APPLICATION NO:
F/2000/1540

LOCATION:
Culham Court Remenham Hill, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs P Nicoll

PROPOSAL:
Proposed erection of new gate piers, gates & fence to estate boundary.

EARLIEST DATE FOR DECISION: **25/06/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: ***Nicola Lake***

29 Aug 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Nicoll
C/O Robin Moore Ede & Associates
46 Albemarle Street
London
W1X 3FE

Application Number: F/2000/1540

Parish: **REMENHAM**

Location: **Culham Court, Remenham Hill, Remenham, Henley-On-Thames.**

Proposal: **Proposed erection of new gate piers, gates & fence to estate boundary.**

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. At no point shall any or all of the railings be replaced with closed board fencing or brick wall.

Condition
3. Full details of the method of joining the hereby approved railings to the existing fencing shall be submitted to and approved in writing prior to the start of the development works. These details shall then be used as the method of connecting the railings and the existing fence.

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

Reason
2. In the interests of visual amenity.

Reason

3. In the interests of visual amenity.

Informative

The application is only related to the erection of an access gateway at the west/Aston Lane access to the property.

John Mitchell

John Mitchell
Development Control Manager
Date: 30/08/2000

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.*

Admin

REPLY REQUIRED

PLANNING SERVICES	HST
RO	TLS
DC NDD	ENF
APP	
CS	34000
08 SEP 2000	
COPIES TO:	ACK:
	FILE:

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE
tel: 020 7629 6910 fax: 020 7409 1742 email: rme@centrenet.co.uk

Facsimile Transmission

To:	John Mitchell ~~Dev. Control Manager~~	From:	Robin Moore Ede
Company:	W.D.C.	Date:	7.9.00
Fax No:	0118 9~~78~~ 6006 9078	Job Ref:	496
Subject:	Cultham Cross - LB/2000/1544 - F/2000/1540		

Thank you for your 2 sets of appraisals —

You may wish to correct page 2 of F/2000/1540 where there is a minor typing error —

It says EROSION where I think you mean ERECTION. amended.

Please let us know by fax whether you will re-type or whether we should amend by hand? Re-typing would be preferable.

Many thanks

RME

Final file.

This transmission consists of 1 page(s) including this sheet
Please contact the sender immediately if you receive it incomplete.

TOTAL P.01

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE
tel: 020 7629 6910 fax: 020 7409 1742 email: rme@centrenet.co.uk

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS	

18 SEP 2000

Facsimile Transmission

To:	John Mitchell DLV - Control Manager	From:	Robin Moore Ede
Company:	Wokingham DC	Date:	15.9.00
Fax No:	0118 978 9078	Job Ref:	496
Subject:	Culham Court -		

F/2000/1540

I has promised a corrected page 2 for this approval some time ago - nothing has been received to date. Please let me know what is happening.

Thank you

Robin Moore Ede

Ask Carol about this

Culham Court, Remedon

Error on 2nd page of Convert?

This transmission consists of 1 page(s) including this sheet
Please contact the sender immediately if you receive it incomplete.

mea/tem/001

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE tel: 0207 629 6910 fax: 0207 409 1742 e mail: rme@centrenet.co.uk

HPT
POL
DC
CS
29 AUG 2000
COPIES TO:
ACK: NOT NECESSARY.
FILE: D.C.

Roger Evans Esq
National Trust
Hughenden Manor
High Wycombe
Bucks
HP14 4LA

HK/KD/496/007

25 August 2000

Dear Roger

Re: Culham Court, Henley On Thames - New West Gates

Thank you for your recent letter of 11th August 2000 (enclosed for reference) and for your comments on the telephone yesterday. We would like to confirm that we will review the stone capping detail at detailed design stage and would like your comment to be incorporated as a Condition of Planning Approval for later review at a detailed scale. We will therefore copy to you any amended drawings at a later stage.

Please forward your views on this to ourselves and also to Harold Saunders at Wokingham District Council.

