SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
LB/2001/3169

LOCATION:
Reading Moat House Hotel Mill Lane, Sindlesham Wokingham.

APPLICANT:
Queens Moat Houses UK Ltd C/O Knight Frank

PROPOSAL:
Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **Nicola Lake**

APPROVED

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Queens Moat Houses UK Ltd
C/O Knight Frank
20 Hanover Square
London
W1S 1HZ

Application Number: LB/2001/3169

Parish:	**EARLEY**
Location:	**Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.**
Proposal:	**Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.**

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 and internal 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. Detailed drawings and samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, windows, rooflights and flashing, dormer windows, doors, frames and linings 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
4. Full detailed drawings and specifications of all new partition walls 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. A full schedule of details of the lift construction, including its means of adjoining existing structures 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
6. Full details of the new staircase design, including its materials, construction and its method of adjoining the existing structure, 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
7. Structural details of the roof and floor to the staff dining area, the replacement floor construction over staircase identified for removal, works to sealed windows, the removal of the wall adjoining the beer cellar and details of the void adjacent to the maids room 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.

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

Reason
2. To ensure that the 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. In order to safeguard the special architectural or historic interest of the building.

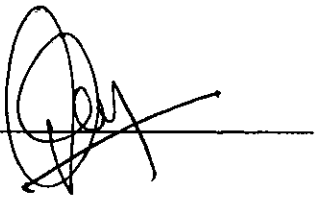
Reason
7. In order to safeguard the special architectural or historic interest of the building.

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

Berkshire Structure Plan Policy EN4.
Loddon Area Local Plan Policy LBE18.
Deposit Draft Wokingham District Local Plan Policies WBE1, WHE12 and WHE13.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 22/08/2001

Notice checked by: 

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

Tel. 0118 974 6443 (Direct Line)

Date: 16 October, 2002

My ref. CD/FP2002/3547(3168 & 3169)

Queens Moat Houses UK Ltd
C/0 Knight Frank (Peter Luder)
20 Hanover Square
LONDON
W1S 1HZ

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
E-mail:

Dear Sirs,

CHANGE OF USE OF NIGHTCLUB AND OFFICES TO 26 HOTEL BEDROOMS AND INTERNAL AND EXTERNAL ALTERATIONS TO LISTED BUILDING AT READING MOAT HOUSE HOTEL, MILL LANE, WINNERSH

I have received a Building Regulations Application Number FP2002/3547 from Design Coalition, The Old Mill, Ongar, Essex.

The proposed works require a new Listed Building application as the proposal shows an additional ground floor window in the east elevation. This may be treated as a minor amendment to Planning Permission F/2001/3168.

If you are intending to add this extra window would you please submit a new Listed Building application to this department by 6 November. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

I am also enclosing a revised Planning Consent as the original inadvertently stated 24 bedrooms instead of 26 as the plans were confusing.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Listed Building

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	F/2001/3168 + LB/2001/3169 NL
BUILDING CONTROL NUMBER	FP 2002/3547
~~APPLICANT~~/AGENT	Design Coalition
ADDRESS OF SITE	Reading Moat House Hotel Mill Lane. Sindlesham WINNERSH.
DESCRIPTION OF PROPOSED WORK	change of use of nightclub + offices to 24 hotel bedrooms + internal + external alterations to listed building

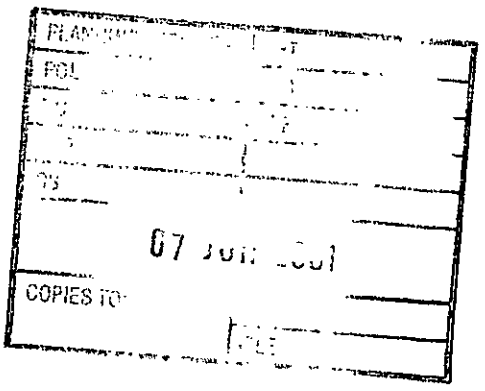
DRAWING NUMBERS	BC	DC
BLOCK PLAN	1259/15A	1259/15A
ELEVATIONS	1259/14D	1259/14C
FLOOR PLANS	301, 302, 303, 304 305, 306, 307	11B, 12B, 13C

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/8/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Harold + Nicky	BC - additional ground floor window east elevation	
DATE	16/10/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
LBA ~~PLANNING~~ PERMISSION NEEDED	16/10/02		
REVISED PLANS NEEDED for PA	16/10/02.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

REVISED PLAN
3168
3169



Knight Frank

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www.knightfrank.com

12389PL-L

6 June 2001

J Mitchell Esq
Development Control Manager
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham, RG40

peter.luder@knightfrank.com
Tel: 0207 861 1301
Fax: 0207 861 1359

For the attention of Nicola Lake

COPY

Dear Mr Mitchell

Ref F/2001/3168 & LB/2001/3169:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham
Change of Use & Alterations to form 19 Hotel Bedrooms in place of Nightclub & Hotel Offices

Further to my letter of 15 March 2001 enclosing proposed sketch revisions to the above applications, and my subsequent discussions with Ms Lake, I now write to formally amend both applications to reflect the revisions discussed. Accordingly, please find enclosed 11 copies of the following plans in substitution of the previous plans indicated below, as amendments to both applications:

- Proposed layout: Ground floor plan; dwg 1259/11 Rev A replaced by Rev B
- Proposed layout: 1st and 2nd floor plans; dwg 1259/12 Rev A replaced by Rev B
- Proposed layout: 3rd floor plan and sections; dwg 1259/13 Rev B replaced by Rev C
- Proposed elevations: 1259/14 Rev B replaced by Rev C
- Site plan: Proposed layout 1259/15 initial plan replaced by Rev A.

The Changes Now Made

In accordance with the request made by your Conservation Officer , Mr Saunders, at the site visit, alterations have been made to the proposed lift shaft, the internal partition arrangement and to the 3rd floor ceiling arrangement to preserve the building's internal structure and leave more of it exposed in the conversion. The following changes have been made to the scheme.

Ground Floor

The lift shaft has been repositioned to avoid cutting through the beams forming the building's structure. As a consequence, the proposed reconstructed main stairway within the Mill has been slightly revised.

Knight Frank

Outside the building the proposed condensers have been moved to within the approved new service yard, thereby leaving the bank top area behind The Poacher public house unaltered.

First Floor

The proposed new internal subdivision has been completely reorganised to leave the building's internal structure visible. Thus, 6 of the 7 central structural columns are now exposed, freestanding, to one side of the corridor, avoiding junctions between columns and partition walls, and leaving the original structure of the building clearly visible.

In addition, the configuration of the bedrooms has been amended to leave 10 of the 14 other columns freestanding within bedrooms compared to only 5 freestanding in the previous layout. The additional 4 columns are visible against a wall whereas the previous layout resulted in 9 columns being 'buried' within partition walls.

As a result of this reorganisation to leave the building's structure visible, there are now 9 bedrooms proposed on the first floor of the Mill compared to 6 previously. These all fit within the same existing fenestration.

Second Floor

The same approach has been taken on the second floor, where the central columns have been incorporated into the central corridor. Some of these are attached to the corridor wall to the rear, but being of rectangular profile on this floor, this can be undertaken neatly. Both rows of bedrooms incorporate freestanding columns with only three partly embedded within partition walls.

This rearrangement increases the number of bedrooms from 6 to 9 within the Mill, leaving the two proposed rooms on the second floor of The Poachers PH.

Third Floorspace

The reorganisation on the third floor results in 5 columns completely freestanding as opposed to only 2 previously, with all the others partially visible, whereas previously 3 were embedded in walls.

In addition, as demonstrated via Section A-A, the roof structure to the underside of the ridge is now left exposed in the central corridor rather than being concealed by services and a dropped ceiling. The exposed roof structure remains to the rooms on the north side.

The reorganisation results in 6 bedrooms rather than 5, requiring one additional traditional style skylight on the rear (north) roof slope.

Impact of the Proposed Amendments

As discussed with Mr Saunders, these changes preserve the existing internal structure in the vicinity of the lift shaft and leave the entire structure much more apparent on all floors of the building. The need to attach new partition walls to this structure has been minimised. We contend that this reduces the impact of the proposal on the existing structure, renders future removal of these alterations easier without impact on that structure and better preserves the building's internal character.

Knight Frank

The one external alteration, in the form of an additional skylight, remains in keeping with the industrial heritage of the building.

The increase in the number of proposed bedrooms from 19 to 24 would not have a discernible impact on the character of the Green Gap because the additional 5 bedrooms would not generate significant extra vehicular movements. There would be sufficient existing car parking being released by closure of the nightclub to accommodate the extra 5 cars.

Development within a Flood Plain

In response to the initial application for the change of use from nightclub to hotel bedrooms, the Environment Agency (EA) advised you of its objection on the grounds that the proposal would increase the number of people at risk from flooding. I have provided you with a copy of my response to the EA challenging this view, and I note that you have been sent a copy of the subsequent reply to me from the EA dated 1 May 2001. This confirms that having reviewed the points in my letter, the EA now "*does not consider that an objection to the current proposals on flood plain grounds can be sustained*".

It is considered that the additional 5 bedrooms now proposed would not materially alter the points made in my letter which were accepted by the EA.

Location of the Condensers

The EA also objected to the original proposed location of the condensers on grounds that such development in close proximity to the River Loddon would prejudice flood defence interests and adversely affect the character and conservation value of the watercourse. Following discussion with the EA, the application has been amended to position the condensers within the approved enlarged service yard. The EA letter of 1 May confirms that this would resolve its second objection on grounds of proximity to the watercourse. Consequently, I anticipate that there is no objection from the EA to the revised application.

On the basis that these revisions address the concerns of both WDC's conservation officer and the EA, it is contended that both applications now comply with policy and warrant approval.

Yours sincerely

P A Luder
Partner, Planning

cc. A Penfold, QMH
R Watson, Design Coalition

committee - Aug 22nd -

WORK SHEET FOR : Nicola Lake

Application Number : LB/2001/3169

Applicant : Queens Moat Houses UK Ltd C/O Knight Frank.

Location : Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Proposal : Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/01/2001

Earliest Date for Decision : 10/02/2001

Latest Consultation Date/Site Notice Expiry Date : 10/02/2001

This application will have expired on: 09/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: LB/2001/3169

Appraisal :

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

Application Number LB/2001/3169
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Reading Moat House Hotel Mill Lane Sindlesham Wokingham.

APPLICATION NUMBER: LB/2001/3169

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

Application No	Received	Earley
F/2001/3168	12.01.01	
LB/2001/3169		

Applicant: Queens Moat Houses UK Ltd.
Location : Reading Moat House Hotel, Mill lane, Sindlesham.
Proposal : Proposed Change of Use of Nightclub and Hotel Offices to 26 Additional Hotel Bedrooms.

