.
8. 9.10.11.12.13.14. In order to safeguard the special architectural or historic interest of the building.

Informatives

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

2. 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.

3. This permission relates to the application as amended with revised drawing numbers 200235/009(A), 010 (A), 011(A), SK01 submitted to the Local Planing Authority on 14 August 2000 showing revised elevations and internal alterations and does not approve the proposals as originally submitted.

4. The applicant is reminded that this consent relates to listed building consent only and does not constitute approval under any other legislation including Building

Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

5. The applicant is advised that any external alterations will require the submission of a new listed building consent application.

Heather Morgan

FROM: Lynette Baker

DATE: 16 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: LB/2000/1372

Proposal: Proposed internal alterations and upgrading works to provide research institute..

Site Address: Foxhill House, Whiteknights Road, Earley, Reading.

Applicant: The University Of Reading C/O Ridge & Partners.

Your observations are required in respect of this application **by 09/06/2000** .

Please see comments made under application F/2000/1433, as they apply to this application also.

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

FROM: Lynette Baker

DATE: 18 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1433

Proposal: Proposed erection of building for teaching and research use (C2).

Site Address: Archaeology Building University Of Reading, Whiteknights, , Reading.

Applicant: University Of Reading C/O Crispin Wride Architectural Design Studio.

Your observations are required in respect of this application **by 11/06/2000** .

Members of the Town Council did not have any strong objections to any of the proposals currently under consideration for the Whiteknights Campus.

However, what remains of considerable concern is the ever-present problem of student parking outside the boundaries of the Campus. It is understood that the University is shortly to introduce a £40 per annum fee for on-site parking, and this, together with the additional traffic which is likely to be generated by the latest set of proposals put forward by the University, is almost certain to increase further the level of off-campus parking in this area.

Reading Borough Council and Wokingham District Council have already had to use their over-stretched resources to introduce additional parking restrictions in Pepper Lane to try to ensure that through traffic is able to negotiate the student-owned cars parked in the road and Whiteknights Road remains a considerable problem.

The Town Council has discussed its concerns with the University over a number of years with little progress to date, and remains of the view that the University should take on the responsibility of the problems caused by off-campus parking by students.

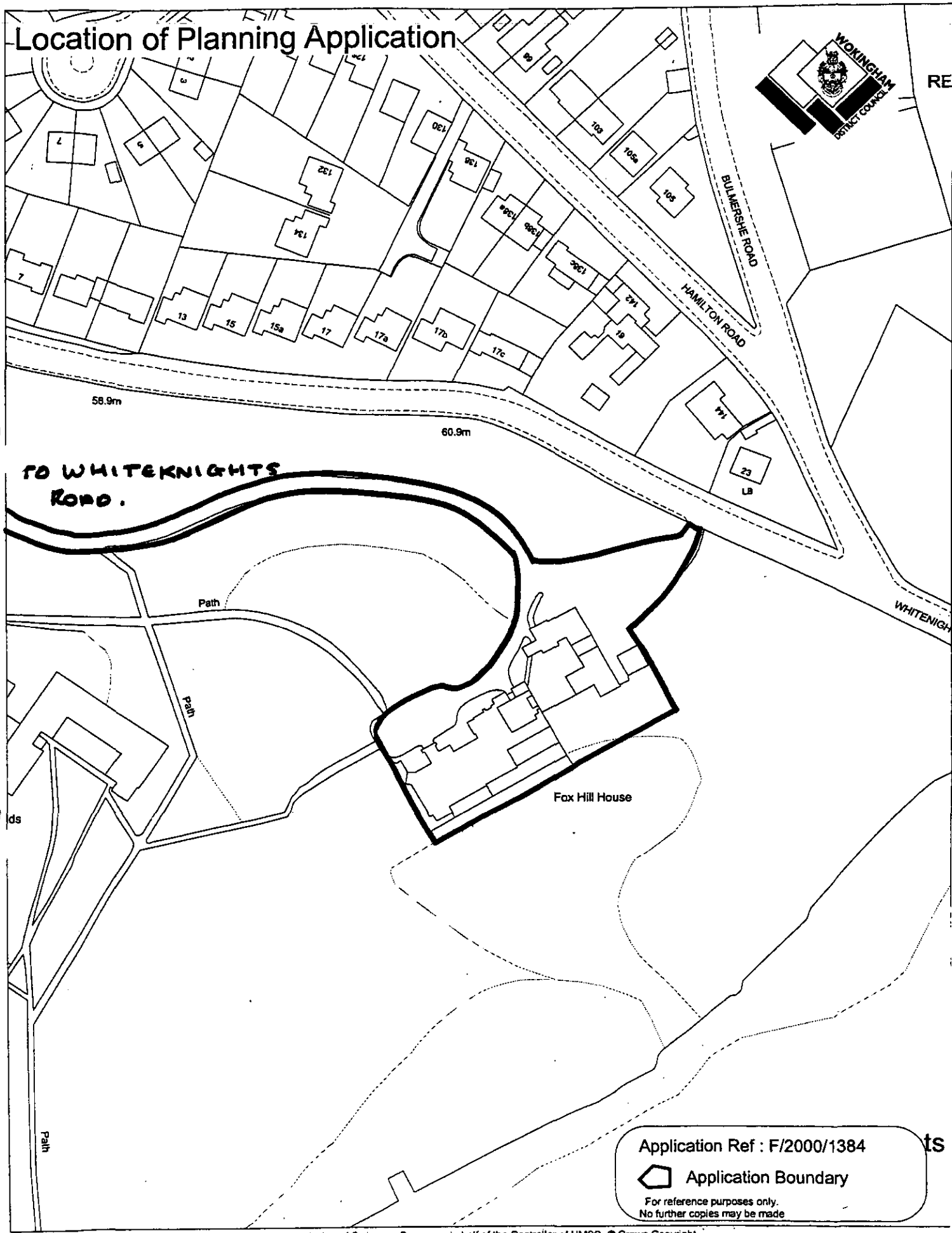
It is requested, therefore, that these latest applications should be refused unless the University is prepared to operate a student parking exclusion zone of at least 1 mile around the Whiteknights Campus, either under its own initiative, or as a result of a Section 106 agreement instigated by the Local Planning Authority during consideration of this latest set of applications.

	BDF
21 JUN 2000	
COPIES TO:	ACC
	FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

Location of Planning Application



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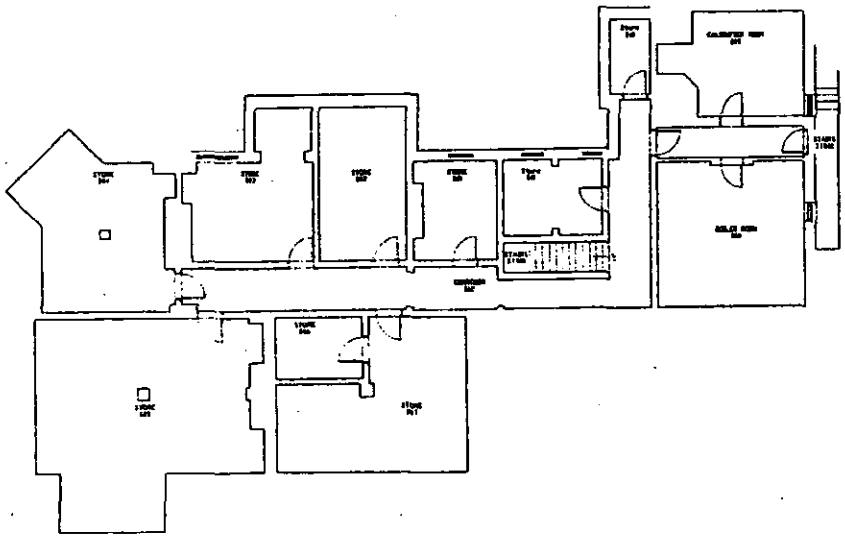
Development Control Section, Environmental Services, Wokingham District Council.
18 October 2000

Scale: 1 : 1250

1254

12 NOV 2009 1364



REF	DATE	REVISION	DRAWN	CHECKED

SCALE	DATE	DRAWN BY	CHECKED BY
1:100	23/03/09	DWB	

DRAWING

BASEMENT PLAN
AS EXISTING

PROJECT

FOXHILL HOUSE
JIF BID

CLIENT

THE UNIVERSITY
OF READING

RIDGE

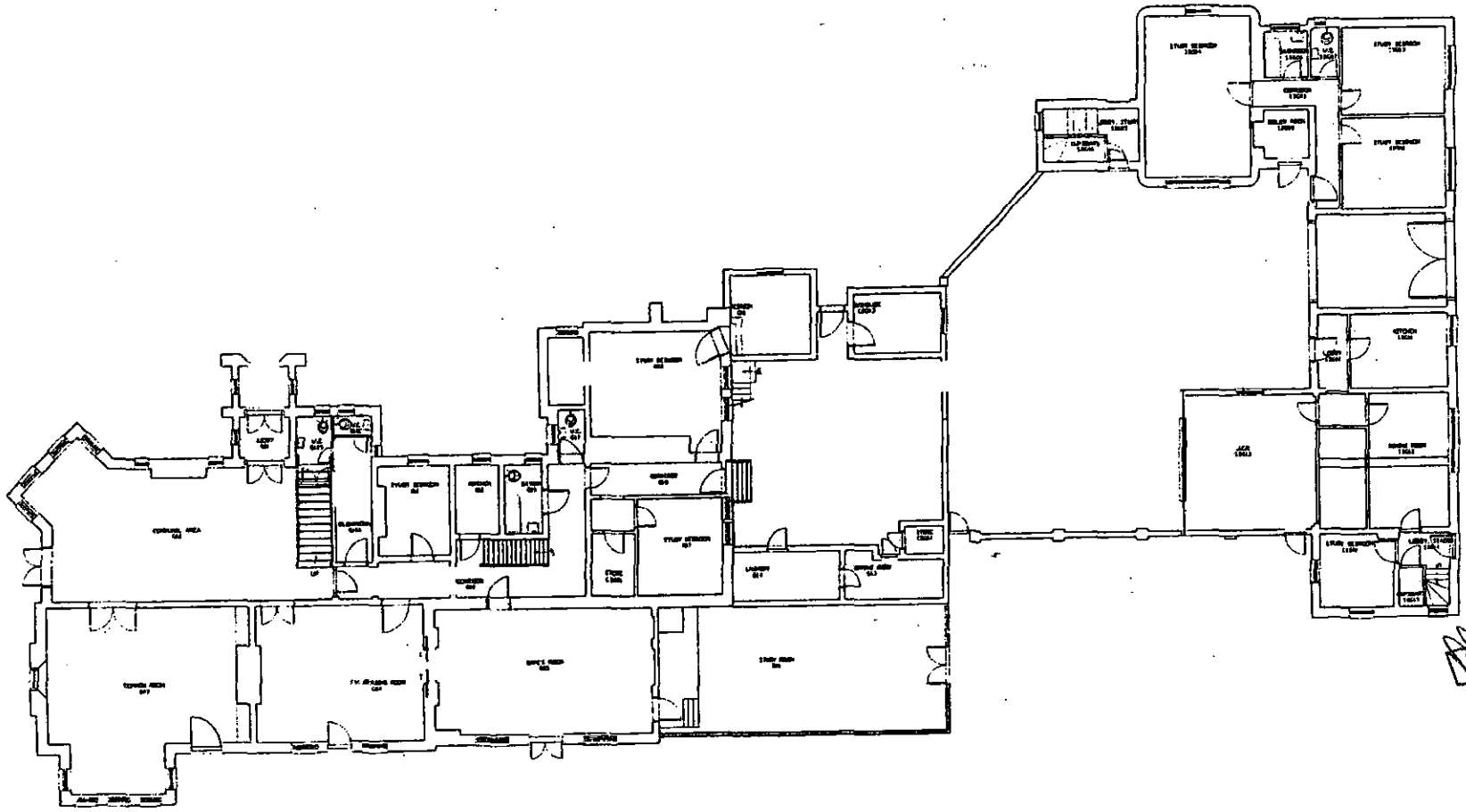
BEAUMONT HOUSE
59 HIGH STREET THEALE
READING
RG7 5AL