Yours sincerely

Harriet Knight

Harriet Knight

File on:
F/2000/1540

Encs: NT Letter dated 11 August 2000

Cc: Wokingham District Council, Harold Saunders Esq

Robin Moore Ede MA(Cantab) FCSD (*Principal*)
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
David Adams BA BArch RIBA ACIArb, Richard Hands ARIBA (*Consultants*)

THE NATIONAL TRUST
for Places of Historic Interest or Natural Beauty
THAMES & CHILTERNS REGION
HUGHENDEN MANOR · HIGH WYCOMBE · BUCKS HP14 4LA
Telephone +44 (0)1494 528051 · Facsimile +44 (0)1494 463310 · Website www.nationaltrust.org.uk

Ms Harriet Knight
Messrs Robin More Ede & Associates
46 Albemarle Street
London W1X 3FE

Direct tel 01494 755532
E-mail thbsdb@smtp.ntrust.org.uk
Your ref HK/KD496/006
Our ref CTP/SDB

11 August 2000

Dear Ms Knight

Culham Court, Henley-on-Thames,

Further to my letter of 13th June 2000, I have now received confirmation that The National Trust is willing to agree to the revised proposals but still has reservations over the design of the tops of the gate piers and recommends that something simpler is adopted. A simple capping stone with a moulded edge is considered to be preferable to the shape indicated on your drawing.

If you are agreeable to this suggestion I can confirm The National Trust's agreement on receipt of an amended drawing.

Yours sincerely

R. Evans

Roger Evans
Covenant Assistant

cc File

RME&A
RECEIVED
14 AUG 2000
JOB: 496
RME HK DA
Action:

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1540

Applicant : Mr & Mrs P Nicoll .

Location : Culham Court, Remenham Hill, Remenham, Henley-On-Thames.

Proposal : Proposed erection of new gate piers, gates & fence to estate boundary.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27.7.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27.7.2000

Date Registered : 17/05/2000

Earliest Date for Decision : 25/06/2000

Latest Consultation Date/Site Notice Expiry Date : 25/06/2000

Application Expiry Date: 12/07/2000

Consultation Responses :

Wycombe D.C - only an acknowledgment received/no objection
Highways - As F/2000/1544 No objection
National Trust - only an acknowledgment received
Landscaping - No objection subject to conditions
Conservation Arch - No objection subject to conditions

Planning Issues :

Site designation - Grade 2* listed Build
- Green Belt .
- National Trust covenant .
- Area of landscape importance . .

1.) Impact upon the character and setting of the listed Building .

2.) Impact upon the character and amenity of the Green Belt .

Application Number: F/2000/1540

Appraisal :

1.) Impact upon the character and setting of the listed Building :

The proposed development is to erect two Brick and stone pillars to a Height of 3.35m. with railing to either side and a matching gate. The proposed Gateway would be located some distance from the listed Building. The proposed development is in keeping with the character of the listed building and the wider area and would have no significant detrimental impact upon the setting of the listed Building

2.) Impact upon the character and amenity of the Green Belt.

The proposed development would enclose a currently ~~open~~ largely open area, with a higher and more restrictive fence. However, the fence will be railings which will still allow views through.

As such, the proposed development will have no significant impact upon the open character or amenity of the Green Belt.

Recomendation : Approval: ☑ ~~Refusal:~~ ☐

(tick appropriate box)

Application Number F/2000/1540
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	→	SR09	At no point shall any or all of the railings be replaced with closed board fencing or brick wall.
3	→	SR09	Full details of the method of fixing the hereby approved railings to the existing fencing shall be submitted to and approved in writing prior to the start of the development works. Those details shall then be used as the method of concealing the railings and the existing fence.
			INFORMATIVE. This application is only related to the erection of an access gateway at the west / Acton have access to the property.

RECORD OF SITE VISIT

SITE ADDRESS: Culham Court Remenham Hill Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2000/1540

OFFICER: Nicola Lake

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

Tel: (0118) 974 6481

Date: 17 Aug 2000

My ref: F/2000/1540

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 Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/1540
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of new gate piers, gates & fence to estate boundary.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1540**
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of new gate piers, gates & fence to estate boundary.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6481

Date: 17 Aug 2000

My ref: F/2000/1540

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1540
Culham Court, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of new gate piers, gates & fence to estate boundary..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