1. Planning History – The site is located within a Green Gap/Wedge area. It is also identified as being within land that is liable to flooding and has a River Wildlife Heritage site running through it. The site was originally occupied by the Shindlesham Mill, the original structure of which still remains on the site and dates back to the mid 19 century. The building currently has a grade II Listed Building status. A number of applications since 1966 sought new alternative uses for the site. However in 1971 permission was granted for a change of use to a restaurant and country club. This use was expanded with a number of extensions and in 1983 permission was granted for a change of use to a hotel with 140 bedrooms. A number of revised applications were made before the eventual change of use was implemented in 1988. A further proposed new build extension to the hotel (96/63702/F & 96/63731/LA) was refused planning permission and upheld on appeal in 1997.

2. Proposal – The proposed development is for the change of use of the existing nightclub and hotel offices to an additional 26 hotel bedrooms. This would be achieved through the conversion of the existing original mill structure and would involve only limited external alterations.

3. Consultations -
   - ***Earley Town Council:*** No objection.
   - ***Environmental Health:*** No objection.
   - ***The Georgian Group:*** No comment as outside the period the group is interested in.
   - ***Ecologist:*** No objection.
   - ***Landscaping:*** No objection.
   - ***Highways:*** No objection subject to conditions.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Policy:*** There is a potential benefit from the loss of the associated urbanising impact of the nightclub. The proposed development contributes to meeting an acknowledged need for further hotel accommodation and seems to address the previous structural and appearance concerns.
   - ***Conservation architect:*** No objection subject to conditions.
   - ***Building Control:*** 'No comment.'
   - ***The Society for the Protection of Ancient Buildings:*** 'No comment.'

4. Appraisal – Main issues:

   A. Principle of Development. (C6 and R7 of the BSP; LTV2, LC1 and LR18 of the LALP; WCC1, WR1, WR26, WCC2 and WOS3 of the WDLP)

B. Impact upon the Character, Appearance and Setting of the Listed Building. (EN4 of the BSP; LBE18 of the LALP; WBE1, WHE12 and WHE13 of the WDLP)
C. Impact upon Land Liable to Flooding. (EN3 of the BSP; LPS2 of the LALP; WIC16 of the WDLP)
D. Impact upon Highway Safety. (LT5 and LT6 of the LALP; WT6 and WT7 of the WDLP.)

A. Principle of Development.

The proposed development is for the conversion of the existing nightclub and hotel office accommodation to 26 additional hotel bedrooms. The building is located within the Identified Green Gap/Wedge or Separation of Settlements. The development plan policy WCC2 of the Wokingham District Local Plan states that development which affects or detracts from the open or countryside appearance or character of these areas will not be permitted. Policy WR26 also states that for proposals for hotel development outside the identified settlements particular attention will be given to ensuring that the development: a) Is sympathetic to, and does not detract from, the rural character of the area, the scale and character of the existing buildings and the character and their setting, and b) Is not visually intrusive.

It is considered that the proposed change of use of the existing building to hotel accommodation would represent a potential reduction in the urbanisation of the site, caused by the general noise and disturbance of the nightclub use. This would help to retain the countryside appearance and character of the surrounding rural area. The proposed development involves the re-use of an existing building, with only limited alterations to the elevation. As such, the proposed change of use would be in accordance with the requirements of the policies of the District's development plans.

B. Impact upon the Character, Appearance and Setting of the Listed Building.

The listed building dates back to the mid 19th century. Although the structure underwent changes during the 20th Century, much of the internal structure and principle frontage and rear elevation still remains. This includes the repetitive sash windows and large segmental arches over the millstream.

The proposed insertion of a lift and the creation of the hotel bedroom accommodation to this part of the building has been located to minimise the extent of intervention to the historic structure, while also removing much of the 1970's works. Therefore subject to the imposition of suitable conditions to require and control additional details regarding the specific nature and construction details of some of the new features, the proposed development would have no significant detrimental impact upon the historic character, appearance or setting of the listed building.

C. Impact upon Land Liable to Flooding.

The existing buildings are located within the Environment Agency's indicative plans of the flood plain. However, the proposal would not result in an increase in the amount of built development within the flood area. As such, there would be no reduction in the flood plain's storage capacity or in an increase the impingement of the flow of the flood waters. The Environment Agency has also considered whether the proposed change of use would result in an

increase in the number of people at risk of flooding. They have stated that it is their view that the proposed development would be inline with the recent guidance within the revised PPG25 'Development and Flood Risk' and would not result in an increase in the number of people who would be at risk from flooding.

D. Impact upon Highway Safety.
The highways officer considers that the existing parking arrangements and accesses to the site, would not require any further alteration to comply with the district's parking standards. As such he is satisfied that the proposed development would have no significant detrimental impact upon the highway safety of the surrounding road network.

5. **Conclusion** – The proposed development would not result in an unacceptable urbanising impact upon the open character of the surrounding rural area, or have a detrimental impact upon the historic character, appearance or setting of the listed building or harm the highway safety of the road network. As such the proposed development would be in accordance with the policies of the District's development plans.

6. **Recommendation Application F/2001/3168.** – To GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials 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. No part of any building hereby permitted a change of use shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

6. No spoil or materials shall be deposited or stored within 8 metres of the watercourse or on that part of the site lying within the area of land liable to flood, as show on plans held by the Environment Agency.

7. There shall be no raising of the existing ground level on the site.

8. No development shall take place within the area indicated until the applicant has secured the implementation of a program of architectural work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

4. In the interests of visual amenity.

5. In the interests of visual amenity.

6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

7. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

8. To safeguard any potential archaeological interest on the site.

Informatives.
1. You are advised that any steps, raised patios or ramps constructed within or around the site should be designed to be permeable to flood water.

2. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Recommendation Application LA/2001/3169. – To GRANT Listed Building Consent subject to the following conditions:

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

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

3. Detailed drawings and samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, windows, rooflights and flashing, dormer windows, doors, frames and linings 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.

4. Full detailed drawings and specifications of all new partition walls 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. A full schedule of details of the lift construction, including its means of adjoining existing structures 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.

6. Full details of the new staircase design, including its materials, construction and its method of adjoining the existing structure, 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.

7. Structural details of the roof and floor to the staff dining area, the replacement floor construction over staircase identified for removal, works to sealed windows, the removal of the wall adjoining the beer cellar and details of the void adjacent to the maids room 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.

Reasons.

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

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

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

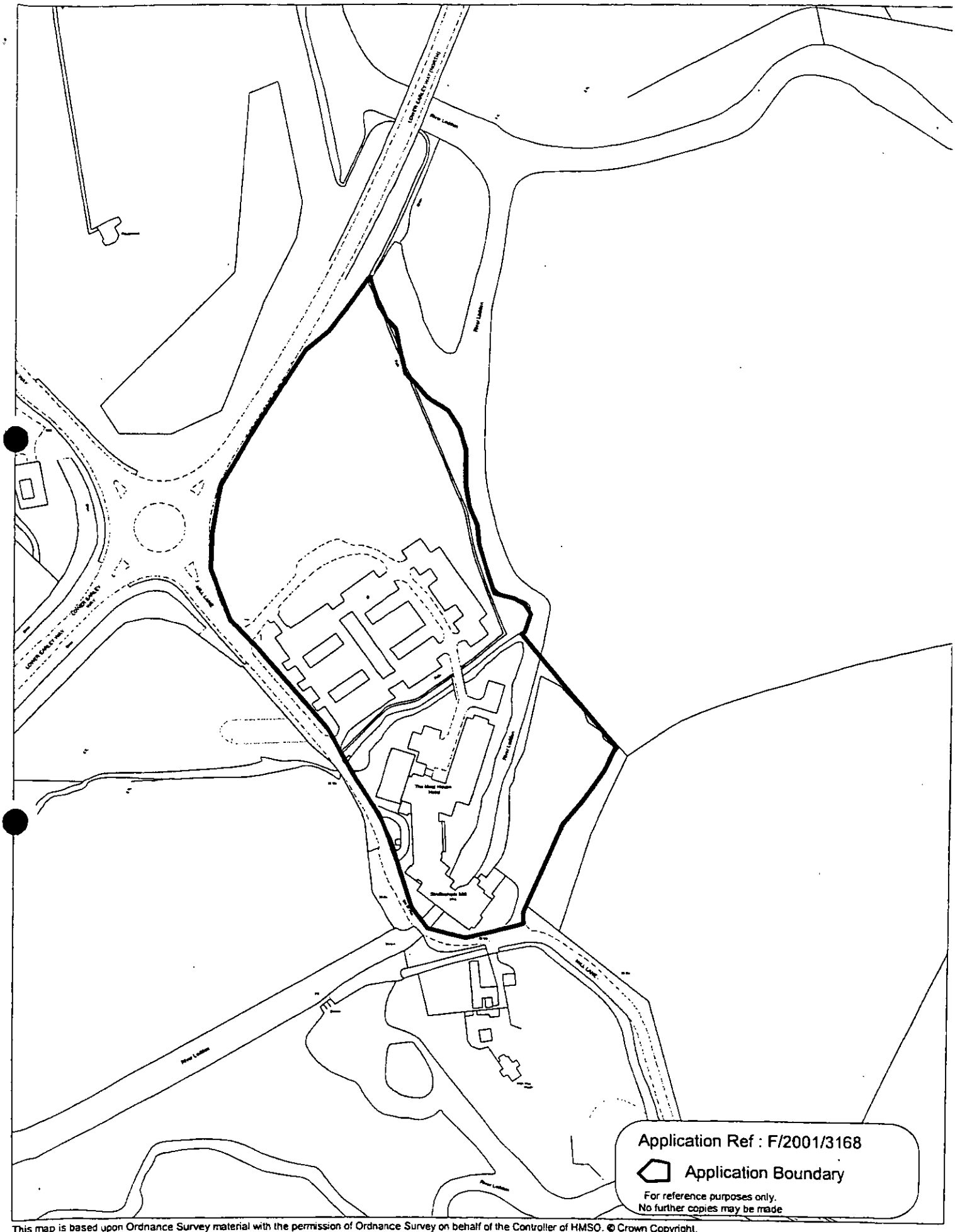
4. In order to safeguard the special architectural or historic interest of the building.

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

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

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

Nicola Lake.