TEL: 0118 932 3000
FAX: 0118 932 3437
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Also at Oxford, Bristol and London

DRG NO

REV



1235

SUPERSEDED

REV	DATE	REVISION	DRAWN	CHECKED

SCALE	DATE	DRAWN BY	CHECKED BY
1:100	23/03/09	DWB	

DRAWING

GROUND FLOOR PLAN
AS EXISTING

PROJECT

FOXHILL HOUSE
JIF BID

CLIENT

THE UNIVERSITY
OF READING

RIDGE

BEAUMONT HOUSE
59 HIGH STREET THEALE
READING
RG7 5AR

TEL: 0118 932 2000
FAX: 0118 932 3137
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Also at Oxford, Bristol and London

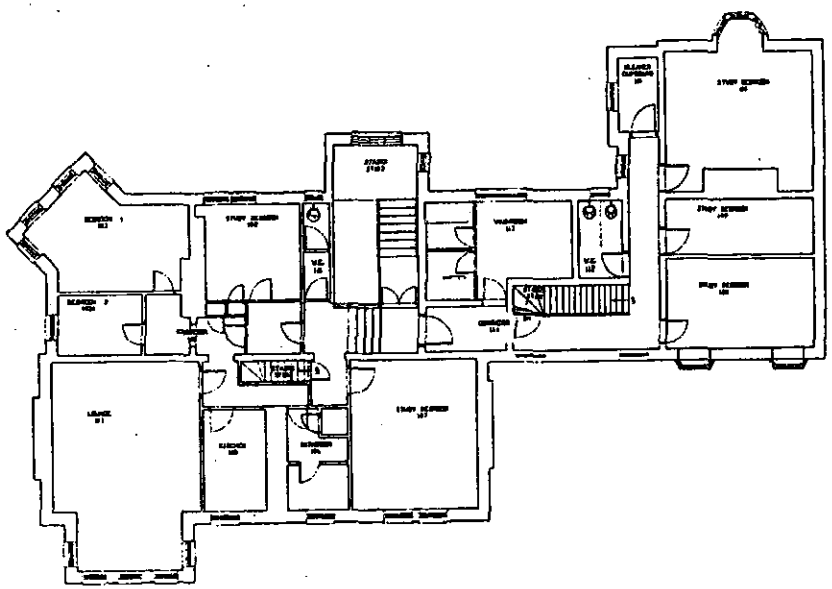
JOB NO

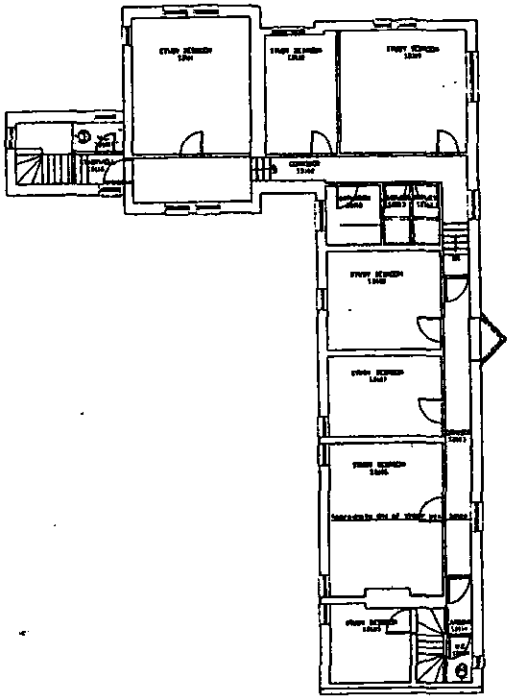
200235/02

REV

FILE REFERENCE

JCEP FILE REFERENCE





1256

02.[illegible]

REF	DATE	REVISION	DRAWN	CHECKED

SCALE	DATE	DRAWN BY	CHECKED BY
1:100	23/03/00	DWB	

DRAWING

FIRST FLOOR PLAN
AS EXISTING

PROJECT

FOXHILL HOUSE
JIF BID

CLIENT

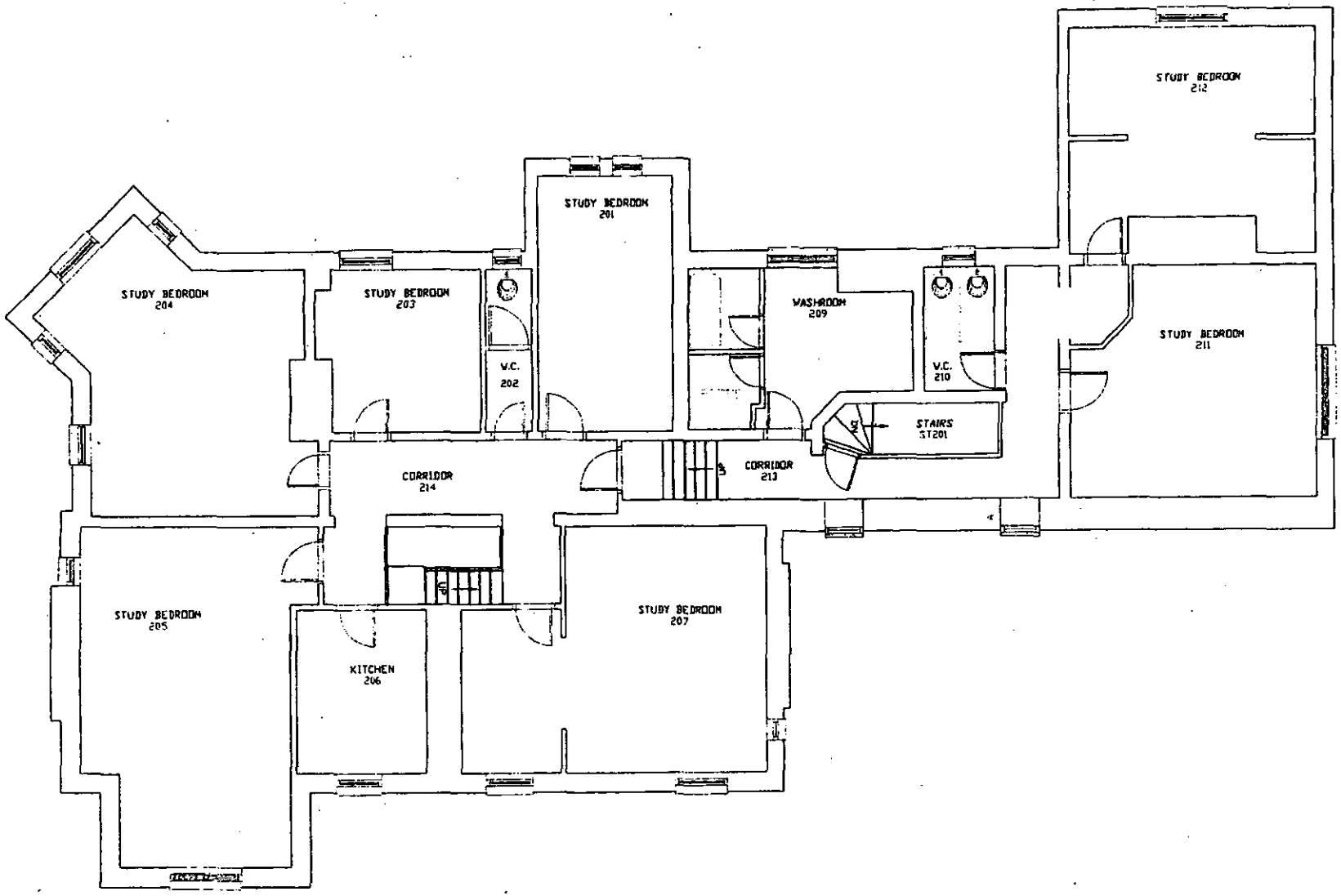
THE UNIVERSITY
OF READING

RIDGE

BEAUMONT HOUSE
59 HIGH STREET THEALE
READING
RG7 5AL
TEL: 0118 932 3000
FAX: 0118 932 3177
E-mail: [illegible]@ridge.co.uk
http://www.ridge.co.uk
Also in Oxford, Bristol and London

DRG NO 200235/03 REV

FILE REFERENCE



1237

02 MAY 2002 1564

REF	DATE	REVISION	DRAWN	CHECKED
SCALE	DATE	DRAWN BY	CHECKED BY	
1:50	27/03/00	DWB		

DRAWING
SECOND FLOOR PLAN
AS EXISTING

PROJECT
FOXHILL HOUSE
JIF BID

CLIENT
THE UNIVERSITY
OF READING

RIDGE
BEAUMONT HOUSE
59 HIGH STREET THEALE
READING
RG7 5AL
TEL: 0118 932 3000
FAX: 0118 932 2137

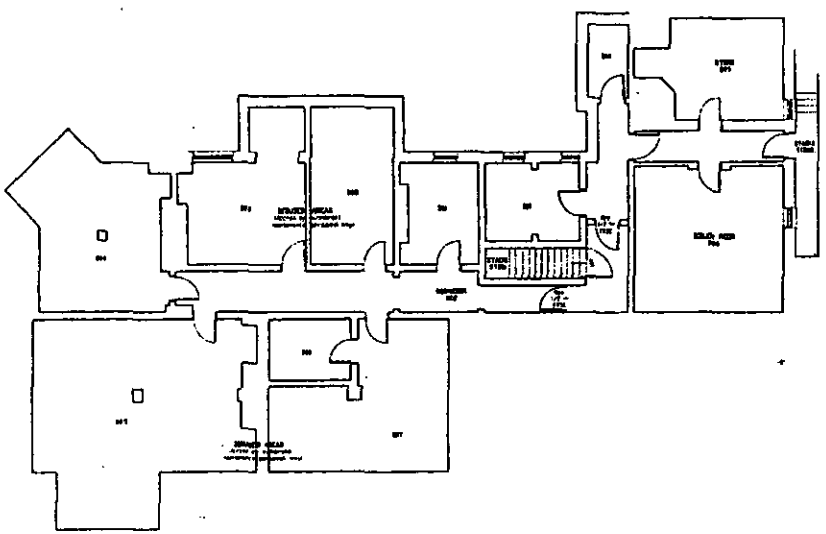
DRG NO
200235/04

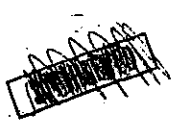
REV

FILE REFERENCE:

1258

02 MAY 2008





BASEMENT PLAN
AS PROPOSED

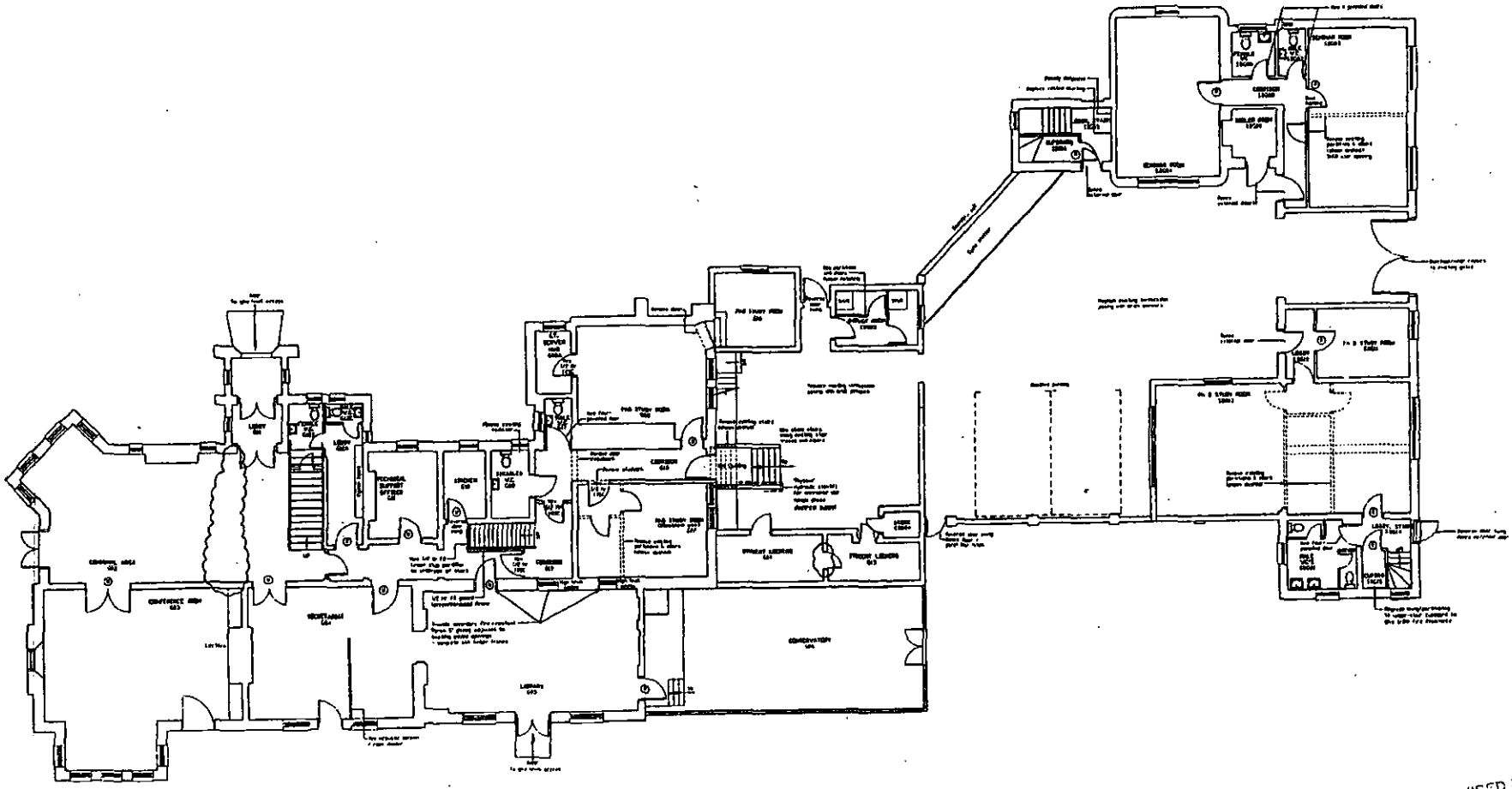
PROJECT
FOXHILL HOUSE
JIF BID

CLIENT
THE UNIVERSITY
OF READING

RIDGE

BEAUMONT HOUSE
97 HIGH STREET THEALE
READING
RG7 5AL
TEL: 0118 932 3000
FAX: 0118 932 3137
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

200235/05



LEGEND :

1259

REVISED PLAN
1372 J
1384 J

REV	DATE	REVISION	DRAWN	CHECKED

SCALE 1:100 | DATE 31/03/08 | DRAWN by | CHECKED

DRAWING
GROUND FLOOR PLAN
AS PROPOSED
BUILDING WORK

PROJECT
FOXHILL HOUSE
JIF BID

CLIENT
THE UNIVERSITY
OF READING

RIDGE
BEAUMONT HOUSE
59 HIGH STREET THEALE
READING
RG7 5AL
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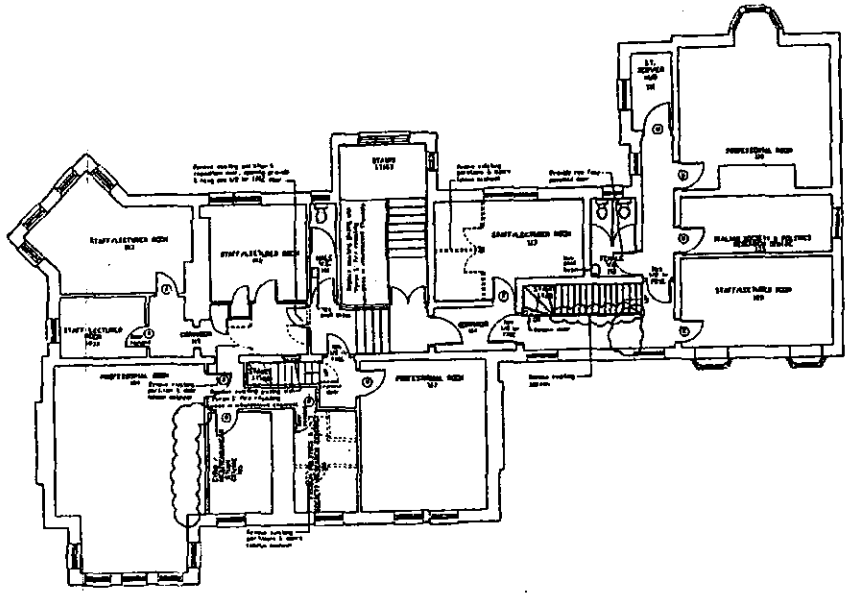
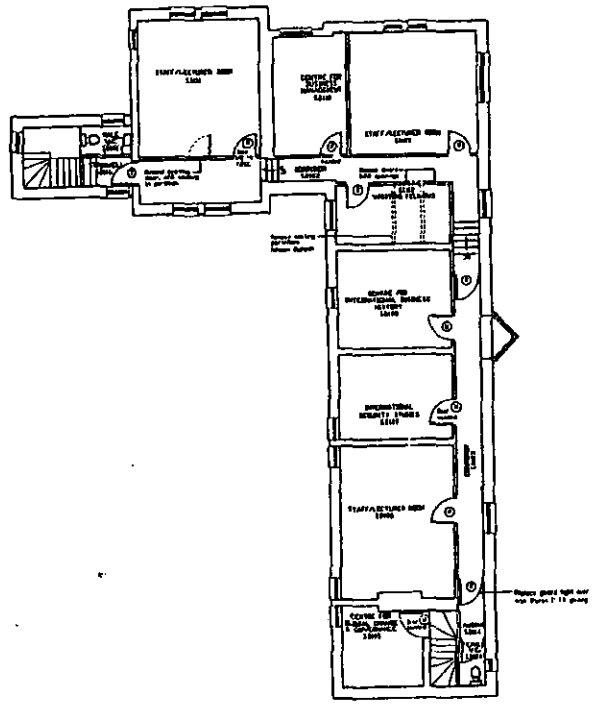
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk
Also at Oxford, Bristol and London

DRG NO 200235/09 | REV A

FILE REFERENCE

XREF'S FILE REFERENCE





LEGEND :

1260

REVISED PLAN
1372 -4
1344 -4

REF	DATE	REVISION	DRAWN	CHECKED
A	31/03/00	Original performance list fit to be retained, proposed partition omitted. 31/03 - Proposed alternatives [illegible]	JF	GD

SCALE 1:100 DATE 31/03/00 DRAWN BY CHECKED BY

DRAWING
FIRST FLOOR PLAN
AS PROPOSED
BUILDERS WORK

PROJECT
FOXHILL HOUSE
JIF BID

CLIENT
THE UNIVERSITY
OF READING

RIDGE

BEAUMONT HOUSE
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READING
RG7 5AL
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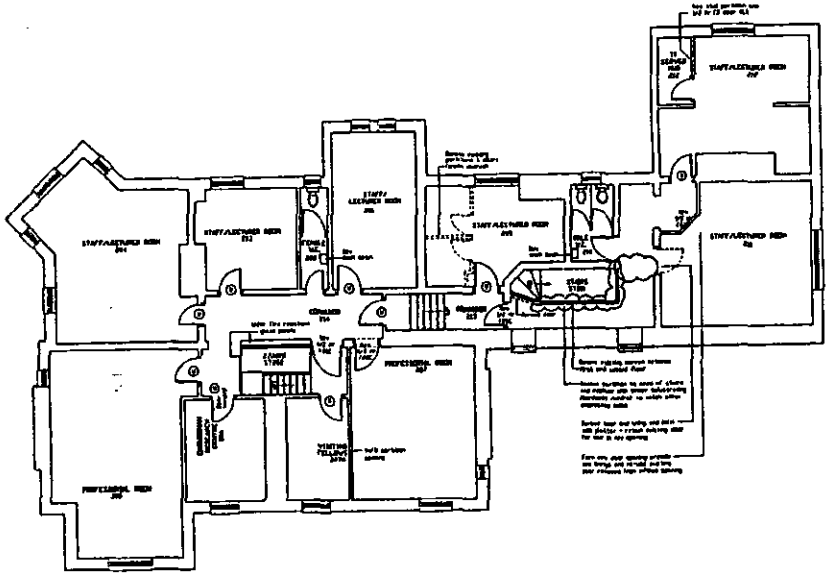
FAX: 0118 932 3137
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk
Also in Oxford, Bristol and London

DWG NO 200235/10 REV A

FILE REFERENCE

LEGEND :

1261



REF	DATE	REVISION	DRAWN	CHECKED
A	5.01.00	51 301 - Proposed fire door omitted and exist. fire bottom to be removed	JK	GB

SCALE 1:100 | DATE 31/03/00 | DRAWN BY | CHECKED BY

DRAWING
SECOND FLOOR PLAN
AS PROPOSED
BUILDERS WORK

PROJECT
FOXHILL HOUSE
JIF BID

CLIENT
THE UNIVERSITY
OF READING

REVISED PLAN
1384 9
1372 9

RIDGE

BEAUMONT HOUSE
59 HIGH STREET THEALE
READING
RG7 5AL
TEL: 0118 932 3088
FAX: 0118 932 3137
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk
Also at Oxford, Bristol and London

DRG NO. 200235/11 | REV A

FILE REFERENCE

XREF FILE REFERENCE

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The University Of Reading
C/O Ridge & Partners
Beaumont House
59 High Street
Theale
READING
Berks RG7 5AL

Application Number: LB/2000/1372

Parish: **EARLEY**

Location: **Foxhill House, Whiteknights Road, Earley, Reading.**

Proposal: **Proposed internal alterations and upgrading works to *provide research institute.***

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. 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.

Condition
3. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
4. 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
5. All new external doors and windows shall be painted red to match the existing building.

Condition
6. No demolition, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
7. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

Condition
8. A detailed schedule for the removal of all existing partitions and doors and the installation of new partitions hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of use. These shall be installed prior to first commencement of use and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
9. Full details of the methodology for partial removal of the existing stone stairs and the installation of a courtyard hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
10. Full details of all the new doors (including 4 panelled doors and 1/2 hour fire resistant SC doors) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
11. Full details of the installation of the timber stud partitions glazed screens and secondary fire resistant glazing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
12. Details of the new timber balastrading and hardwood handrail hereby approved to the second floor stairway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
13. Details of the proposed external disabled ramps shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Condition
14. Full details of the new windows in the stable block shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved plans.

Reason
1. In pursuance of Section 18(1) of the Planning (Listed Buildings and Conservation Area) Act 1990.

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

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

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

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

Reason
6. To preserve the architectural integrity of the listed building.

Reason
7. To help ensure the satisfactory control of the work to the listed building.

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

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

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

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

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

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

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

Informative
1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

Informative
2. 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.