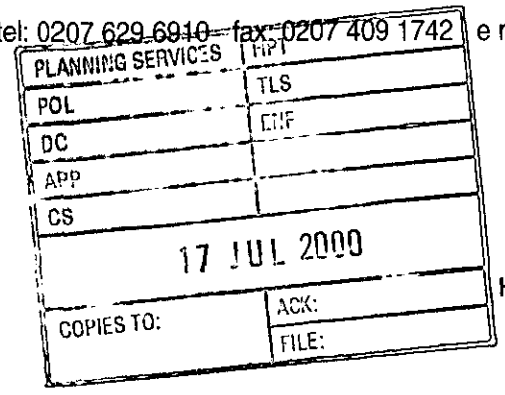
John Mitchell
Development Control Manager

31873

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE tel: 0207 629 6910 fax: 0207 409 1742 e mail: rme@centrenet.co.uk



Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1BN

HK/KD496/080

14 July 2000

For the attention of: Harold Sanders Esq

MICKY LAKE.

RECORDED POST & FAX

Dear Sirs

Re: Culham Court, Henley-upon-Thames – Planning Application No. LB/2000/1544 – *West Estate Gates.*

This is to clarify that our drawing 496/018 Revision B is for location of the proposed West gates only. No aspect of the landscape design other than the addition of these gates is part of our application.

Yours faithfully

Robin Moore Ede

Robin Moore Ede MA(Cantab) FCSD (*Principal*)
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
David Adams BA BArch RIBA ACIArb, Richard Hands ARIBA (*Consultants*)

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE INTERIOR DESIGN PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE
tel: 020 7629 6910 fax: 020 7409 1742 email: rme@centrenet.co.uk

PLANNING SERVICES	HPT
FOE	TES
DC	ENF
S	
17 JUL 2000	
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	FILE:

Facsimile Transmission

To:	Harold Landers	From:	Robin
Company:	WDC	Date:	14.7.00
Fax No:	01189746484	Job Ref:	496.
Subject:	Culham Court.		

Harold! Here with a letter that I hope you approve! Its going in the post today – unless you wish to comment to improve clarity?

Robin

Many thanks: Did you say we would get the result WITHIN 2 weeks or approx 2 weeks?

This transmission consists of 2 page(s) including this sheet
Please contact the sender immediately if you receive it incomplete.

mea/tem/001

ROBIN MOORE EDE & ASSOCIATES
SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT
46 Albemarle Street London W1X 3FE tel: 0207 629 6910 fax: 0207 409 1742 e mail: rme@centrenet.co.uk

HK/KD496/080

Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1BN
For the attention of: Harold Sanders Esq

14 July 2000

RECORDED POST & FAX

Dear Sirs

Re: Culham Court, Henley-upon-Thames – Planning Application No. LB/2000/1544 – West Estate Gates.

This is to clarify that our drawing 496/018 Revision B is for location of the proposed West gates only. No aspect of the landscape design other than the addition of these gates is part of our application.

Yours faithfully

Robin Moore Ede

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/1540

Proposal:
Proposed erection of new gate piers, gates & fence to estate boundary.

Location:
Culham Court Remenham Hill Remenham Henley-On-Thames

This application is being advertised in the Henley Standard newspaper on the 28/07/2000 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **18/08/2000** 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: 28/07/2000

FOR PLANS PLEASE SEE PART)

To:
Harold Sanders
Urban Design And Conservation Officer

02 JUN 2000

From: Nicola Lake

Date: 01 June 2000

Application Number: F/2000/1540

Proposal: Proposed erection of new gate piers, gates & fence to estate boundary..

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

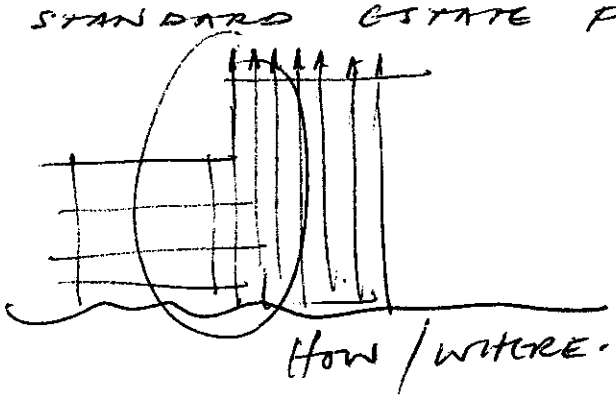
Applicant:
Mr & Mrs P Nicoll .