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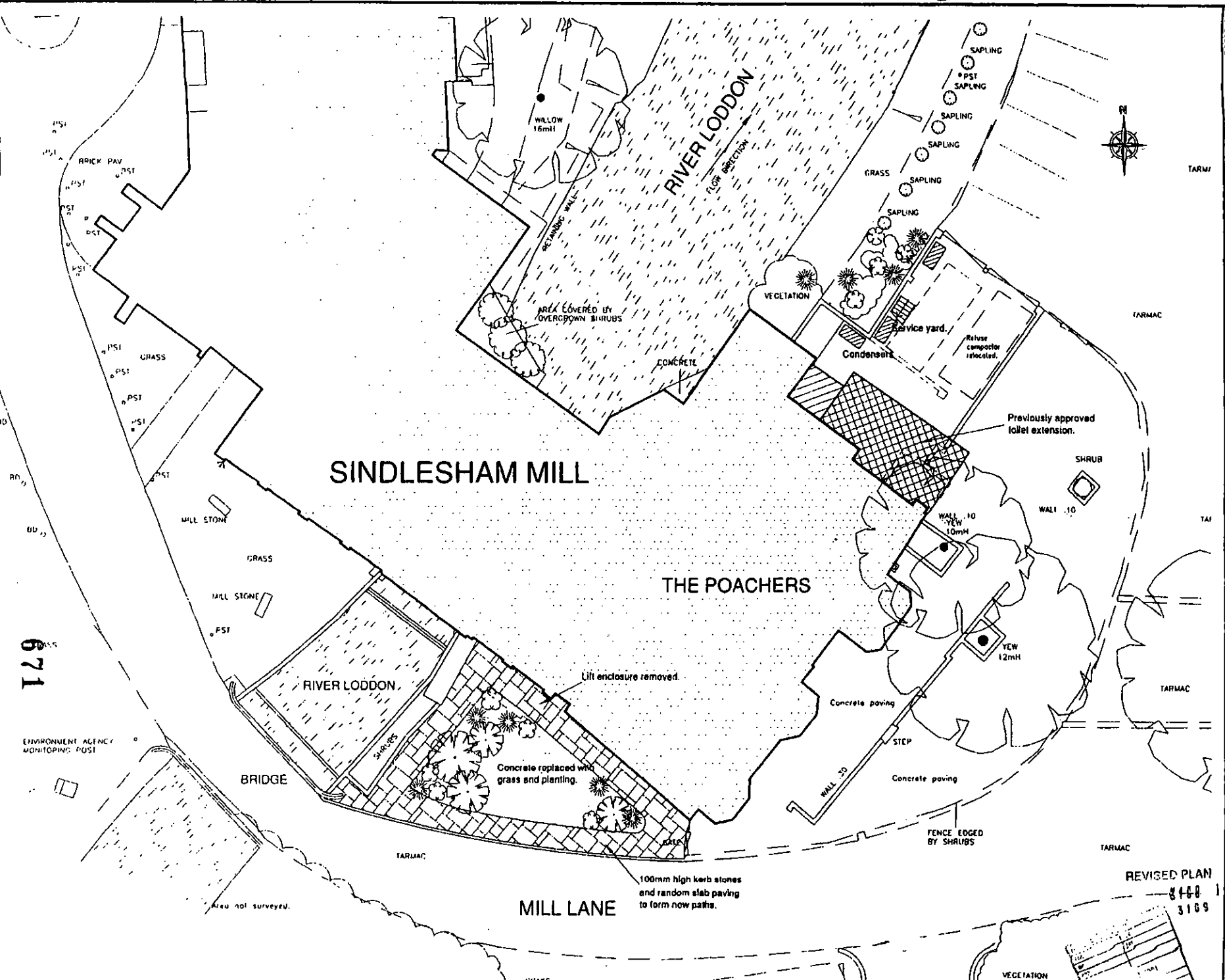
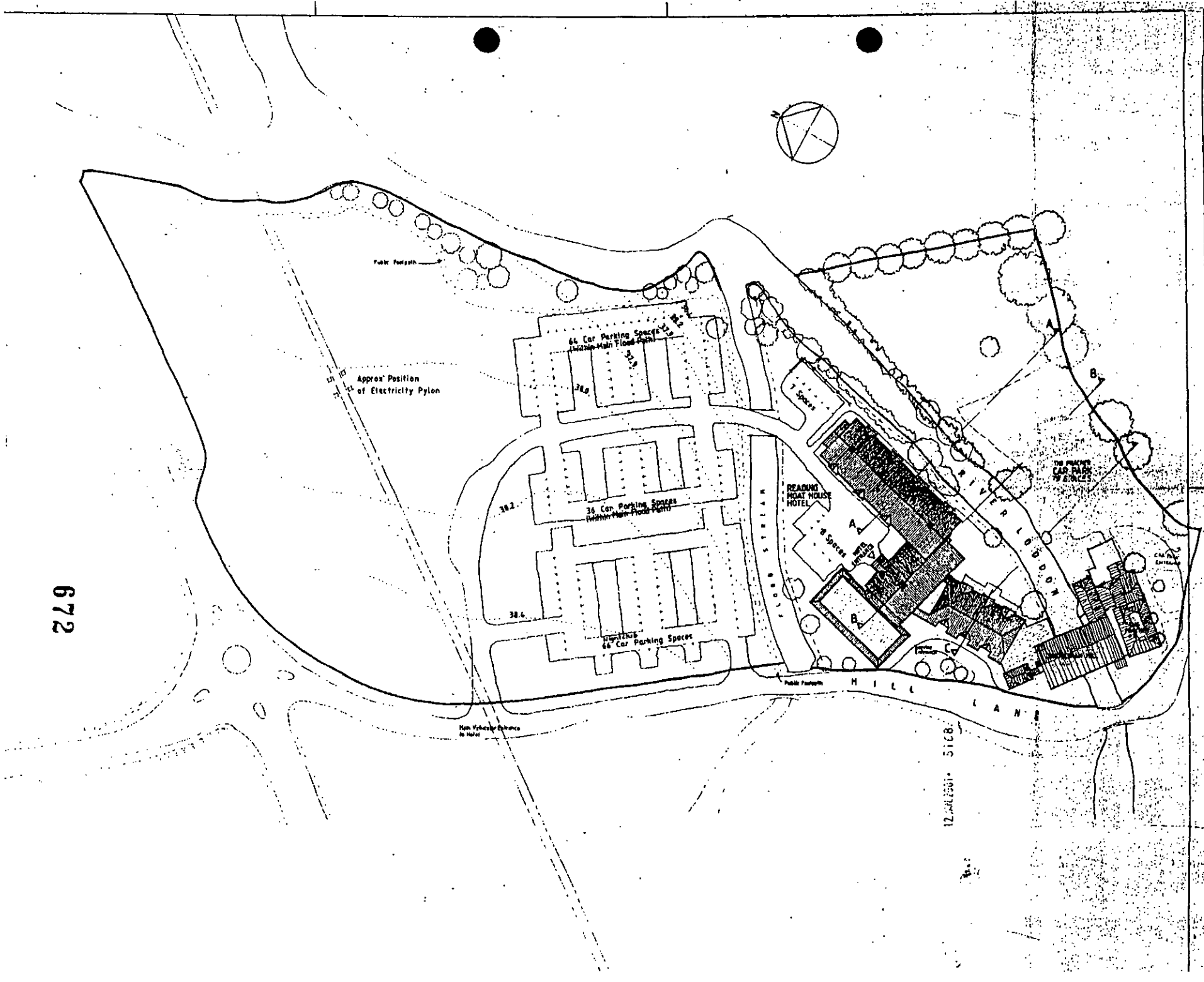
Development Control Section, Environmental Services, Wokingham District Council.

22 August 2001

Scale: 1 : 2500

N W E S


SINDLESHAM MILL
THE POACHERS
RIVER LODDON
RIVER LODDON
FLOW DIRECTION
RETAINING WALL
WILLOW 16mH
SAPLING
PST
SAPLING
SAPLING
SAPLING
SAPLING
SAPLING
GRASS
BRICK PAV
PST
GRASS
MILL STONE
GRASS
MILL STONE
PST
AREA COVERED BY OVERGROWN SHRUBS
CONCRETE
VEGETATION
Service yard.
Refuse compactor relocated.
Condensers
TARMAC
Previously approved toilet extension.
SHRUB
WALL 10
WALL 10
YEW 10mH
YEW 12mH
TARMAC
Concrete paving
STEP
Concrete paving
WALL 39
FENCE EDGED BY SHRUBS
TARMAC
Lift enclosure removed.
Concrete replaced with grass and planting.
SHRUBS
BRIDGE
ENVIRONMENT AGENCY MONITORING POST
100mm high kerb stones and random slab paving to form new paths.
MILL LANE
Area not surveyed.
REVISED PLAN
3168
3169
VEGETATION
671
N
NOTES
REVISIONS
DESIGN COALITION
Project
Sindlesham Mill
Reading
Client
Queens Moat Houses PLC
Romford
Title
Site Plan
Proposed Layout



NOTES

DESCRIPTION	DATE	REV
SECTION LINES ADDED AS ON DWG. 1	17/1/96	A

NBF PARTNERSHIP

ARCHITECTS & SURVEYORS

CLIENT
QUEENS MOAT HOUSES
UK. Ltd.