Informative
3. This permission relates to the application as amended with revised drawing numbers 200235/009(A), 010 (A), 011(A), SK01 submitted to the Local Planing Authority on 14 August 2000 showing revised elevations and internal alterations and does not approve the proposals as originally submitted.

Informative
4. The applicant is reminded that this consent relates to listed building consent only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

5. The applicant is advised that any external alterations will require the submission of a new listed building consent application.

John Mitchell

John Mitchell
Development Control Manager
Date: 21/11/2000

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

Tel: (0118) 974 6447

Date:

My ref: LB/2000/1372

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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: LB/2000/1372
Foxhill House, Whiteknights Road, Earley, Reading.
Proposed internal alterations and upgrading works to provide research institute..

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 **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6447

Date:

My ref: LB/2000/1372

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: LB/2000/1372
Foxhill House, Whiteknights Road, Earley, Reading.
Proposed internal alterations and upgrading works to provide research institute.

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 **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Lynette Baker** Application Number: **LB/2000/1372**
Foxhill House, Whiteknights Road, Earley, Reading.
Proposed internal alterations and upgrading works to provide research institute.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor F Rolls

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

Tel: (0118) 974 6447

Date:

My ref: LB/2000/1372

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: LB/2000/1372
Foxhill House, Whiteknights Road, Earley, Reading.
Proposed internal alterations and upgrading works to provide research institute..

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 **Lynette Baker** *on* **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: LB/2000/1372

PROPOSAL:
Proposed internal alterations and upgrading works to provide research institute.

LOCATION:
Foxhill House, Whiteknights Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

16 May 2000

WORK SHEET FOR : Lynette Baker

Application Number : LB/2000/1372

Applicant : The University Of Reading C/O Ridge & Partners.

Location : Foxhill House, Whiteknights Road, Earley, Reading.

Proposal : Proposed internal alterations and upgrading works to provide research institute.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/05/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :

Planning Issues :

Application Number: LB/2000/1372

Appraisal :

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

Application Number LB/2000/1372
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Foxhill House
Whiteknights Road Earley Reading.

APPLICATION NUMBER: LB/2000/1372

OFFICER: Lynette Baker

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

See part one

17/5/00

To:
Conservation Officer

From: Lynette Baker

Date: 16 May 2000

Application Number: LB/2000/1372

Proposal: Proposed internal alterations and upgrading works to provide research institute..

Site Address:
Foxhill House, Whiteknights Road, Earley, Reading.

Applicant:
The University Of Reading C/O Ridge & Partners.

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

THE GENERAL PRINCIPLES OF THE ALTERATIONS AND UPGRADING HAVE BEEN DISCUSSED WITH THE UNIVERSI AND THEIR AGENTS AND IT IS CONSIDERED THAT THE MAJORITY OF THE WORKS COULD ENHANCE THE LISTED BUILDING PROVIDING THE FOLLOWING DETAILS CAN BE AGREED TO THE SATISFACTION OF THE COUNCIL, ENGLISH HERITAGE AND THE VICTORIAN SOCIETY:

GROUND FLOOR (DRG. NO. 09)

G 1. METHOD OF UPGRADING EXISTING DOORS TO 1/2 HR FRSC.

G 2. GLAZED SCREEN TO SECONDARY STAIRCASE.

G 3 ALL NEW DOORS.

G 4 NEW STAIRS + ACCESS FOR THE DISABLED FROM THE COURTYARD.

G 5. INFILL TO EXISTING DOOR OPENINGS.

G 6 UPGRADING OF PARTITIONING/LINING UNDER STAIRCASE.

G 7 BRICK PAVING TO COURTYARD

G 8 SHOWER PARTITIONS.

G 9. NEW ACOUSTIC SCREEN FOR ROOM DIVIDER.

G10. RAMP TO MAIN ENTRANCE.

PLEASE NOTE: THE GLAZED SCREEN TO THE MAIN STAIRCASE / COMMUNAL AREA IS NOT ACCEPTABLE TO THE VICTORIAN SOC. OR THIS COUNCIL.

WE ARE SEEKING DISCUSSIONS WITH THE BUILDING CONTROL TEAM TO SUGGEST ALTERNATIVE WAYS OF RESOLVING THE MEANS OF ESCAPE IN THIS AREA.

FIRST FLOOR (DRG NO 10)

F1. ELEVATION + SPECIFICATION FOR REPLACEMENT DOORS

F2. METHOD OF PROVIDING 1/2 HR FRSC FOR EXISTING DOORS

F3 GLAZING TO STAIRCASE. (MAIN)

NOTE THE REMOVAL OF PARTITION BETWEEN ROOMS 104 AND 105 IS NOT ACCEPTABLE. THE FORMALITY OF THIS PRINCIPAL ROOM WOULD BE COMPROMISED BY THIS PROPOSAL.

F4 DETAILS OF INFILLING OF OPENINGS IN WALL TO VISITING FELLOWS.

SECOND FLOOR (DRG NO. 11)

S1. UPGRADING OF EXISTING DOORS

S2 INFIL OF WALL BETWEEN ROOMS 207 AND 207A.

S3. REPLACEMENT DOORS SPECIFICATION PLUS ELEVATIONS.

S4 TIMBER BALUSTRADE TO UPPER STAIRCASE

S5. NEW DOOR + LINING + ARCHITRAVE TO ROOM 211.

S6 INFILL TO DOOR TO ROOM 211.

S7 STUD PARTITION BETWEEN I.T. SERVER AND STAFF / LECTURE ROOM 212

MUCH OF THIS INFORMATION CAN BE PROVIDE NOW. IF LISTED BUILDING CONSENT IS GRANTED THEN I WOULD RECOMMEND THAT CONDITIONS ARE ATTACHED REQUIRING THE FOLLOWING DETAILS TO BE SUBMITTED

1. METHOD OF UPGRADING DOORS
2. SPECIFICATION FOR NEW DOORS
3 BRICK PAVING.
4 WINDOW DETAILS TO ROOMS SBG04 (SEMINAR ROOM) AND SBG13 (STUDY ROOM) NOTED IN DISCUSSIONS BUT NOT INCLUDED ON DRAWING 09.

Harold Sanders.

CONSERVATION ARCHITECT

27.07.00.

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

02 MAY 2000 1372

1. APPLICANTS NAME THE UNIVERSITY OF READING
ADDRESS WHITEKNIGHTS, P.O. BOX 235, READING, BERKSHIRE.
POST CODE RG6 6BW
PHONE 0118 9318300

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

AGENTS NAME RUDGE & PARTNERS
ADDRESS BEAUMONT HOUSE, 69 HIGH STREET, TILEHALE, READING, BERKSHIRE
POST CODE RG7 5AL.
PHONE 0118 9323088

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

BUILDING LOCATION FOXHILL HOUSE, WHITEKNIGHTS ROAD EARLEY, READING, RG6 7BA.

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

BUILDING TYPE LARGE DWELLING

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

BUILDING USE RESIDENTIAL STUDENT ACCOMMODATION

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

LISTING GRADE TWO.

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

200235/01, 02, 03, 04, 05, 09, 10, 11.
055/R & PHOTOSHEET (1-4)

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser

FREEHOLD OWNER.

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.

INTERNAL ALTERATION & UPGRADING WORKS TO PROVIDE RESEARCH INSTITUTE.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? THE PROPOSED WORKS INVOLVE ONLY
e.g. state materials and colour of any new walls or roof. MINOR ALTERATIONS TO THE EXTERNAL APPEARANCE. THE RECONSTRUCTION OF THE REAR STEPS WILL UTILISE THE EXISTING STONE TREADS & RISERS. THE ALTERATIONS TO THE TWO WINDOWS IN THE STABLE WILL INVOLVE PARTIAL INFILLING OF THE OPENINGS WITH BRICKWORK TO MATCH THE EXISTING.

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) NOT APPLICABLE.

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

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

JOINT INFRASTRUCTURE FUNDING IS CURRENTLY BEING APPLIED FOR IN RESPECT OF THE PROPOSED REFURBISHMENT WORKS. THE OUTCOME OF THE APPLICATION IS NOT YET 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.

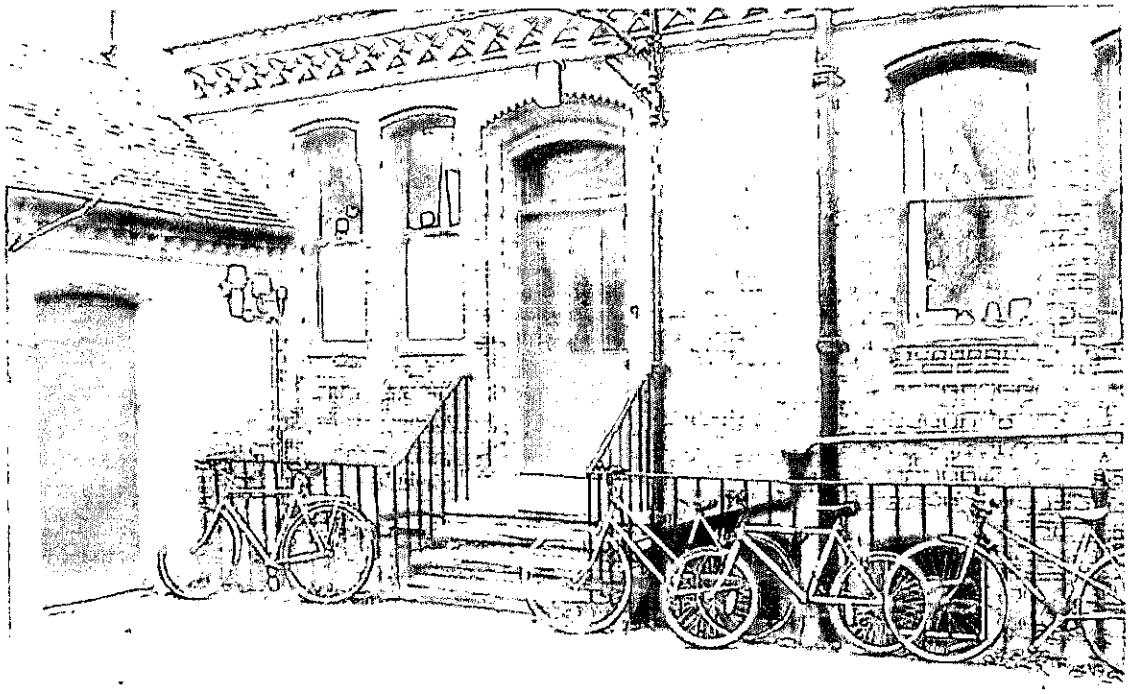
Signed ..... on behalf of THE UNIVERSITY OF READING.

Date 27TH APRIL 2000.

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.'