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

---

1. I CONSIDER THE SCALE + GENERAL DESIGN NOW ACCEPTABLE

2. 2000 mm FENCING IS HIGH — 1800 mm PREFERRED. THE GENERAL DESIGN IS ACCEPTABLE BUT PRECISE ALIGNMENT TO BE A CONDITION OF AN APPROVAL.
'END' DETAILS — JUNCTION WITH STYLE AND STANDARD ESTATE FENCING TO BE AGREED — TO be conditioned.



HOW / WHERE.

3. FOOTPATH RE-ALIGNMENT + LANDSCAPE TREATMENT BETWEEN HOUSE AND RIVER TO BE THE SUBJECT OF FURTHER DISCUSSIONS HEDGE, NOW SHOWN, TO BE OMITTED — SOME FORMAL LINK BETWEEN HOUSE + RIVER TO BE RETAINED — MAYBE MOWN GRASS STRIP ONLY

Harold Sanders. 12/07/00

WYCOMBE DISTRICT COUNCIL

Queen Victoria Road High Wycombe Bucks HP11 1BB
Telephone: (01494) 461000 Facsimile: (01494) 461292 DX 4411 High Wycombe - 1

Planning Transport and Development
Christopher A Swanwick BA (Hons) MRTPI MIMgt – Director

WYCOMBE DISTRICT COUNCIL

www.wycombe.gov.uk

Wokingham District Council
Planning - Nicola Lake
P.O Box 157 - Council Offices
Shute End
Wokingham
Berks, RG40 1WR
DX - 33506 WOKINGHAM

Your Ref:	LB/2000/1544
Our Ref:	SDG/00/06235/CONAA
Enq To:	Sue Gibson
Dir Line:	01494 421511
Fax No:	01494 421108
Date:	03.07.2000

31418

COPIES TO:	ACK:
	FILE:

Dear Sir/Madam

Culham Court Remenham Lane Remenham Berks

APPLICATION FOR: Erection of new gate piers, gates and fence to estate boundary (Full and Listed Building applications).

Thank you for your consultation on the above which we received on 05.06.2000. I would advise you that the Council has no objections to the proposals.

Yours faithfully

C.A. Swanwick

CHRISTOPHER A SWANWICK
Director of Planning Transport and Development

NOTE: Building Regulations

Any permission which may have been granted/approved relates only to the Town and Country Planning Acts, and you are advised to check with the Building Control Section, (Tel: High Wycombe 461000) as to whether permission is also required under the Building Regulations.

Notes in Respect of Application for Planning Permission and Listed Building/Conservation Area Consent

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/approval or listed building/conservation area consent for the proposed development/works, or to grant permission/approval or consent, subject to conditions, an appeal may be made to the Secretary of State for the Environment in accordance with section 36 (Planning) or paragraph 8 of Schedule 11 (Listed Building) of the Town and Country Planning Act 1971 within six months of the date of this notice.

(2) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ. One copy of the form must be returned to the inspectorate at the aforementioned address; a second copy must be returned to the District Secretary, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB; you should also retain a copy.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal.

(4) If permission or listed building/conservation area consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development works which has been or would be permitted, he may serve on the District Council a purchase notice/listed building purchase notice requiring that Council to purchase his interest in the land, in accordance with the provisions of Part IX (Planning) or Section 190 (Listed Building) of the Town and Country Planning Act 1971.

(5) In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 (Planning) and 171 (Listed Building) of the Town and Country Planning Act 1971.

(6) PLANNING PERMISSION ONLY - the Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order, he does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

Notes in Respect of Advertisements

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the proposed advertisement, or to grant consent subject to conditions, an appeal may be made to the Secretary of State for the Environment within two months of receipt of this notice.

(2) Appeals must be made on a form which is obtainable from Planning Inspectorate, Tollgate House, Houlton Street, Bristol BS2 9DJ. One copy of the form must be returned to the inspectorate at the aforementioned address, a second copy must be returned to the District Secretary, Wycombe District Council, Council Offices, Queen Victoria Road, High Wycombe, Bucks HP11 1BB, you should also retain a copy.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice.