JOB
READING MOAT HOUSE
SINDLESHAM, nr. READING

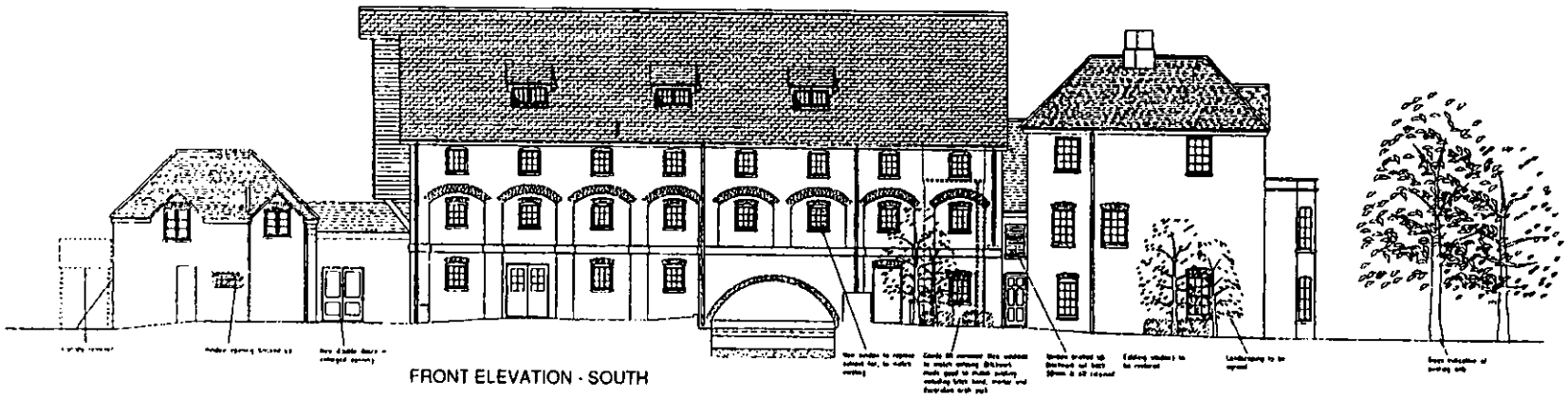
DRAWING TITLE
SITE PLAN
AS EXISTING

DATE DEC. 1995 | DRAWN AP

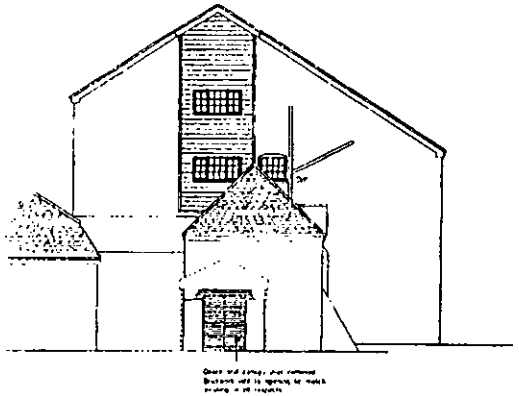
SCALE 1:500

JOB No	DRAWING No	REVISION
1690/A	03	B

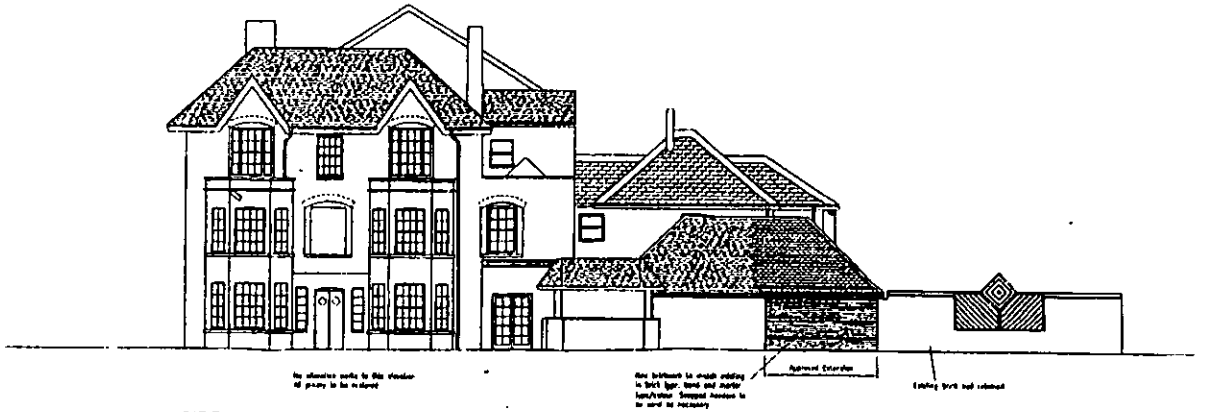
672



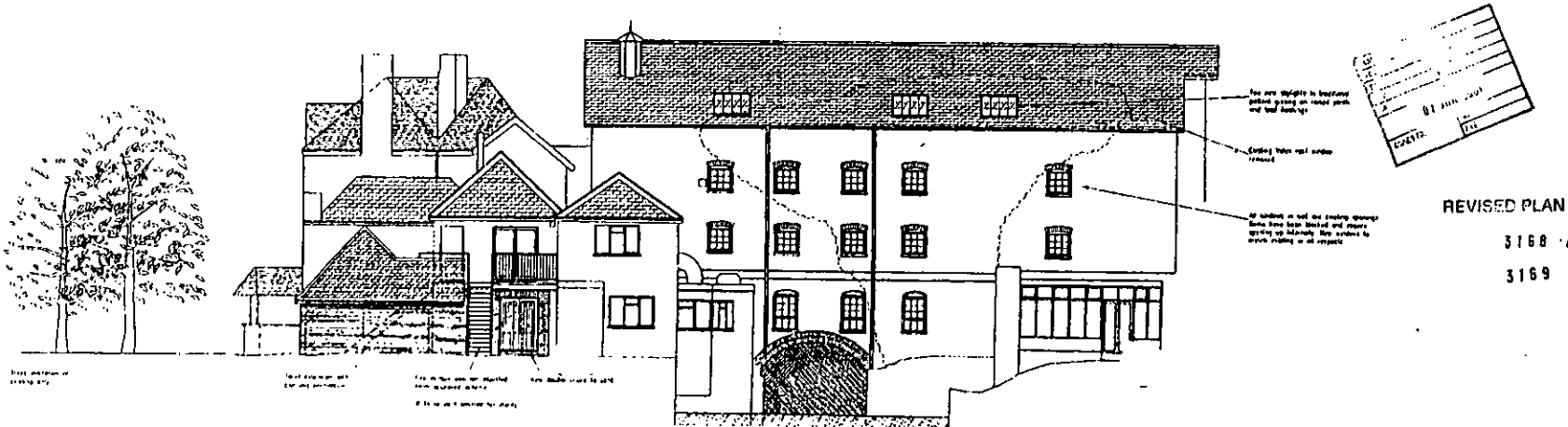
FRONT ELEVATION - SOUTH



SIDE (NIGHTCLUB ENTRANCE) ELEVATION - WEST



SIDE (MAIN ENTRANCE) ELEVATION - EAST



REVISED PLAN

3168 - A

3169 - I

673

NOTES

Note:
This drawing has been prepared to show the building without the retention of the climbing vegetation. Certain presumptions regarding the existing fabric have been made, which may prove incorrect when the climbers have been removed. All details are therefore subject to confirmation on exposure of the walls.

REVISIONS

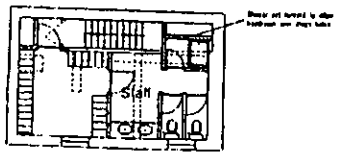
Part	Date	By	Description
A	4.11.00	GR	Scheme drawings added.
B	15.11.00	GR	Notes re new balustrade and repairs added.
C	19.5.01	GR	Roof window added on North Elevation. Others removed.

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

TITLE
Proposed Elevations



First Floor of 'Granary'

'Granary'

Ground Floor Plan

REVISED PLAN
3168 - 1
3169 - 1

NOTES

REVISIONS

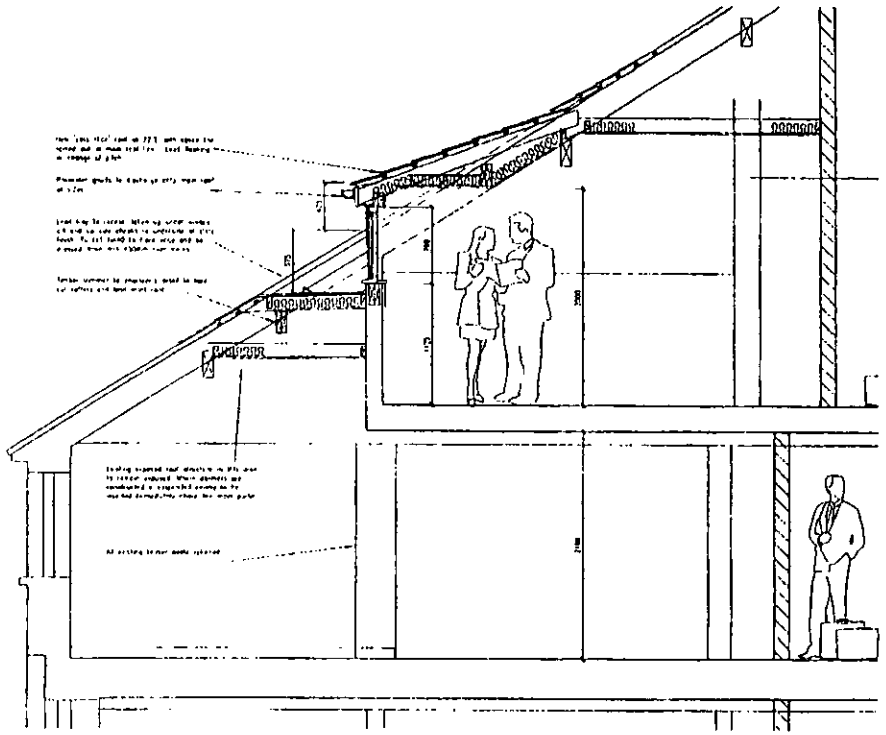
DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

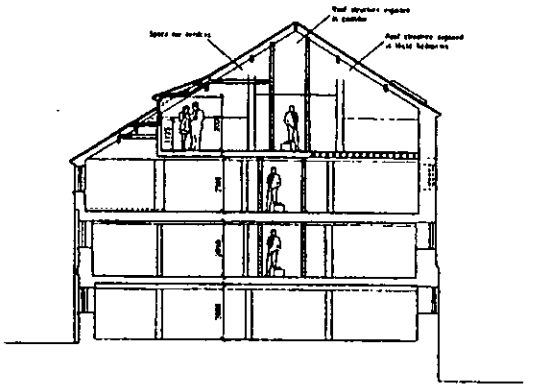
HEIGHT
Queens Moat House

TITLE
Proposed Layout
Ground Floor Plan

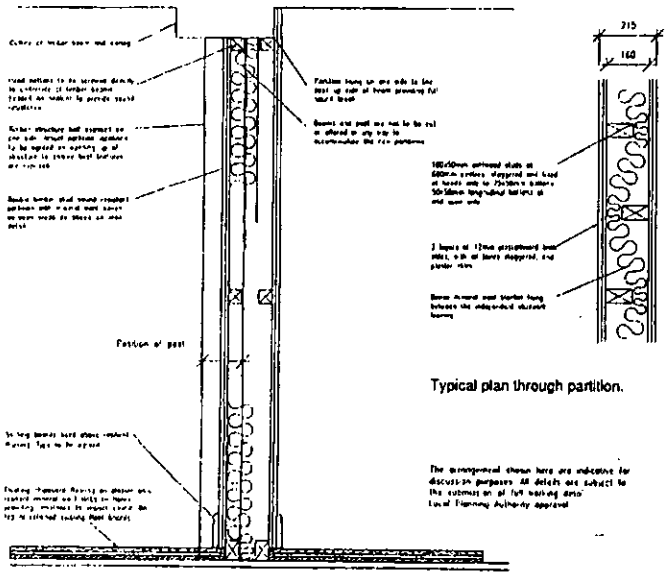
674



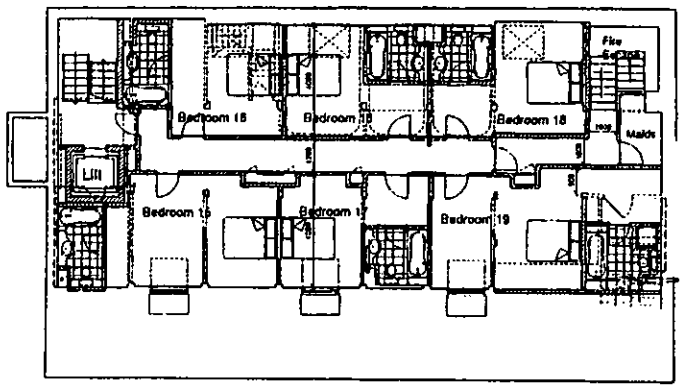
Section - Proposed Dormer Window



Section A-A



Typical plan through partition.