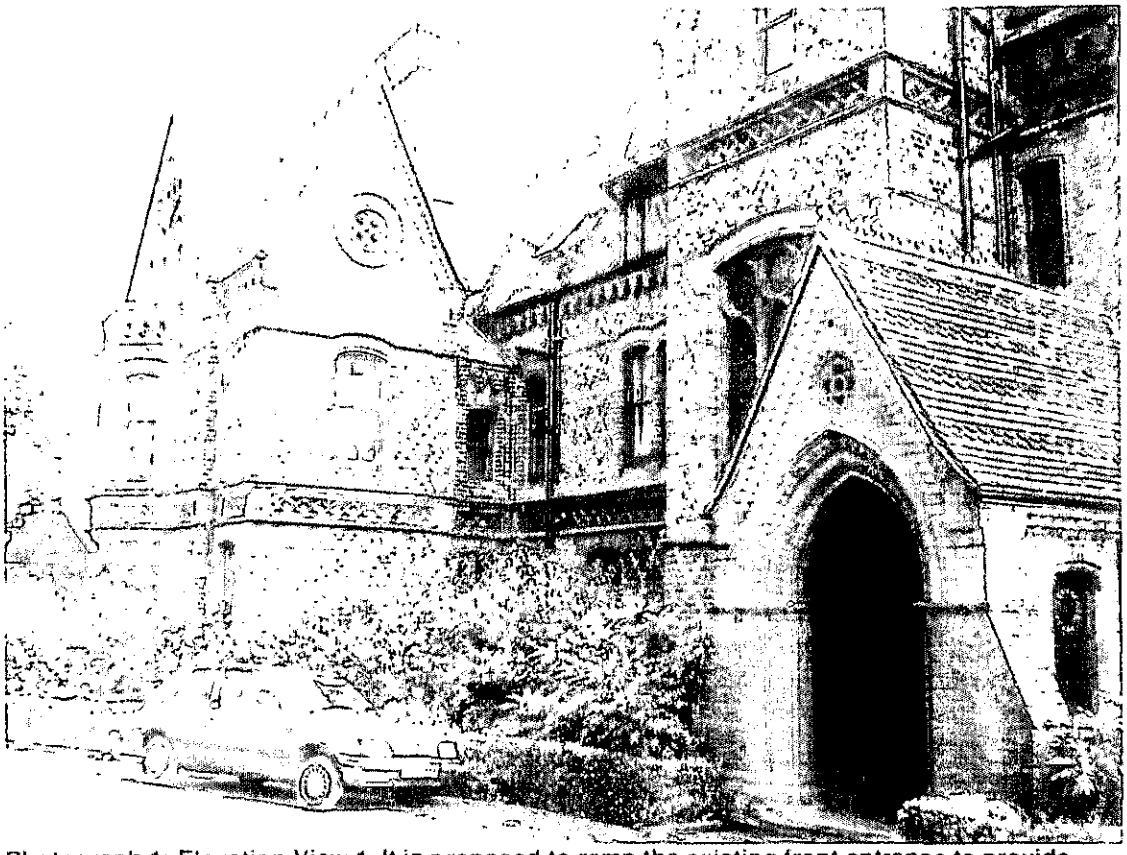


Photograph 3: It is proposed to reconstruct the rear staircase using the existing stone treads and risers, and install an external lift to provide access for disabled persons.



Photograph 4: It is proposed to alter 2No. of the existing full height ground floor window openings to the barn so as to be more in keeping with the original character of the building.

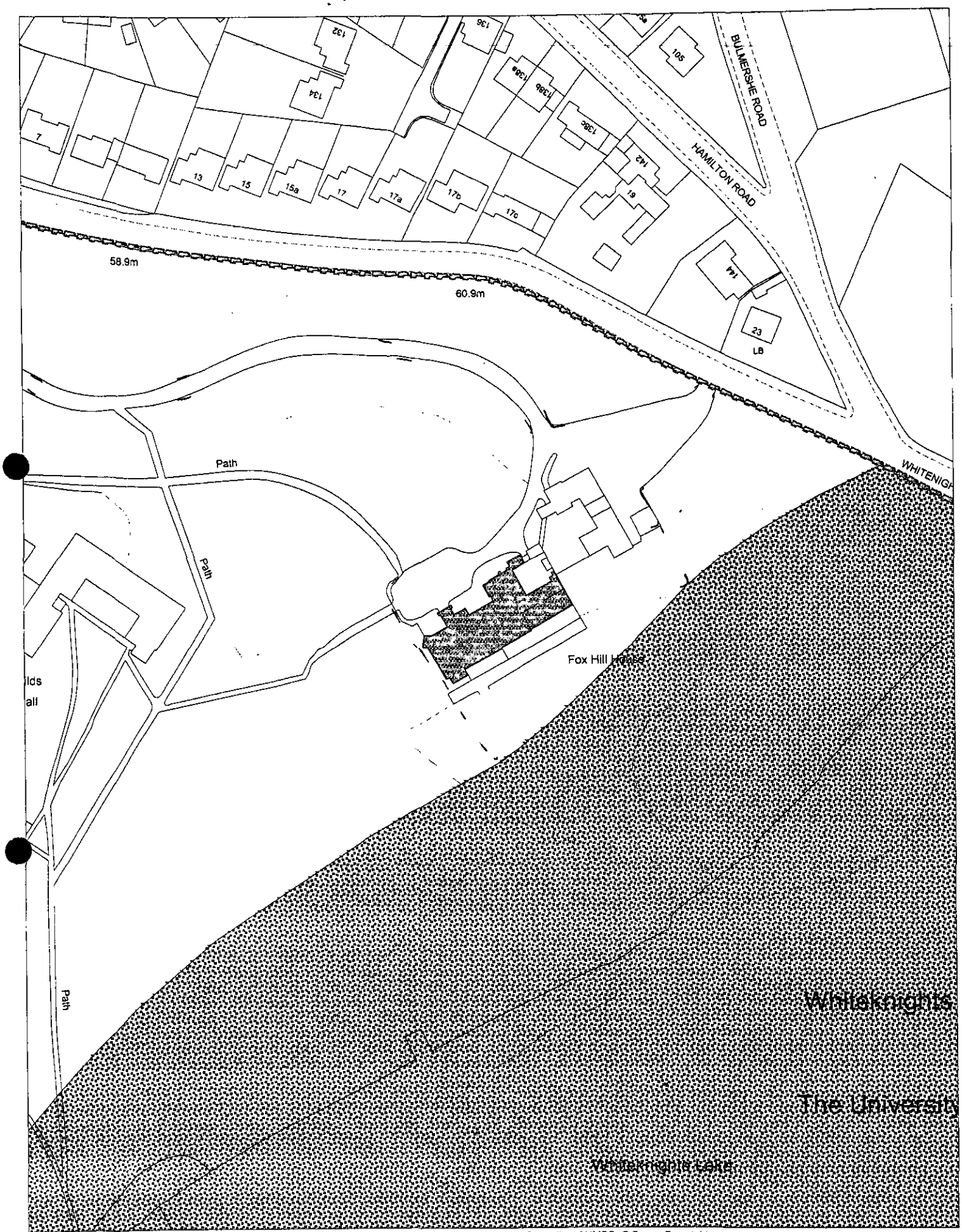
02.MAY2008 1372



Photograph 1: Elevation View 1. It is proposed to ramp the existing front entrance to provide level access.



Photograph 2: Elevation View 2



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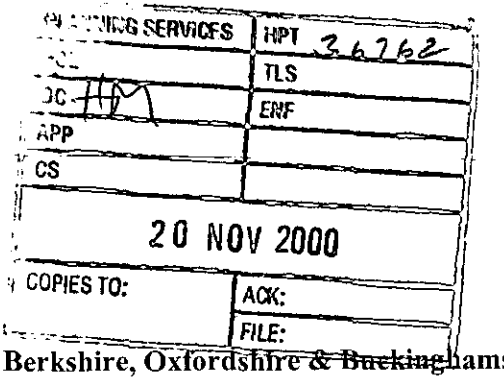
Development Control Section, Environmental Services, Wokingham District Council.
10 May 2000

Scale: 1 : 1250

Applicationo	Name & Address
LB/2000/1372	J Allen 17C Whiteknights Road Reading RG6 7BY
LB/2000/1372	S & D Thompson May House 103 Hamilton Road Reading Berks RG1 5RB

App. approved
Letter sent 23/11/00

GOVERNMENT OFFICE
FOR THE SOUTH EAST



Berkshire, Oxfordshire & Buckinghamshire
Area Team
Planning
Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882255
Tel: 01483 882 494

FAX: 01483 882 409
GTN: 3011 2494

E-mail: vkirton.gose@go-regions.gov.uk
Website: www.go-se.gov.uk

17 November 2000

Head of Environmental Services Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: GOSE/106/3/WHAM/5
Your Ref: HMP/LB/2000/1372

Dear Sir,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

APPLICATION FOR LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS AND UPGRADE WORKS TO PROVIDE RESEACH INSTITUTE.
AT: FOXHILL HOUSE, WHITEKNIGHTS ROAD, EARLEY.
APPLICATION NO: LB/2000/1372

1. I write with reference to your letter of 25 October 2000 giving notice under section 13 of the above act of the application, under your reference number, for listed building consent for the above works.

2. The Secretary of State has considered the information in your letter and does not intend the application to be referred to him. Accordingly, it is now for your authority, under section 13(3)(b) of the above act, to determine the application at your discretion. The procedure for giving out decisions on applications for listed building consent is laid out in PPG15 and DOE Circular 14/97.

3. A copy of any consent granted should be sent to the Department in due course.

Yours faithfully,

Victoria Kirton

V. KIRTON
Administrative Officer

Printed on 100% recycled paper with 75% post-consumer waste

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE

DEPARTMENT FOR EDUCATION AND EMPLOYMENT DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS DEPARTMENT OF TRADE AND INDUSTRY

Please file

Sent by 1st class post 6/11/00

1372

Heather Morgan

From: VICTORIA KIRTON [VKIRTON.GOSE@go-regions.gsi.gov.uk]
Sent: 30 October 2000 12:40
To: Heather.Morgan@wokingham.gov.uk
Subject: Listed Building Consent - Foxhill House

Listed Building Consent for internal alterations and upgrade works to provide research institute
AT: Foxhill House, ~~Whitekmights~~ Road, Earley
Application No: LB/2000/1372

Thank you for your letter dated 25 October 2000 referring to the application for listed building consent for the above named works.

Firstly, I should point out that Mr Chris Witt no longer works for the planning department therefore if you have any further Listed Building Consent applications, send them to me and I will gladly deal with them.

I am contacting you because a number of documents were missing from the papers enclosed with your letter. Please could you send me copies of the following:

1) Copy of the application form ✓
2) Copies of the appropriate plans (these should be the same as those referred to English Heritage) – sent for copying 3.11.00. received 6.11.00
3) Copies of any representations received ✓ (x3)
4) A copy of the press advertisement or the site notice ✓
5) A copy of the certificate of ownership ✓

I shall proceed with the application as and when I have received these documents therefore I would be grateful if you could post them to me as soon as possible.

Thank you

Victoria Kirton
Tel No: (01483) 882494

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 25 October, 2000
My ref. HPM/LB/2000/1372
Your ref. Listed Building Application

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) 977 8909
DX: 33506 – Wokingham

Mr. C. Witt,
Government Office for the South East,
Bridge House,
1 Walnut Tree Close,
Guildford,
Surrey.
GU1 4GA.

Dear Mr. Witt,

RE PROPOSED INTERNAL ALTERATIONS AND UPGRADE WORKS TO PROVIDE RESEARCH INSTITUTE
FOXHILL HOUSE, WHITEKNIGHTS ROAD, EARLEY
DIRECTION UNDER ENVIRONMENT CIRCULAR

I have pleasure in enclosing copies of the information required by the Directions procedure.

I enclose comments from English Heritage. They state that this is a conservative scheme and are happy for the matter to be left with the Council's Conservation Officer. The latter has no objection to the scheme which is highlighted by the Committee report attached.

I also enclose a copy of the draft decision notice which highlights all of the conditions which are proposed to be imposed. I can also confirm that the plans referred to by English Heritage, namely 055R, 200235/01, /02, /03, /04, /05, /09, /10 and /11 remain unchanged and were those upon which English \heritage were consulted.

Please do not hesitate to contact me should you require any additional information.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer
Enclosure: committee report, draft decision notice, English Heritage correspondence.

Please file -

35045

ENGLISH HERITAGE

SOUTH EAST REGION

COPIES TO: ACK:
FILE:

Attention Lynette Baker
Environmental Services Dept,
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks. RG40 1WR

20 October 2000

Dear Madam,

Foxhill House, Whiteknights Road, Earley, Reading (Appl., LB/2000/1372; drawings: 055 R; 200235/01; 02; 03; 04; 05; 09;10; 11.)