(4) Conditions attaching to ALL CONSENTS granted for the display of advertisements (ref Schedule 1 Town and Country Planning (Control of Advertisements) Regulations 1989):

4.1 Any Advertisements displayed, and any site for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

4.2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

4.3 Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

4.4 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

4.5 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Notes in Respect of Listed Building and Conservation Area Consent - Variation or Addition of Conditions

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to vary or discharge the conditions attached to a listed building consent or a conservation area consent; or to add new conditions consequential upon any such variation or discharge, he may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 (Listed Building) of the Town and Country Planning Act 1971 within six months of the date of this notice.

(2) Appeals must be made on a form which is obtainable from the Planning Inspectorate, Tollgate House, Houlton Street, Bristol, BS2 9DJ.

(3) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

FOR PLANS PLEASE SEE PART)

To:
Harold Sanders
Urban Design And Conservation Officer

02 JUN 2000

From: Nicola Lake

Date: 01 June 2000

Application Number: F/2000/1540

Proposal: Proposed erection of new gate piers, gates & fence to estate boundary..

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

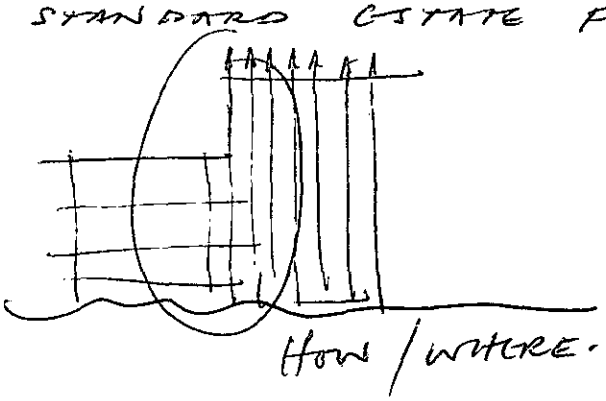
Applicant:
Mr & Mrs P Nicoll .

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

---

1. I CONSIDER THE SCALE + GENERAL DESIGN NOW ACCEPTABLE

2. 2000 mm FENCING IS HIGH. — 1800 mm PREFERRED. THE GENERAL DESIGN IS ACCEPTABLE BUT PRECISE ALIGNMENT TO BE A CONDITION OF AN APPROVAL.
'END' DETAILS - JUNCTION WITH STYLE AND STANDARD ESTATE FENCING TO BE AGREED



HOW / WHERE.

3. FOOTPATH RE-ALIGNMENT + LANDSCAPE TREATMENT BETWEEN HOUSE AND RIVER TO BE THE SUBJECT OF FURTHER DISCUSSIONS HEDGE, NOW SHOWN, TO BE OMITTED — SOME FORMAL LINK BETWEEN HOUSE + RIVER TO BE RETAINED — MAYBE MOWN GRASS STRIP ONLY

Harold Sanders. 12 07 00

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 13 July 2000

Location:	Culham Court, Remenham Hill, Remenham
Proposal:	PROPOSED ERECTION OF GATE PIERS, GATE AND FENCE TO ESTATE BOUNDARY
Application Number:	F/1999/1540

In response to your consultation dated 1 June 2000 for the above application, the landscape comments are as follows:

The revised design for the gates, piers and fencing to the estate are now more acceptable as they are in scale with the existing fencing and the design resolves the changing levels across this part of the site.

However the alignment of the fence on the ground is slightly arbitrary, as it does not follow a definite line. The applicant still needs to resolve the design and integration of the new fence with existing features including fences.

Catherine Brimble

Catherine Brimble
Landscape Architect

THE NATIONAL TRUST
for Places of Historic Interest or Natural Beauty
REGIONAL OFFICE · HUGHENDEN MANOR
HIGH WYCOMBE · BUCKS HP14 4LA
Telephone High Wycombe (01494) 528051 Fax No. (01494) 463310

PLANNING SERVICES | H2T
POI | ILS
DC | EHF
APP
CS | 30600
10 JUN 2000
COPIES TO: | ACK:
FILE:

Your Ref: **Nicola Lake/LB/2000/1544 & 1540**

Our Ref: **RE/SDB**

13th June 2000

Ms Nicola Lake
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Miss Lake

Application Numbers: LB/2000/1544 & 1540.
Site Address: Culham Court, Remenham Hill, Remenham, Henley-on-Thames.
Proposal: Proposed erection of new gate piers, gates and fence to estate boundary.