Third Floor Plan

REVISED PLAN

3168
3169

675

NOTES

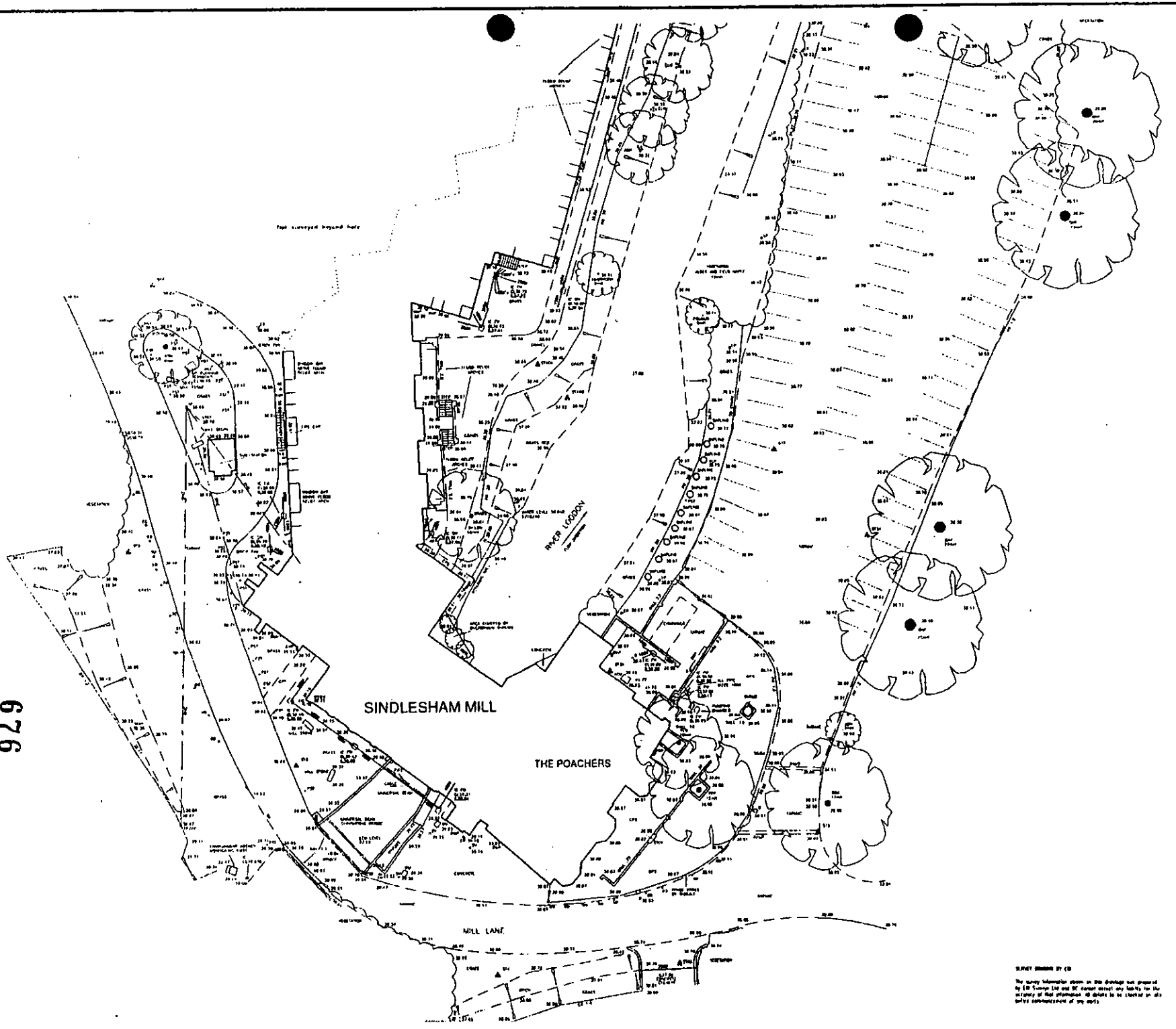
REVISIONS

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

TITLE
Proposed Layout
Third Floor Plan
and Sections



679

NOTES

REVISIONS

12 JAN 2001 - 5168

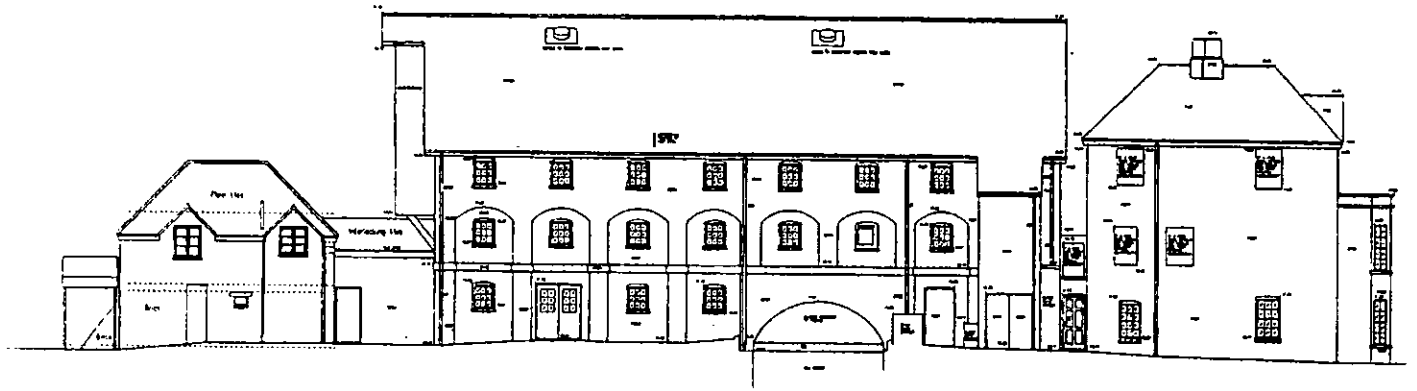
DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

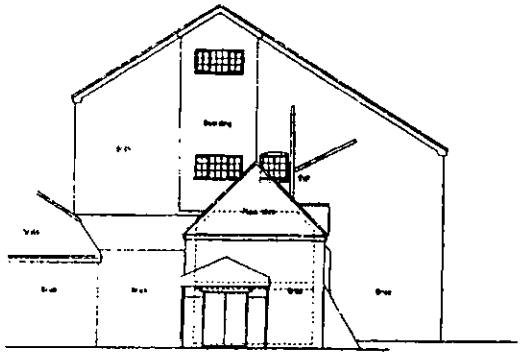
CLIENT
Queens Moat Houses PLC
Romford

TITLE
Site Plan
As Existing

DATE | DRAWN | SCALE



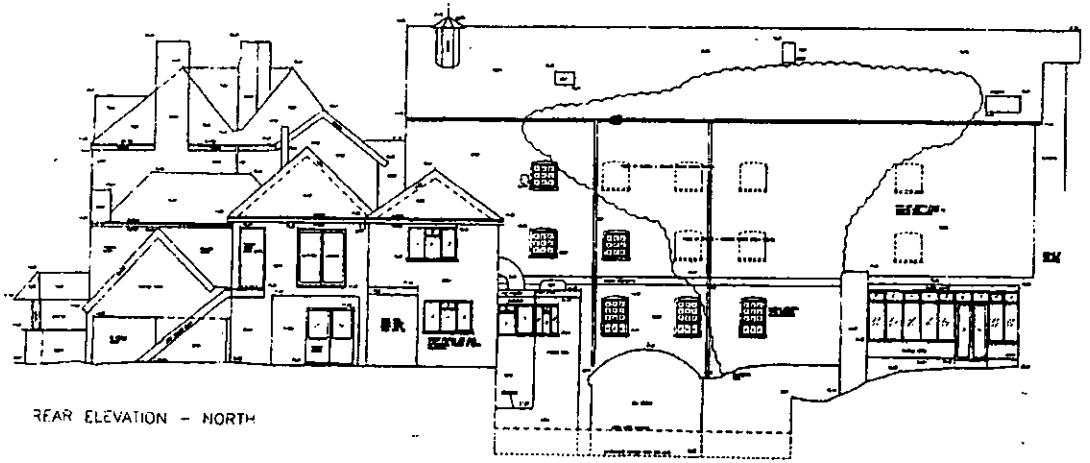
FRONT ELEVATION – SOUTH



SIDE (NIGHTCLUB ENTRANCE) ELEVATION – WEST



SIDE (MAIN ENTRANCE) ELEVATION – EAST



REAR ELEVATION – NORTH

NOTES

SURVEY DRAWING OF EDI

EDI NOTE:
MUCH OF THE ELEVATION ARE COVERED BY DENSE VIRGINIA CREEPER AND WISTERIA AND DETAILS ARE THEREFORE NOT AS ACCURATE AS WOULD NORMALLY BE THE CASE. SOME DETAIL IS TAKEN FROM INTERNAL MEASUREMENTS AND SOME IS ASSUMED REPETITION.