Thank you for notifying English Heritage about this proposal, to convert this important Grade II* listed house by Alfred Waterhouse into a research institute. We note that no elevations have been submitted, and we surmise from this that no external changes are taking place (apart from the installation of new steps into the courtyard). I have visited the building in the past, and have spoken to your Historic Buildings Architect Mr Sanders. We understand that this is a conservative scheme and we are content to leave this matter to him, subject to appropriate conditions to protect the historic fabric, including joinery, stained glass and other fixtures, internally as well as externally.

Yours sincerely,

pp S. Angell

Dr Diane Kay
Inspector of Historic Buildings
South East Region

Application Nos. **Received** **Earley**
F/2000/1384 & LB/2000/1372 **02.05.2000**

Applicant: **University of Reading**
Location : **Foxhill House, Whiteknights Road, Earley**
Proposal : **Proposed change of use from halls of residence to proposed research institute and proposed internal alterations and upgrading works to provide research institute.**

1. **Planning History** - Foxhill House is currently utilised as student residential accommodation for the University of Reading. It comprises a large house in landscaped surroundings, built in 1868 by Alfred Waterhouse and where he subsequently resided. Previously a Grade II listed building, the house was upgraded to Grade II * by English Heritage on 04.08.2000. As such, the recommendation of the Local Planning Authority has to be forwarded to GOSE who then decide whether to allow the Local Planning Authority to grant planning permission and listed building consent.

   The relevant history is set out below:-
   920/72 - Modification of existing building to form residential accommodation.
   Granted 08/06/1972.
   24207 LBC - Removal of chimney, demolition of greenhouses.
   Granted 11/09/1985.

2. **Proposal** - Is for the change of use of Foxhill House from Halls of Residence to accommodate The Research Institute in International and European Studies. Various internal and external alterations are proposed, to convert the private study bedrooms and communal facilities to offices, study rooms and conference rooms. The internal alterations will improve the existing structure and layout. External alterations are limited to improved access for disabled persons, and alterations to 2 windows in the stable block. There will be no increase in parking provision with the exception of 2 designated disabled parking spaces in the courtyard area.

3. **Consultations** -
   - ***Highways*** - No objection subject to a condition restricting any further increase in car parking and a condition to ensure that secure, well lit cycle parking and showers/changing facilities are provided. A S106 is also required to tie the building to the University's overall Green Travel Plan.
   - ***Reading Borough Council*** - No response to date.
   - ***Victorian Society*** - (Original) No objection in principle to the change of use, but should be Grade II *. Concerned at proposed screen in entrance hall (now deleted). Would urge an historical analysis of the building.
   - ***Conservation Officer*** - No objection to the change of use and consider the new use and the resulting renovations will enhance this important late Victorian house. Many of the fixtures and fittings have survived the last 100 years. The new use could safeguard the interests of the Victorian Society for many more people. The revised plans agree with discussions between the applicant and English Heritage.
   - ***Education*** - No response

- ***Consultations*** - 3 letters received. Concerned at (1) the visual impact of the ramp at the principal entrance. (2) increase in traffic and is contrary to the University's Green Travel Plan. (3) there is no traffic control at Foxhill House. (4) Congestion during peak hours at the nearby junction of Whiteknights Road, Upper Redlands Road and Eastern Avenue. (5) Foxhill House should remain as 'a residence' as originally proposed.
- ***Earley Town Council*** - No objection to the change of use itself. Concerns in respect of parking off site are set out in the attached sheet.

4. Appraisal - The main issues are considered to be:-

A. Principle of change of use (policy LWE5 of the Loddon Area Local Plan, policies WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified).
B. Impact upon the Grade II* listed building (policy EN4 of the Berkshire Structure Plan, policies LBE17 and LBE18 of the Loddon Area Local Plan, policies WHE10,WHE12 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as modified.
C. Impact on parking provision and highway safety (policies LD5 and T4 of the Berkshire Structure Plan, policies LT5, LT6 and LT10 of the Loddon Area Local Plan, policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).
D. Concerns of Earley Town Council and residents.

A. Principle of change of use

The halls of residence currently accommodate approximately 25 students. The proposed use would provide an International Research Institute. Researchers would come from across the world for approximately 6 months at a time. Research would be done on a 'hot desking' basis which means that researchers do not have their own permanent workstation but use whichever desk/workstation is available. There would be 24 permanent and 24 visiting staff/researchers.

The existing students would be accommodated within the existing University student hall of residence. As such, there would be no objection in principle to the loss of this accommodation, particularly in the light of the University plans to provide approximately 498 bed spaces over the next 2 years. These would be the subject of separate applications. No loss of permanent residential accommodation is involved in this proposal.

Policy WEM6 advises that when buildings are to be occupied by an organisation other than the University, they should be used purely for the purposes of research and development related to the University and to tie future occupation to the above by condition or agreement.

Whilst the Research Institute lies within Whiteknights Campus, it is not strictly part of the University. However, it is to be used for research purposes and no objection is raised to this use subject to restrictive conditions. The redevelopment will not encroach upon open areas, wildlife heritage sites or corridors and will have no impact on residential properties. Issues of impact upon the listed building and parking provision are dealt with in Sections B and C below.

On the basis of the above, the change of use to a Research Institute complies with policies WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact upon the listed building

Policy WHE23 seeks to retain listed buildings in their present or original uses. Where this cannot be achieved changes of use would be allowed where it can be demonstrated the character of the building is more likely to be safeguarded in the proposed use than the existing use, and that there is no immediate adverse effect on the special character of the buildings fabric, interior and setting.

The conversion of Foxhill House to Halls of Residence in the 1970's (prior to listing of the building)resulted in the introduction of a number of unfortunate partitions and uses of rooms. The proposed change of use will result in a number of internal and external alterations which will bring the size and use of rooms closer in line with the original residential use. Uncharacteristic full height ground floor windows in the barn are to be replaced with smaller windows more in keeping with the original character of the building, with shallow curved rubbed brick arches.

The removal and repositioning of partitions will enable the original proportions of rooms to largely be retained or improved upon. Revisions to the original proposals are deemed acceptable and will result in an improvement to the layout of the building's interior. In addition, it is considered that the proposed use is more likely to safeguard the character and fabric of the listed building than its current use as Halls of Residence. There is no objection to the change from this use, but it is not reasonable to expect the building to revert to one residential dwelling.

The proposed change of use would safeguard, and indeed improve the fabric, interior and character of this Grade II* listed building. A number of conditions will need to be imposed to ensure details of the conversion are acceptable from a listed building point of view. These details have not been provided to date as the scheme needs to be agreed in principle in order to seek funding, prior to the submission of detailed works. As such, the proposal complies with policies WHE12 and WHE13 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Impact upon parking provision and highway safety

Foxhill House currently has 24 parking spaces, which are located to the north of the main house in the courtyard and adjacent to the stable block. No increase is proposed with the exception of 2 disabled spaces in the courtyard. However, the University of Reading has introduced a voluntary Green Travel Plan across the whole of the campus. This puts limits on the levels of staff and student parking spaces and encourages the use of alternative forms of transport. The University has a Green Travel Plan for the campus which seeks to encourage alternative forms of transport. The University Green Travel Plan seeks to reduce the number of car park permits by 4% per annum, reducing car commuting to the University by 10% over the next 3 years, to achieve a shift to bus travel to a total of 10% of staff and 10% of students by 2003, improved cycle facilities and car parking controls. It is important that the occupation/use of the building remains ancillary to the University so that the aims of the Green Travel Plan which is tailored to students and staff can be met. It is

understood that discussions will continue in the future with the University regarding the improvement of the current Green Travel Plan.

Highways have advised that subject to the applicant entering into a S106 agreement to tie in the proposed building to the Green Travel Plan, there are no objections to the level of parking provision proposed..

On the basis of the above, the development accords with policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Concerns of Earley Town Council and Residents
Concerns expressed as to the appropriateness of the change of use are dealt with in section B above. Issues regarding the traffic, Green Travel Plan and congestion are dealt with in section C above. Lack of traffic control in the vicinity of Foxhill House is an internal management issue of the University and is not a valid reason for refusal. No objection has been raised by the Conservation Officer regarding the ramp, which will provide equal access for all. Conditions are to be imposed to ensure satisfactory details are submitted to and approved by the Local Planning Authority.

Earley Town Council are concerned at the impact of student parking outside the boundaries of the Whiteknights Campus. They point to additional parking restrictions in Pepper Lane which have had to be put in to ensure through traffic can successfully negotiate the road. The Town Council are requesting that the University enter into a legal agreement to introduce a student exclusion zone of at least one mile.

The elements of the Green Travel Plan are included in section C above. Charging for on site parking should assist in persuading staff and students to use other facilities. It is not deemed reasonable to request that the University enter into an agreement regarding a student parking exclusion zone in connection with any one specific application. It is understood that the Green Travel Plan is subject to annual review and this would be entirely legitimate as an area for the University to investigate at this stage.

5. **Conclusion** - There is no objection to the loss of student residential accommodation, nor to the use of Foxhill House for research purposes subject to a restriction on the use. The change of use would result in improvements to the corridors, staircases and proportions of some of the rooms, and will ensure long term protection of the fabric of the Grade II* listed building. The scheme will be tied to the University's Green Travel Plan to ensure this change of use encourages alternative forms of transport.

6. **Recommendation** –

F/2000/1384

(1) GRANT Planning permission subject to notification to Government Office for the South East a S106 agreement, to tie the proposed change of use to the University Green Travel Plan 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. The premises shall be used for academic research and development purposes and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

4. No part of any building(s) hereby permitted shall be occupied or used until the disabled 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.

5. Details of car parking provision shall be submitted to and approved in writing by the Local Planning Authority prior to first use.

6. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

7. All new works and works of making good to the retained fabric, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

8. 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.

9. All new external doors and windows shall be painted red to match the existing building. A sample of the paint shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works hereby approved.

10. Details of the proposed external disabled access ramps shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development.

11. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

12. There shall be no increase in the level of parking provision on the application site without the written permission of the Local Planning Authority.

13. Full details of the new windows in the stable block shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved plans.

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. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.
6. To prevent queuing and parking off site, in the interests of highway safety and convenience.
7. 8.9.13. In order to safeguard the special architectural or historic interest of the building.
10. In order to safeguard the special architectural or historic interest of the building.
11. In order to encourage alternative forms of transport.
12. In order to fully assess the transportation implications.

Informatives

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

2. This permission relates to the application as amended with revised drawing numbers 200235/009(A), 010 (A), 011(A), SK01 submitted to the Local Planning Authority on 14 August 2000 showing revised elevations and internal alterations and does not approve the proposals as originally submitted.

3. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

4. 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 EN4, LD5 and T4
   Loddon Area Local Plan Policies LWE5, LBE17, LBE18, LT5, LT6, and LT10.
   Deposit Draft Wokingham District Local Plan Policies WHE13, WOS3, WT6 and WT7.

5. The applicant is advised that any external works to the building, including the windows will be the subject of a separate listed building consent application.

LB/2000/1372

(2) GRANT listed building consent, subject to notification to GOSE 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. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

4. 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.

5. All new external doors and windows shall be painted red to match the existing building.

6. No demolition, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

7. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

8. A detailed schedule for the removal of all existing partitions and doors and the installation of new partitions hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of use. These shall be installed prior to first commencement of use and the work shall not be carried out other than in accordance with the approved drawings and samples.