Thank you for your letter dated 1st June 2000 enclosing details of the above applications.

We note your request to **receive our observations within 21 days of the date of your letter. (ie 22nd June 2000).**

This matter is receiving our attention.

Yours sincerely

Sandie Brown
Secretary to Charles Pugh
Assistant Historic Buildings Representative

REGIONAL CHAIRMAN: JOHN TOWNSEND
DIRECTOR: R. H. MILLS MA FRICS
REGISTERED CHARITY NO. 205846
PRINTED ON 100% RECYCLED PAPER

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 01 June 2000

Application Number: F/2000/1540

Proposal: Proposed erection of new gate piers, gates & fence to estate boundary.

Parish: REMENHAM PARISH

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

Applicant:
Mr & Mrs P Nicoll .

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

✓ below as applicable;

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

As application Number CB/2000/1544

Signed: _____ **Print name:** Stephanie Knowles

22/06/00.

WYCOMBE DISTRICT COUNCIL

Queen Victoria Road High Wycombe Bucks HP11 1BB
Telephone: (01494) 461000 Facsimile: (01494) 461292 DX 4411 High Wycombe - 1

Planning, Transport and Development
Christopher A Swanwick BA(Hons) MRTPI MIMgt - Director

WYCOMBE
DISTRICT COUNCIL

www.wycombe.gov.uk

Wokingham District Council
Planning Nicola Lake
P.O Box 157 - Council Offices
Shute End
Wokingham
Berks, RE40 1WR
DX - 33506 WOKINGHAM

Your Ref:	LB/2000/1540/1544
Our Ref:	SDG/00/06235/CONAA
Enq To:	Sue_Gibson
Dir Line:	01494 421511
Fax No:	01494 421108
Date:	07.06.2000

HPT 30378
08 JUN 2000
COPIES TO:
ACK:
FILE:

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

AT: Culham Court Remenham Lane Remenham Berks

BY: Wokingham District Council

APPLICATION FOR: Erection of new gate piers, gates and fence to estate boundary (Full and Listed Building applications).

Your consultation in respect of the above proposal was received by this Authority on 05.06.2000 You will be notified in writing of the Council's observations as soon as possible.

The Planning Case Officer will be Sue_Gibson to whom any contact on the application should be made. Their direct dial telephone number is 01494 421511.

Yours faithfully

C.A. Swanwick

CHRISTOPHER A SWANWICK
Director of Planning Transport and Development

WORKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17.MAY2000	
Officer: NL	Application No. F | 2000 | 1540

Map No. 4/6/9 Site 2.5
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION of NEW GATE PIERS, GATES AND FENCE TO ESTATE BOUNDARY

Location: CULHAM COURT REMENHAM HILL

Parish: REMENHAM Ward: .....

Applicant: MR/MRS NICOLL

resubmission 1999 | 0123 - withdrawn

Fee Received 00-00 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	~~NO red line~~.		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
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 Curtilage of listed building (not cons)

Date Site Notice Sent : ..... 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)	: Wycombe
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: (Green Belt)

.....

(National Trust owned or covenanted)

..... No pre-apps

NEIGHBOURS:

S/N + The Colt House, Aston, Henley on Thames
Wisteria Cottage, Aston " "
Holme Farm, " " "
+ Cutham Court, Remenham Hill, Aston

ROBIN MOORE EDE & ASSOCIATES

SPECIALIST ARCHITECTURE · INTERIOR DESIGN · PROJECT MANAGEMENT

46 Albemarle Street London W1X 3FE tel: 0207 629 6910 fax: 0207 409 1742 e mail: rme@centrenet.co.uk

Harold Sanders Esq
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1BN

HK/DSS/496/079

16 May 2000

Dear Harold

Re: Culham Court, Henley-upon-Thames - West Gates
Planning Application

Please find enclosed the following documentation which constitutes an application for permission under the Town & Country Planning Act 1990. We also enclose an application for Listed Building Consent for the above works.

1. 6 copies of Planning Application Form duly completed including section 66 certificate.