REVISIONS

REV	DATE	BY	DESCRIPTION
A	2.11.00	EAL	Bravery structure & RWPs added. Roof corrected.
B	13.11.00	EAL	Position of existing window openings indicated

12 JAN 2001 3168

THE OLD MILL CASTLE STREET
BUDAR EXETER
TELEPHONE (01272) 545570
FACSIMILE (01272) 544601

DESIGN COALITION

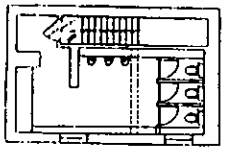
PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

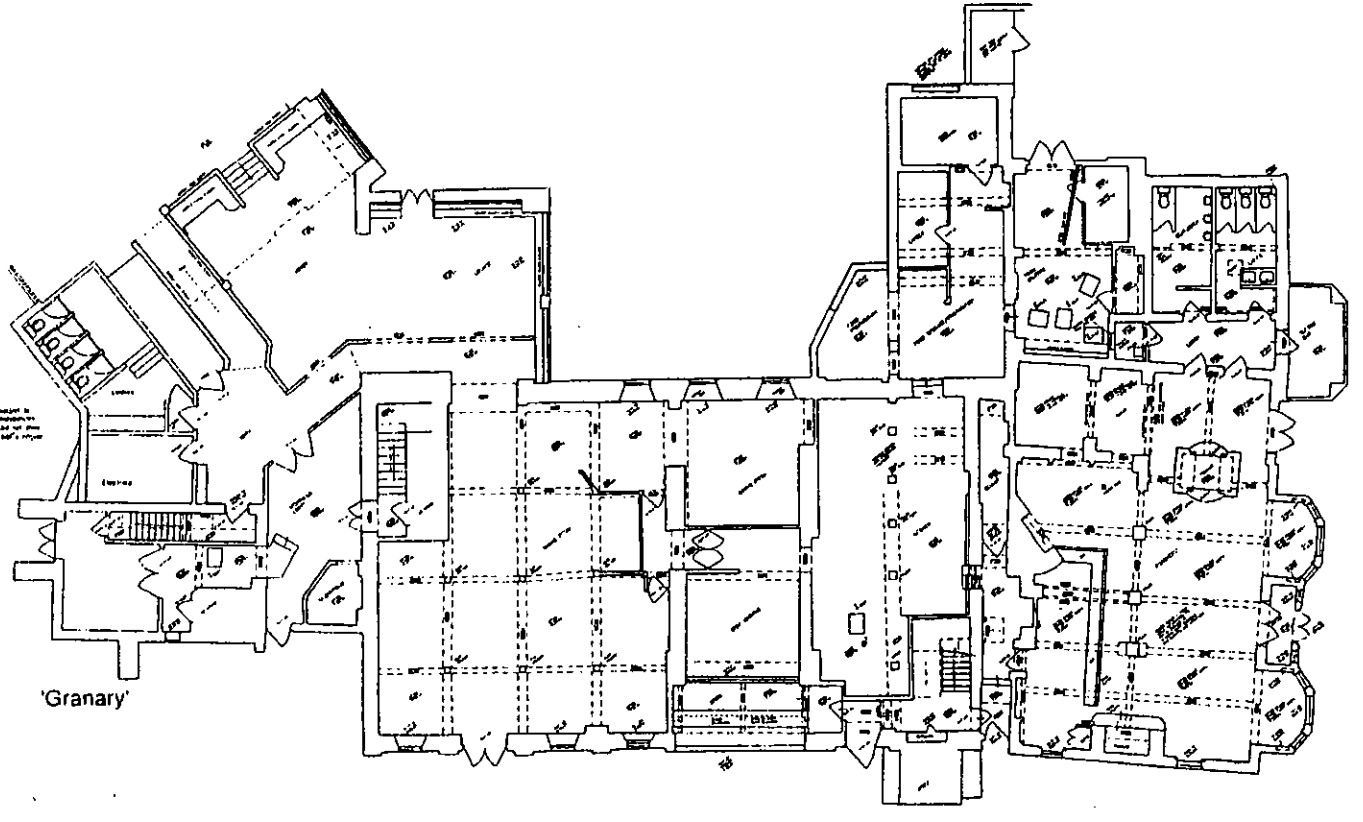
TITLE
Survey of Existing
Elevations

DATE | DRAWN | SCALE

677



First Floor of 'Granary'



'Granary'

Ground Floor as Existing

678

NOTES

REVISIONS

17 JAN 2001 316

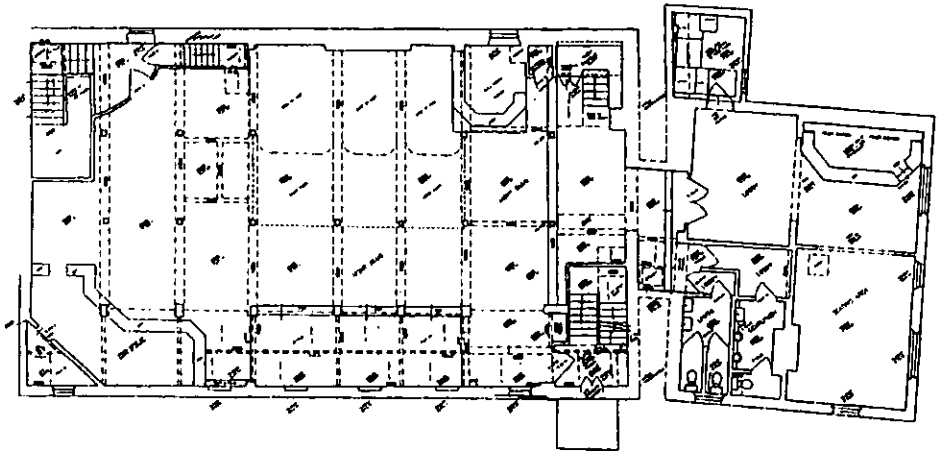
DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

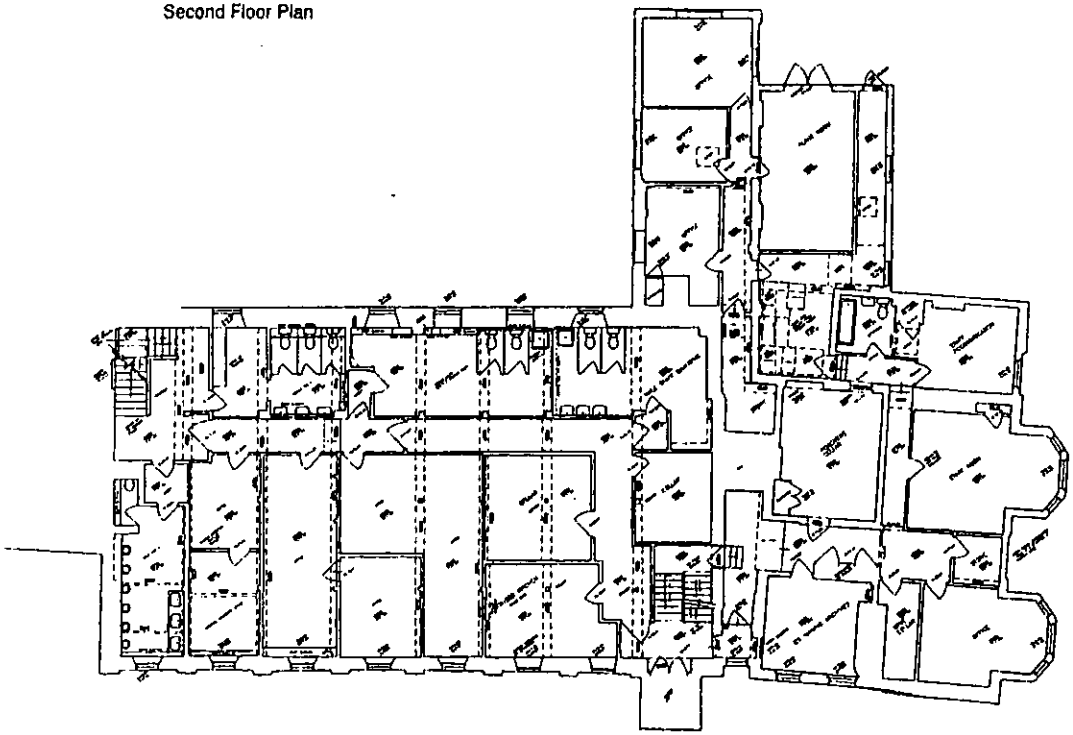
CLIENT
Queens Moat House

TITLE
Survey of Existing
Ground Floor Plan

DATE Mch 00 | DRAWN EDI/EAL | SCALE 1:100



Second Floor Plan



First Floor Plan

NOTES

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REVISIONS

REV	DATE	BY	DESCRIPTION

12.JAN.2001 3168

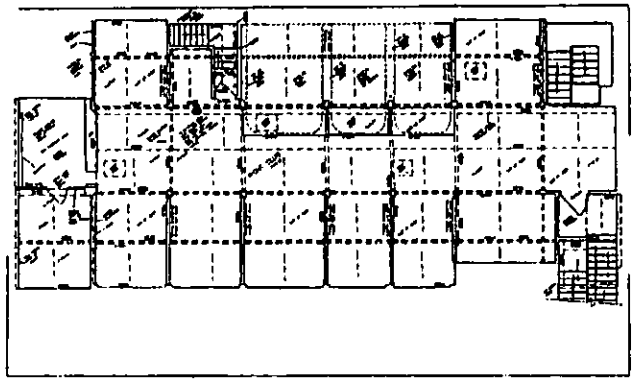
DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

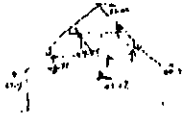
CLIENT
Queens Moat House

TITLE
Survey of Existing
First and Second
Floor Plans

679



Third Floor Plan



NOTES

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REVISIONS

DATE	BY	DESCRIPTION

12.JAN.2001 - 3168

DESIGN COALITION

PROJECT
Sindlesham Mill
Reading

CLIENT
Queens Moat House

TITLE
Survey of Existing
Third Floor Plan

Tel: (0118) 974 6481

Date:

My ref: LB/2001/3169

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 Swindells
12 Culford Close
Lower Earley
RG6 3AS

Committee

Dear Councillor

Application Number: LB/2001/3169
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.
Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms..

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 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 6481

Date:

My ref: LB/2001/3169

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 Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

committee

Dear Councillor

Application Number: LB/2001/3169
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.
Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

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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 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: **Nicola Lake** Application Number: **LB/2001/3169**
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.
Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

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

Signed: _____ Date: _____

Councillor D Carpenter

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:

My ref: LB/2001/3169

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Committee

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

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Yours faithfully

John Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: LB/2001/3169

PROPOSAL:
Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

LOCATION:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2001. 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

17 January 2001

Application Number: LA/2001/3169.
Conditions/Reasons for Refusal

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

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 and internal materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Detailed drawings and samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, windows, rooflights and flashing, dormer windows, doors, frames and linings 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.

4. Full detailed drawings and specifications of all new partition walls 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. A full schedule of details of the lift construction, including its means of adjoining existing structures 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.

6. Full details of the new staircase design, including its materials, construction and its method of adjoining the existing structure, 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.

7. Structural details of the roof and floor to the staff dining area, the replacement floor construction over staircase identified for removal, works to sealed windows, the removal of the wall adjoining the beer cellar and details of the void adjacent to the maids room 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.

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

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

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

Application Number: LA/2001/3169
Conditions/Reasons for Refusal

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

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

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

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

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

	Informatives		
1	NI16		BSP: END
			LALP: LBE18
			WDLP: WBE1, WHE12, WHE13

Applicationo	Name & Address
LB/2001/3169	P A Luder Knight Frank 20 Hanover Square LONDON W1S 1HZ
Application Approved	Letter sent: 30/08/01

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 26 June 2001

Location:	Reading Moat House Hotel, Mill Lane, Sindlesham, Earley
Proposal:	Proposed change of use of nightclub and offices to 24 hotel bedrooms.
Application Number:	LB/2001/3169

In response to your consultation dated 11 June 2001 for the above application, the landscape comments are as follows:

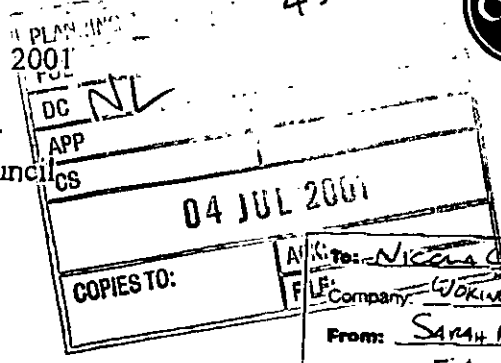
I have no additional comments to make on the revised proposals for internal changes. Please see my previous comments dated 26 January 2001.