9. Full details of the methodology for partial removal of the existing stone stairs and the installation of a courtyard hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

10. Full details of all the new doors (including 4 panelled doors and 1/2 hour fire resistant SC doors) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

11. Full details of the installation of the timber stud partitions glazed screens and secondary fire resistant glazing shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the

work shall not be carried out other than in accordance with the approved drawings and samples.

12. Details of the new timber balastrading and hardwood handrail hereby approved to the second floor stairway shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

13. Details of the proposed external disabled ramps shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

14. Full details of the new windows in the stable block shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed in accordance with the approved plans.

Reasons

1. In pursuance of Section 18(1) of the Planning (Listed Buildings and Conservation Area) Act 1990.
2. To ensure that the external appearance of the building is satisfactory
3. 4. 5. In order to safeguard the special architectural or historic interest of the building.

6.To preserve the architectural integrity of the listed building.
7. To help ensure the satisfactory control of the work to the listed building.
8. 9.10.11.12.13.14. In order to safeguard the special architectural or historic interest of the building.

Informatives

1. The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

2. 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.

3. This permission relates to the application as amended with revised drawing numbers 200235/009(A), 010 (A), 011(A), SK01 submitted to the Local Planing Authority on 14 August 2000 showing revised elevations and internal alterations and does not approve the proposals as originally submitted.

4. The applicant is reminded that this consent relates to listed building consent only and does not constitute approval under any other legislation including Building

Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

5. The applicant is advised that any external alterations will require the submission of a new listed building consent application.

Heather Morgan

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1384&1443

To: Heather Morgan, Planning

Your Ref: F/2000/1384&1443

Date: 9th October 2000

PLANNING APPLICATIONS F/2000/1384&1443
UNIVERSITY OF READING PROPOSED EXTENSIONS/ALTERATIONS

PA 2000/1384 Foxhill House, Whiteknights Road Earley - Proposed change of use from halls of residence to research institute.

I can confirm that the Highway Authority does not object in principle to the proposed development subject to there being a condition restricting any further increase in car parking and a condition ensuring that secure, well lit cycle parking and showers/changing facilities be provided before the development is occupied. (Details to be submitted to and approved by the LPA). The total number of cycle spaces required is 1 per 5 staff/students.

As discussed in agenda planning this morning, it is also important that the occupation/use of the building remains ancillary to the University. This is necessary as the aims and objectives of the GTP are tailored to students and academic staff. The GTP prepared by the University is only voluntary and at present does not go far enough in encouraging staff to travel to and from the site by means other than the private car. Discussions will be continuing with the University regarding the improvement of the current GTP>

Condition C124 to be amended to read as 'The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved by the LPA. Details to include facilities for showering/changing.

C129 Construction Vehicles

PA 2000/1443 Department of Meteorology – Proposed extensions for research use.

As above.

Tom Callaghan

NOTE:

PLEASE ENSURE THAT THERE IS A S106 TIE OVER THE GTP TO THESE BUILDINGS.

R

10/10/00

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2000/1372

Proposal:
Proposed internal alterations and upgrading works to provide research institute.

Location:
Foxhill House Whiteknights Road Earley Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/06/2000 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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 02/06/2000 Checked MB 14/6/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAY 2000	
Officer: LEB	Application No. 00/1372

Map No. ..... Site 0.32

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(LB) Proposed internal alterations and upgrading works to provide research institute

Location: Foxhill House Whiteknights Road

Parish: Earley Ward: Redhatch ✓ 16/5

Applicant: University of Reading

Fee Received 0.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing *property edged in blue/red*			
2	1:500 block plan showing existing & *proposed dev. + adj. Properties*	None supplied Parking layout ? on layout plan		
3	Forms unsigned			
4	Correct S 66 certificate		phoned 12/5	
5	Elevation plans	None supplied (only photos). Need elevations to show new disabled access & alterations to windows openings		
6	Floor plans	details to be discussed later		
7	Metric scale disclaimer			
8	*Encroachment letter*			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ..... listed Building .....

Date Site Notice Sent : 16/5 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

The Victorian Society	
The Georgian Group	KC: .....
Soc for Prot. of Ancient Bdgs	
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

Notify all bodies but just send 1 set of plans to The Victorian Society (checked with Harold S.)

OTHERS: (Historic Park / Garden)

.....

.....

..... Pre-app attached to full app.

NEIGHBOURS:

..... S/N + Foxhill House, Whiteknights Road .....

..... 75-83 (odd) Eastern Avenue .....

..... 1-19 (odd), 15a, 17a, 17b, 17c, 23 Whiteknights Rd .....

..... 122-144 (even), 138a, 138b, 138c Hamilton Rd .....

..... 2-12 (odd & even), 14 Waybrook Crescent .....

..... 12-30 (even) & 1-9 (odd) Upper Redlands Rd .....

..... Units 1 & 2, Barnat Works 1A, Upper Redlands Rd .....

..... Childs Hall, Upper Redlands Road .....

..... Mockbeggar House, 25 Whiteknights Road .....

92-98 (even) Eastern Avenue.

FOXHILL

ADDRESS WHITEKNIGHTS PARK PARISH EARLEY

PLOT No. ORD. SHEET No. SU. 7372 (45)

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
396/50	The University of Reading	Outline - Use of Whiteknights Park for gen. Univ. purposes	12.12.50	N/A. C/A.
104/51	"	Outline & Layout	12.6.51	N/A. C/A.
PD/71/67	"	New Drainage System	16.3.67	App. N/A.
920/72	"	modification to exist building to form resid. accom.	8.6-72	App App
370/73	"	2 Garages at Windsor Hall Annexe	19.4.73	- C/A
24207 LBC	"	REMOVAL of CHIMNEY; DEM.	11.9.85	N/A C/A
		of GREENHOUSES + OIL BUNDS		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

(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:-

02 MAY 2000* 1372

~~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 THE UNIVERSITY OF READING

Date 27TH APRIL 2000.

* Delete where inappropriate

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

02 MAY 2000 * 1372

APPLICANTS NAME THE UNIVERSITY OF READING
ADDRESS WHITEKNIGHTS, P.O. BOX 235, READING, BERKSHIRE,
POST CODE RG6 6BW
PHONE 0118 9318300

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

AGENTS NAME LUDGE & PARTNERS
ADDRESS BEAUMONT HOUSE, 59 HIGH STREET, THEALE, READING, BERKSHIRE
POST CODE RG7 5AL
PHONE 0118 9323088

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

BUILDING LOCATION FOXHILL HOUSE, WHITEKNIGHTS ROAD EARLEY, READING, RG6 7BA.

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

BUILDING TYPE LARGE DWELLING.

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

BUILDING USE RESIDENTIAL STUDENT ACCOMMODATION

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

LISTING GRADE TWO.

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

200235/01, 02, 03, 04, 05, 09, 10, 11.
055/R & PHOTOSHEET (1-4)

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser

FREEHOLD OWNER.

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.

INTERNAL ALTERATION & UPGRADING WORKS TO PROVIDE RESEARCH INSTITUTE.

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

THE PROPOSED WORKS INVOLVE ONLY MINOR ALTERATIONS TO THE EXTERNAL APPEARANCE. THE RECONSTRUCTION OF THE REAR STEPS WILL UTILISE THE EXISTING STONE TREADS & RISERS. THE ALTERATIONS TO THE TWO WINDOWS IN THE STABLE WILL INVOLVE PARTIAL INFILLING OF THE OPENINGS WITH BRICKWORK TO MATCH THE EXISTING.

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) NOT APPLICABLE.

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING? JOINT INFRASTRUCTURE FUNDING IS CURRENTLY BEING APPLIED FOR IN RESPECT OF THE PROPOSED REFURBISHMENT WORKS. THE OUTCOME OF THE APPLICATION IS NOT YET KNOWN.
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 THE UNIVERSITY OF READING

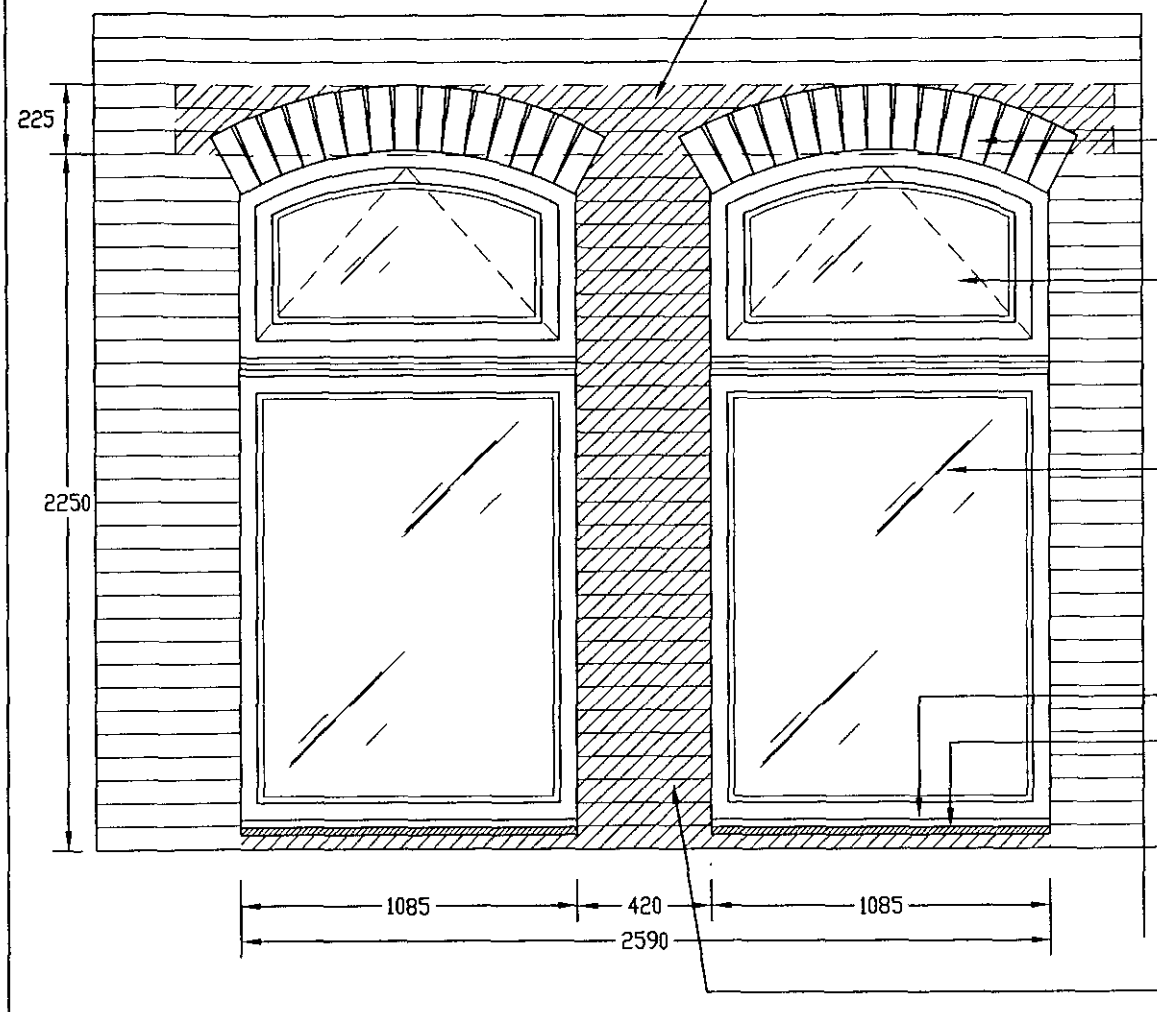
Date 27TH APRIL 2000.

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.'

PLANNING S...
POL
DC
APP
CS
14 AUG 2000
COPIES TO:
ACK:
FILE:



Existing lintel to be removed and brickwork to be made good to match existing. (shown hatched.)