2. 4 copies of Listed Building Consent form.

3. 10 copies of the following drawings:

496/042	*Revision F*	*West Estate Gates & Site Plan*
496/016	Revision A	Site Location Plan. 1:5000
496/018	-	Proposed Landscape Improvements to Park

4. 6 copies of reference material: photographs and reference extracts.

5. 6 copies of design statement.

The fee of £95 has already been paid with the previous application Ref: F/1999/0123 & Ref: LB/1999/0126 which was subsequently withdrawn. (Please refer to our letter dated 27 March 2000, ref HK/KD/496/077). A fee is therefore not enclosed with this application.

Please contact us immediately if you require any further information.

Yours sincerely

Harriet Knight

Encs: As listed above

cc Mr & Mrs Paddy Nicoll

Robin Moore Ede MA(Cantab) FCSD (*Principal*)
Emma Farquharson HND MCSD, Harriet Knight MA Hons DipArch RIBA
David Adams BA BArch RIBA ACIArb, Richard Hands ARIBA (*Consultants*)

17 MAY 2000* 1540 1545

CULHAM COURT
DESIGN STATEMENT

West Estate Gates

Gates are required at the site boundary close to Aston Lane to provide security for our client and to discourage cyclists and pedestrians from using the driveway instead of the adjacent public footpath. Reference to the **Site Location Plan** (Dwg No. 496-016 rev a) shows the extent of the Culham Court Estate and the position of the proposed West Gates. Dwg. No. 496 018 **Proposed Landscape Improvements to the Park** illustrates how the gates will sit within the proposed landscape improvements as designed by Mr John Sales VMH F.Inst.Hort (RHS) Gardens Consultant.

The West gates are placed to frame the view of the approach to Culham Court (as can be seen on the enclosed reference photographs) and are appropriately scaled to compliment the view and the proposed landscape improvements to the estate. The West gate piers to be built in local red brick and flint with Portland stone cappings and trim and black painted metalwork.

The design of the gate piers and the metalwork configuration has been influenced by records of Toll Houses at Henley [as illustrated in *Small Georgian Houses and their Details 1750-1820* by *S.C. Ramsay & J.D.M. Harvey* (see enclosed)].

17 MAY 2000

~~1545~~
1540

1933

ADDRESS CULTHAM COURT GARDENS REMENHAM HILL. **PARISH** REMENHAM

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70748/LA				
/70749/F.				
F/1999/0123	Mr & Mrs P Nicolls	Erect Gabo Piers Fence & Gates.		
LB/1999/0126	" "			
LB/2000/1012				
F/2000/1099				

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
17 MAY 2000 ~~1545~~ 1540

1.	APPLICANT'S NAME	MR + MRS PADDY NICOLL
	ADDRESS	42 ROLAND WAT
		LONDON
	POST CODE	SW7 3RE PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN MOORE EDE + ASSOCIATES
	ADDRESS	46 ALBEMARLE STREET
		LONDON
	POST CODE	W1X 3FE PHONE 0171 629 6910
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	CULHAN COURT
		REMENHAM HILL, ASTON, RG9 3DT
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW GATE PIERS, GATES + FENCE TO ESTATE AT SITE BOUNDARY
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	REFER TO COVERING LETTER

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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

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

RESIDENTIAL / AGRICULTURAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK AND FLINT PIERS WITH BLACK PAINTED METALWORK GATES AND FENCES.

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

N/A. SITE OF GATES IS PART OF THE LARGER ESTATE. REFER DWG. NO. 496 016 REV A ENCLOSED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NO CHANGE PROPOSED TO EXISTING APPROVAL.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

N/A.

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

N/A.

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

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

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

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

REFER TO COVERING LETTER.

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

SIGNED [signature] ON BEHALF OF MR + MRS NICOLL DATE 12 MAY 2000

FOR ROBIN MOORE EDE + ASS.