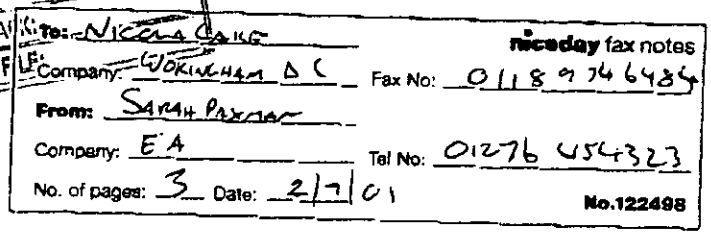
Catherine Brimble

Catherine Brimble
Landscape Architect

Our ref: SP\2001\003875\001 N C
Your ref: F/2001/3168 45290

Date: 2nd July 2001





District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Nicola Lake

Dear Sir/Madam

CHANGE OF USE, NIGHT CLUB AND OFFICES TO 24 HOTEL BEDROOMS READING MOAT HOUSE HOTEL, MILL LANE , SINDLESHAM

Thank you for your letter dated 11 June 2001 which was received on 12 June 2001. You are asked to quote the following reference in any correspondence: **SU77SE/2/2**. The Environment Agency has the following comments:

Development Control:

This site is within the 1968 floodplain of the River Loddon, and is therefore within an area where new development is to be strictly controlled.

As confirmed in a letter to Knight Frank dated 1 May 2001, the Environment Agency no longer objects on floodplain grounds to the proposed change of use from night club to hotel bedrooms at the above site, and has no objection to the additional 5 bedrooms proposed by these revised plans, subject to the conditions listed below.

Conservation:

The amended plans show the relocation of the condenser units away from the river bank, and the Agency therefore withdraws its previous objection to the development on grounds of close proximity to the watercourse.

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

PLANNING CONDITIONS

CONDITION: Any steps, raised patios or ramps constructed within or around the site shall be designed to be permeable to flood water.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

REASON: To prevent the increased risk of flooding due to the impedance of flood flows and the reduction of flood storage capacity.

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: There shall be no storage of materials within 8 metres of the watercourse. This area must be suitably marked and protected during development and there shall be no access during development within this area. There shall be no fires, dumping or tracking of machinery within this area.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Loddon main river. *Contact Mike Chapman on 01276 454331 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO APPLICANT

Environment Protection:

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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

Cont/d..

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

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Peter Luder, Knight Frank, 20 Hanover Square, London W1S 1HZ

Memo

To: Nicola Lake

From: Conrad Moore

Date: 02/02/01

Re: Policy Comments upon F/2001/3168 and LB/2001/3169.

The Adopted *Berkshire Structure Plan* Policies C2 and C6 relate to development outside built-up areas and the designation of Gaps and Green Wedges respectively.

Since the development is primarily internal alterations to the listed building and building facade changes I do not consider that there are any nature conservation implications to the River Loddon Wildlife Heritage Site. These are considered under *Adopted Berkshire Structure Plan* Policies EN8 and EN9 and the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WNC4.

The site is within the countryside (WCC1) and within a Gap and Green Wedge (WCC2) between Winnersh/Sindlesham and Earley in the *Wokingham District Local Plan (Deposit Draft, As Amended)*.

The site is within the countryside (WCC1) and criteria (d) would apply to the broad principle. The Hotel use has been established on the site since 1986. Note that in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WCC1.

The functions and purpose of the Green Gap and Wedge (Policy WCC2) have been established in the last local plan inquiry and in appeals. Gaps provide physical and visual separation. The Planning Inspectorate have further considered openness and increased risk of urbanised character (of particular note is the Wokingham Cricket Club Appeal Decision Letter). Gaps and Green Wedges are vital to achieving the overall strategy of the Local Plan. They are considered to be of such strategic and local importance that development within them should be resisted where harm to their function would result.

The gap here is vulnerable and sensitive being below the minimum usually required set out in the Loddon Area Local Plan Working Papers and established through the Adopted local plan (1995).In respect of the Gap and Green Wedge Policy (WCC2) it is important to note the Inspectors comments on appeals – 96/63702/F and 96/63713/LA. The Inspector in paragraph 6 acknowledged the need for more facilities at the hotel. However he went on in paragraph 7 that:
"..... It seems to me, however, that the considerable bulk of the existing complex is only just acceptable in terms of its effect on the rural surroundings... The proposed extension would not, in my opinion , be a modest extension to the existing hotel... would very significantly increase the built-up area of the group and, bearing in mind its height, the overall bulk and visual impact of the complex."
This application, using the existing building would overcome these objections. The loss of the nightclub use would lose a potential urbanising feature in terms of traffic generation, parking and activity. It is unlikely that 19 additional bedrooms would compare to the nightclub use.

Clearly this application has to be cross referenced to Structure Plan Policy R6 – *Loss of Built Leisure Facilities*, but given the location is not well served by public transport, is in the countryside and not working commercially I would accord this little weight. Clearly Structure Plan Policy R7 – *Provision of Tourist Accommodation* would support the proposal as no significant additions to the existing building are proposed.

I advise that you speak with Tom Callaghan on the highway issues and sustainability of the hotel location. Discuss the potential reduced parking issue as there may be opportunities for further landscaping to enhance the setting of the listed Sindlesham Mill. (It may ameliorate the loss of the ivy and overcome some of the Inspectors concerns referred to above, such as the urbanising impacts and form). Detailed comments from Catherine Brimble should assist in assessing any potential improvements on the Countryside as well as Gap and Green Wedge.

Policy WR26 – *Hotel accommodation in the Countryside* of the *Wokingham District Local Plan (Deposit Draft, As Amended)* is relevant and cross-refers you also to Policy WR1. The key aspect for consideration I believe is the impact on the listed building Mill structure and character. Detailed comments from Harold Sanders should assist in assessing any potential impact on the listed Mill. This will determine whether the proposals accord with criteria (a) and (b) of Policy WR26. Negotiation on reduced parking and additional landscaping could be an opportunity to support the proposal in terms of rural character and setting.

The *Adopted Berkshire Structure Plan* Policy EN4 deals with development to buildings of special interest and character as Sindlesham Mill is a Grade II Listed Building. Have regard to advice contained in PPG 15 *Planning and the Historic Environment (1994)*. The listed building policy aspects are covered by Policies WHE10 – 13 inclusive in the *Wokingham District Local Plan (Deposit Draft, As Amended)*. Detailed comments from Harold Sanders should assist in assessing any potential impact on the listed Mill. My informal comment would be that the Hotel has conference rooms on the ground floor and this may be a more appropriate use on the upper floors to retain the open listed structure and its integrity within the Mill. The lower conference rooms in the newer building could then be used for additional hotel rooms. Discuss with Harold Sanders and the applicants.

In conclusion I think a number of matters need further consideration relating to the listed building matters and opportunities for further landscaping with reduced parking. Alternative designs referred to above could be explored. There is a potential benefit from associated nightclub urbanising impacts being lost. The proposal does contribute to meeting an acknowledged need for further hotel accommodation. Subject to listed building comments the proposal could be supported in respect of the countryside and nature conservation policies.

Conrad Moore

Senior Planner. Policy & Plans Team.

Our ref: SP\2001\003036\001
Your ref: F/2001/3168 /LB/2001/3169

ENVIRONMENT AGENCY

Date: 5th March 2001

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

niceday fax notes
To: Nicola Lake
Company: W.D.C
Fax No: 0118 974 6484
From: Sarah Paxman
Company: EA
Tel No: 01276 454323
No. of pages: 3 Date: 6/3/01
No.122488

For the attention of: Nicola Lake

Dear Sir/Madam

CHANGE FROM NIGHT CLUB AND OFFICES TO 19 HOTEL BEDROOMS READING MOAT HOUSE HOTEL, MILL LANE, SINDLESHAM, WOKINGHAM

Thank you for your letter dated 17 January 2001 which was received on 19 January 2001. You are asked to quote the following reference in any correspondence: SU77SE/2/2. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The site is at direct risk of flooding, and the proposed development will increase the number of people at risk from flooding.

REASON: The proposals include development in close proximity to the River Loddon. This will prejudice flood defence interests and adversely affect the character and conservation value of the watercourse, and restrict necessary access to the watercourse for the Environment Agency to carry out its functions.

(Note to Local Planning Authority : Under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8 metres of a main river, or 16 metres landward of a main tidal river flood defence structure, irrespective of any planning permission granted. It is likely that such consent will be withheld in this case).

Development Control: Contact Amanda Reed on 01276 45 4331

Additional residents

This site is within the 1968 floodplain of the River Loddon. The Environment Agency objects to this proposal on the grounds that the additional hotel rooms will result in the

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING SERVICES
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DC NL | ENF 40798
APP |
CS |
07 MAR 2001
COPIES TO: | ACK: | FILE:

introduction of more people into the floodplain. In the supporting statement, the applicant refers to the comments made by the Inspector during the 1997 appeal, and we have the following comments in response to this:

While a flood warning system may have been acceptable justification for development in the past (and the Inspector refers to a system introduced in 1986), changes in policy over the years means that this is no longer acceptable. Reliance on a flood warning system alone is not a sustainable method of protecting residents in the floodplain, whether they be permanent or temporary. The system in place at this site relies on the training of staff, which may break down over time or through changes in ownership. I would also point out that while the rooms themselves are not likely to be inundated with flood water the guests and staff of the hotel would have to make their way across land that is liable to flooding in order to escape the site. An increase in residents would also result in an extra burden on the emergency services. It is worth bearing in mind that this site will begin to flood in an event as minor as a 1 in 3 year flood.

Proximity to river

This proposals (as per proposed site layout plan) appear to include the construction of condenser units and associated enclosure adjacent to the top of the bank of the River Loddon. No further details regarding this have been submitted with the application. Development in this location will require the prior written consent of the Environment Agency regardless of any planning permission granted. It is unlikely that such consent will be issued in this case.

There also appears to be a small extension between the existing building and the previously approved toilet extension. While I have no particular concerns with regards to flood storage, the applicants will need to be aware that these works will also be within 8m of the river, therefore requiring EA consent.

Conservation: Contact Dave Webb on 01276 45 4430

The conservation section of the Environment Agency also objects to the close proximity of the proposed condenser enclosure to the River Loddon, as it encroaches into the buffer zone that exists between the river and the existing development.