Curved brickwork lintel.

Opening fanlight, toughened glass.

Fixed pane, toughened glass.

Timber drip.

Timber cill.

F.G.L.

Brickwork to be made good to match existing. (shown hatched.)

WINDOW ELEVATION.

NOTE:
Windows to closely resemble existing full height windows to rear elevation.

1384
1372

REVISED PLAN

DRAWING: WINDOW REPLACEMENT TYPICAL ELEVATION.	PROJECT: FOX HILL HOUSE	SCALE: 1:20@A4	DRAWN BY: JH	RIDGE
	CLIENT: UNIVERSITY OF READING	DATE: 04/07/00	CHECKED BY:	
		DRG NO: 200235/SK01	REV:	
		FILE REFERENCE: R:\DATA\JOBS\TEAM209\200235\DRAWINGS\.		

BEAUMONT HOUSE
59 HIGH STREET THEALE
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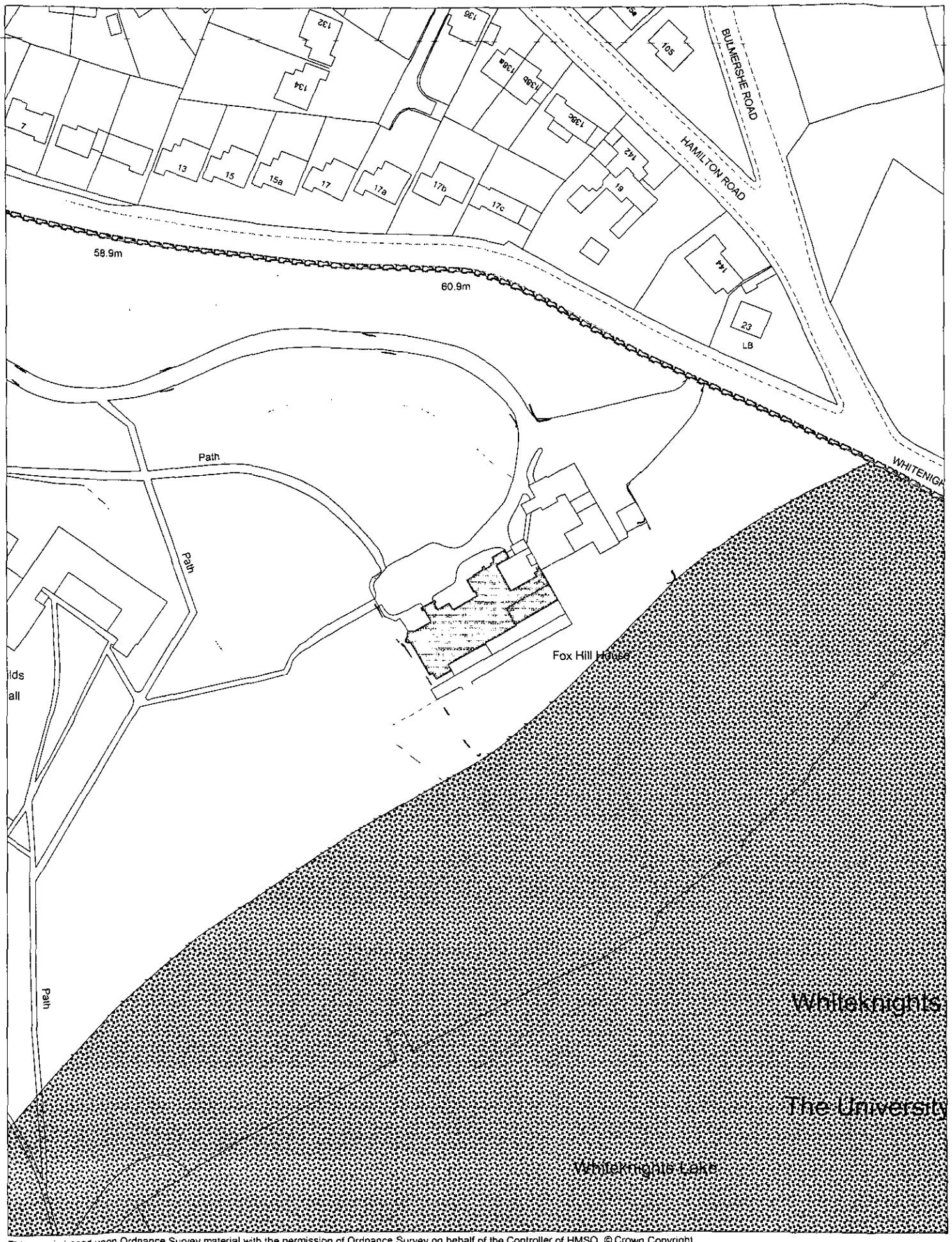

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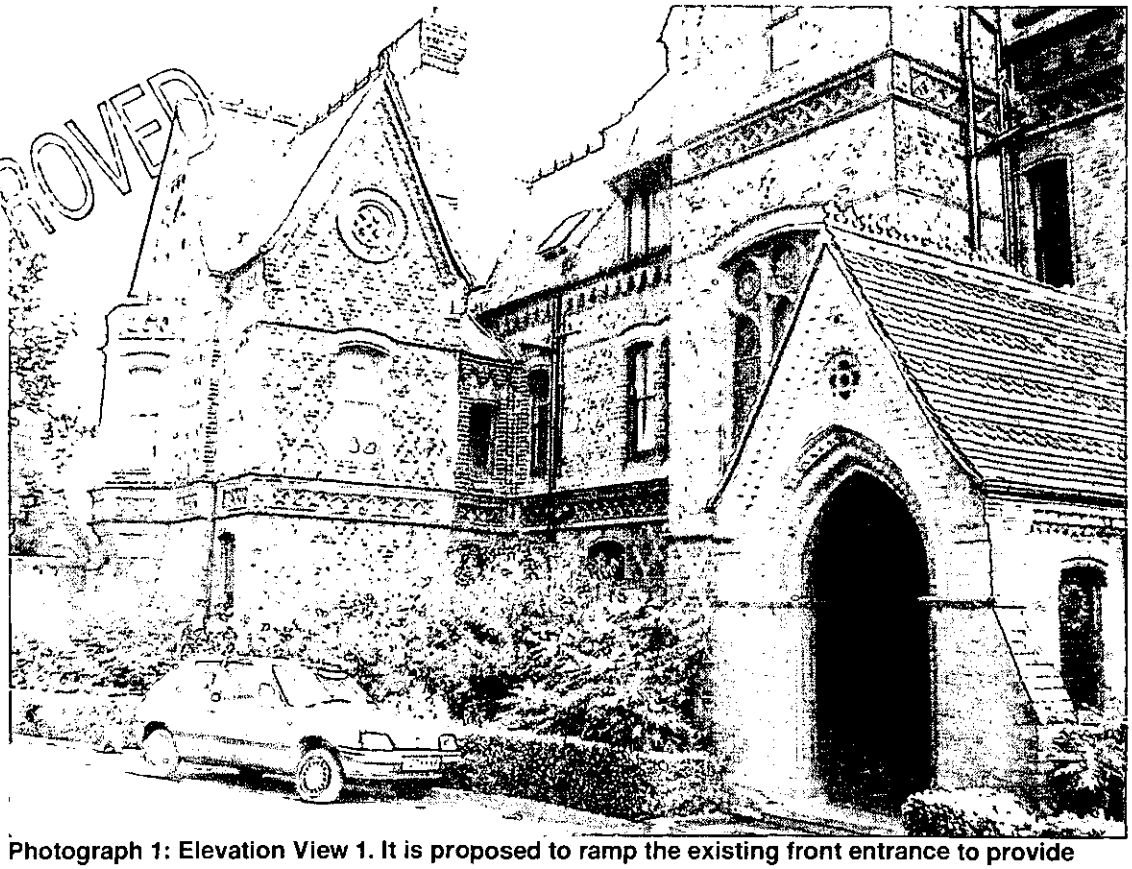
Development Control Section, Environmental Services, Wokingham District Council.
10 May 2000 Scale: 1 : 1250

02.MAY2008 1372

APPROVED



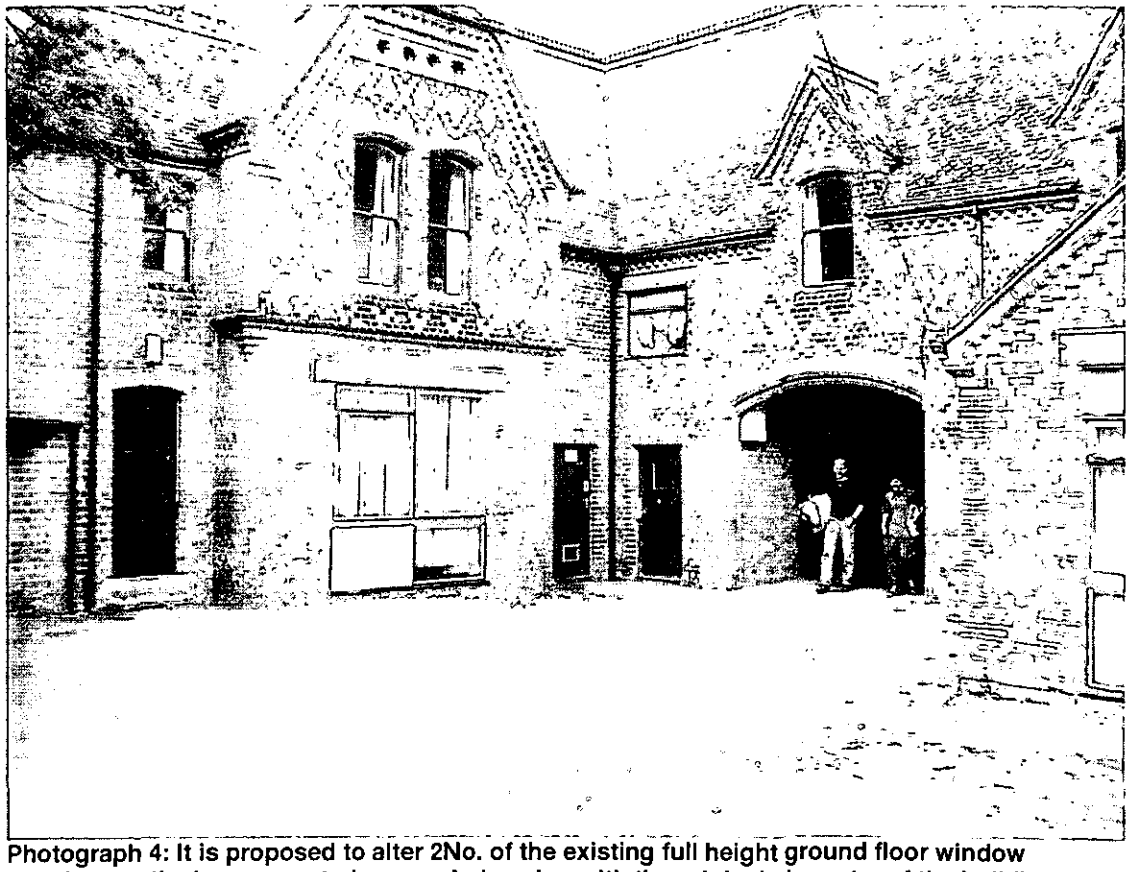
Photograph 1: Elevation View 1. It is proposed to ramp the existing front entrance to provide level access.



Photograph 2: Elevation View 2



Photograph 3: It is proposed to reconstruct the rear staircase using the existing stone treads and risers, and install an external lift to provide access for disabled persons.



Photograph 4: It is proposed to alter 2No. of the existing full height ground floor window openings to the barn so as to be more in keeping with the original character of the building.

RIDGE