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. [illegible]

1540

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . . for ROBIN MOORE ELDE & ASSOCIATES

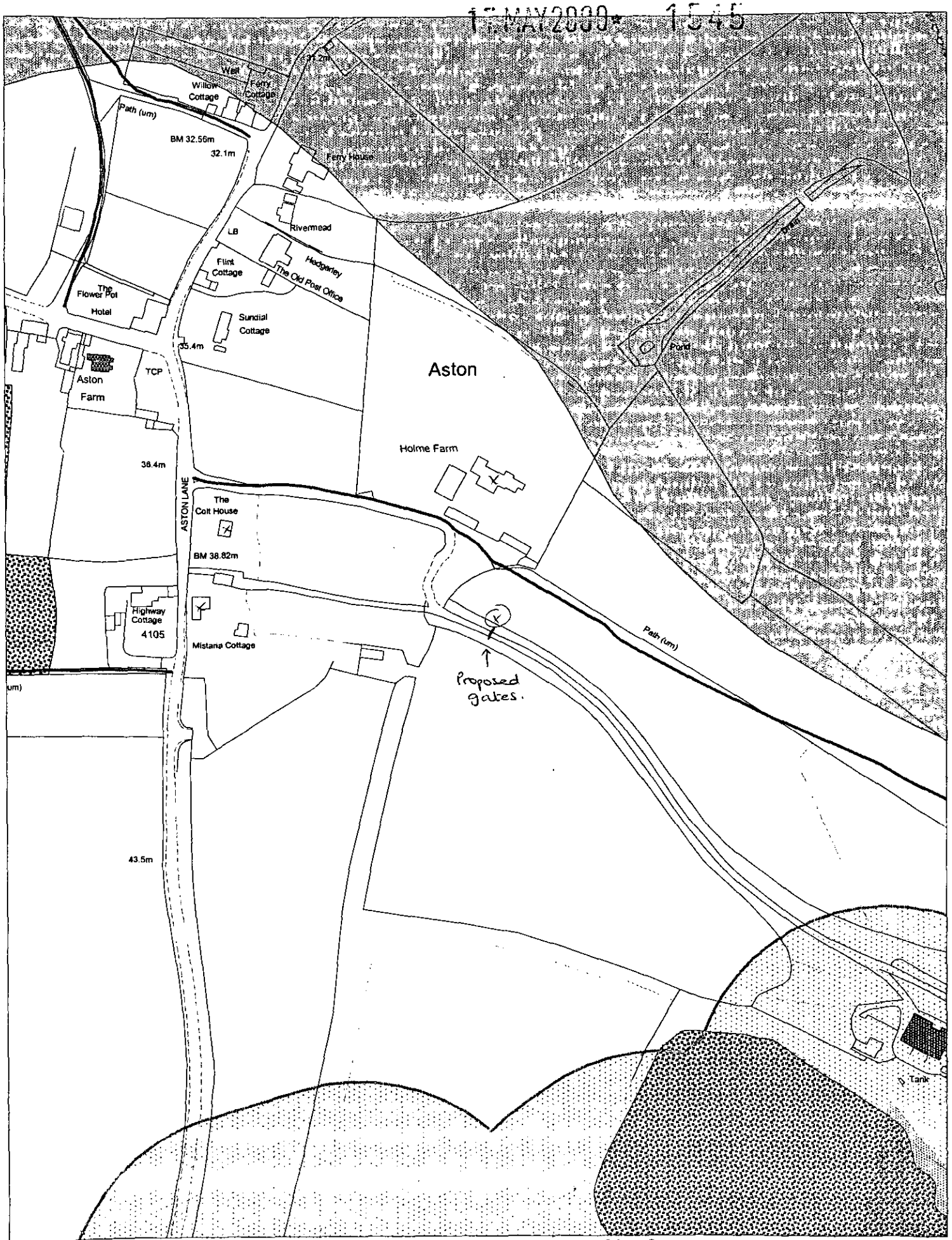
On behalf of . . MR & MRS NICOLL . . . . . .

Date . . 15 MAY 2000 . . . . . .

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

1540

15 MAY 2000 1545



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Development Control Section, Environmental Services, Wokingham District Council.

25 May 2000

Scale: 1 : 2500

17.MAY 1540



View towards Culham Court



View towards Aston Lane

▼ Proposed position of West Gates

CULHAM COURT, HENLEY ON THAMES

WEST GATES
REFERENCE PHOTOGRAPHS

November 1999

Ref. 496

ROBIN MOORE EDE & ASSOCIATES
46 ALBEMARLE STREET
LONDON
W1X 3FE