Buffer zones to watercourses are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;

Cont/d..

- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

If you are minded to grant permission for the proposals despite the above, it is essential that you contact me before a determination is made.

DECISION NOTICE

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

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Knight Frank, 20 Hanover Square, London W1S 1HZ

THE SOCIETY FOR THE PROTECTION
OF ANCIENT BUILDINGS
37 Spital Square
London E1 6DY
tel 0171 377 1644
fax 0171 247 5296

S·P·A·B

MIUS SECTION 5/2/2001

Your ref: LB/2001/3169 NL

Our ref:

Building/site: READING MEAT HOUSE HOTEL, MILL LANE, SINDLESHAM (SINDLESHAM MILL)

Thankyou for your recent notification letter.

OF 17-01-2001

As DETR Circular 14/97 / Welsh Office Circular 1/98 advises, please supply drawings and any other background information available, to allow us to comment. ☐

As DETR Circular 14/97 / Welsh Office Circular 1/98 requires, please supply the list description(s) for the building(s) involved in this application. ☐

The apparent date of this building places it outside the SPAB's period of interest in casework. We therefore do not wish to comment, although other local or national bodies may have observations. ☐

The SPAB does not wish to comment on this application. (This should not be taken necessarily to imply support or approval.) ☑

Jeannette Major

Registered Charity no 231307 Secretary: Philip Venning

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 17 January 2001

Application Number: LB/2001/3169

Proposal: Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

Parish: EARLEY TOWN

Site Address:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Applicant:
Queens Moat Houses UK Ltd C/O Knight Frank.

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).

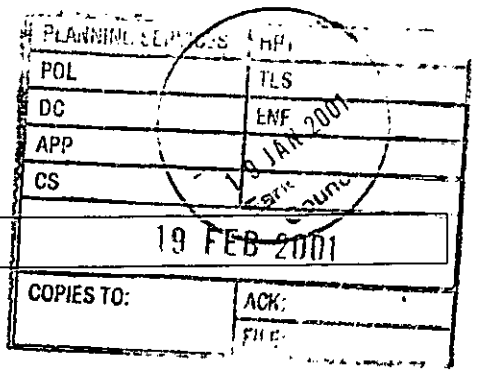
Same plans as F/2001/3168.

C122, R122.

Signed: _____ **Print name:** Adam Coggins 8/2/01

FROM: Nicola Lake

DATE: 17 January 2001



EARLEY TOWN CONSULTATION SHEET

Application Number: LB/2001/3169

Proposal: Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms..

Site Address: Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Applicant: Queens Moat Houses UK Ltd C/O Knight Frank.

Your observations are required in respect of this application **by 10/02/2001** .

Re ~~NO OBJECTION~~ as 3168.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

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/2001/3169

Proposal:
Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms.

Location:
Reading Moat House Hotel Mill Lane Sindlesham Wokingham

This application is being advertised in the Wokingham Times newspaper on the 31/01/2001 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/02/2001**. 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: 31/01/2001

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 26 January 2001

Location:	Reading Moat House Hotel, Mill Lane, Sindlesham, Earley
Proposal:	Proposed internal and external alterations to listed building and conversion of use of nightclub and offices to hotel bedrooms.
Application Number:	LB/2001/3169

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

I have no objections to the proposals as they will have a very limited impact on the green/gap wedge designation and the wider countryside within the Loddon Valley.

The applicant will need to provide a detailed landscape plan showing the full species name, size of plant at time of planting and planting densities for planting adjacent to Mill Lane and the River Loddon. The type of materials to be used for external paving should also be provided.

Catherine Brimble

Catherine Brimble
Landscape Architect

N.L

1792

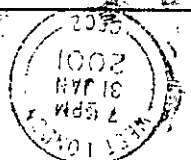
I have today displayed the site notice(s) in a prominent position on the ~~land~~/ buildings to which the application number LB/2001/3165. relates.

Address of site READING MOAT HOUSE HOTEL

MILL LANE, SINDLESHAM, WOKINGHAM

Signed [signature] FOR KNIGHT FRANK ON BEHALF OF QUEENS MOAT HOUSES UK LTD

Date 31-01-2001



See Part 1 for all plans.

FROM ~~To:~~
~~Building Control~~

TO **From:** Nicola Lake

Date: 17 January 2001

Application Number: LB/2001/3169

Proposal: Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms..

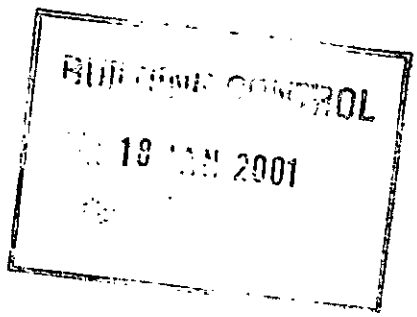
Site Address:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham.

Applicant:
Queens Moat Houses UK Ltd C/O Knight Frank.

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

2 Applications

NO Comments at this stage



CBA
COUNCIL FOR BRITISH ARCHAEOLOGY

PLANNING SERVICES	APP 39175
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Reply rqd.

Nicola Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Our ref 2001/4/3

25 January 2001

Dear Ms Lake

Reading Moat House, Mill Lane, Windlesham, Wokingham
Application No. LB/2001/3169

Thank you for referring this application to the Council for British Archaeology.

In order for us to consider the application it would be useful to receive copies of the as existing and proposed plans.

Yours sincerely

Carole Barrowlcough
Conservation Assistant

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
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PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

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	FILE:

Date 31.1.01

Our ref. AM

Your ref. LB/2001/3169

Your letter of 17.1.01

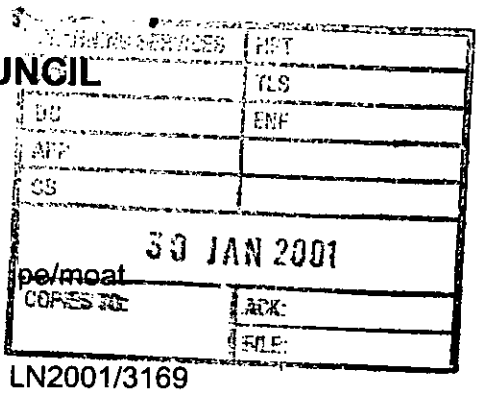
Reading Road House Hotel, Sindlesham

Thank you for your notification. As the building it concerns dates wholly or largely from outside the period in which the Group is interested, we defer to the comments of the other national amenity societies. This does not imply support for the application.

PRESIDENT WILLIAM B. HARRIS M.A. Q.C. CHAIRMAN THE LORD CRAIGBORNE M.A. LL.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis
Environmental Health

My Ref:

To: Nicola Lake
Planning

Your Ref: LN2001/3169
F/2001/3168

Date. 29 January 2001

PROPOSED: INTERNAL AND EXTERNAL ALTERATIONS TO LISTED BUILDING AND CONVERSION OF NIGHTCLUB AND OFFICES TO HOTEL BEDROOMS

LOCATION: READING MOAT HOUSE HOTEL, MILL LANE, SINDLESHAM

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

See part 1 for all plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

Date: 17 January 2001 19 JAN 2001

Application Number: LB/2001/3169 + P/2001/3168

Proposal: Proposed internal and external alterations to listed building and conversion of nightclub and offices to hotel bedrooms..

Site Address:
Reading Moat House Hotel, Mill Lane, Sindlesham, Wokingham. Barley

Applicant:
Queens Moat Houses UK Ltd C/O Knight Frank.

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

---

1. THE PRINCIPLE AND GENERAL DESCRIPTION OF WORKS ARE OUTLINED IN THE SUBMITTED MATERIAL. AN EXTRA COPY OF DRAWINGS + REPORT WOULD HELP TO HIGHLIGHT THE EXTENT OF THE WORKS AND FURTHER INFORMATION REQUIRED.

2. SECTIONS THROUGH THE EXISTING STRUCTURE (LISTED BUILDING) SHOULD BE PROVIDED TO CLARIFY THE EXISTING CONSTRUCTION / FIRE PROTECTION

3. GROUND FLOOR PROPOSALS. THE REVISION TO THE TOILET AREA MUST BE CHECKED AGAINST APPROVED PLANS. THE REMOVAL OF ORIGINAL WALLS + DOORS WILL BE RESISTED. NEW STAIRCASE TO STAFF DINING TO BE CHECKED ON SITE. REMOVAL OF PARTITION QUESTIONABLE. NEW LIFT — IMPLICATIONS ON EXISTING STRUCTURE TO BE CLARIFIED; ANY SIGNIFICANT CHANGES IN THE HISTORIC FABRIC WOULD BE RESISTED. STATUS OF EXISTING STAIRCASE (TO BE RE-PLACED) TO BE VERIFIED.

FIRST FLOOR PROPOSALS THIS APPEARS TO BE A GENERAL 'GUTTING' OF THE EXISTING PARTITIONS + STAIRCASE. THE HISTORIC VALUE OF ANY PARTITIONS WILL NEED TO BE ESTABLISHED.

OPEN PLAN OFFICES COULD BE UNACCEPTABLE.

STRUCTURAL REPERCUSSIONS OF REMOVING ANY PARTITIONS TO BE VERIFIED. REMOVAL OF PARTITION TO STAFF DINING ROOM COULD ALSO BE UNACCEPTABL

THE PRINCIPLE OF CLEARING SMALL ROOMS TO CREATE LARGE OPEN ACCOMMODATION IS A MAJOR CHANGE OF CHARACTER UNACCEPTABLE IN HISTORIC STRUCTURES.

SECOND FLOOR PROPOSALS STRUCTURAL IMPLICATIONS OF LIFT + NEW STAIRCASE TO BE ESTABLISHED.

NEW WINDOWS IN BRICKWORK —. WERE THEY GLAZED WINDOWS OR 'BLIND' WINDOWS? TO BE VERIFIED.

NEW FLOOR STRUCTURE TO BEDROOMS 9 + 11. AND REMOVAL OF STAIRCASE TO BEDROOM 12 TO BE CLARIFIED.

THE NIGHTCLUB USE RETAINED THE MAIN SPACE; THE NEW COMPARTMENTS FOR BEDROOMS IS A RADICAL CHANGE IN CHARACTER.

FUNCTION ROOMS MAY BE MORE APPROPRIATE WITH ACCOMMODATION IN THE NEW 1960'S EXTENSION. (UC ROOMS) RE DESIGNED TO PROVIDE EXTRA BEDROOMS.

THE WINDOWS IN THE ROOF SHOULD BE REVIEWED FOLLOWING RE CONSIDERATION OF 2ND FLOOR ACCOMMODATION.

Hazel Sanders CONSERVATION

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JAN 2001	**Map No.** 59.. Site ...3:52.....
Officer: NL | Application No. LB/2001/3169	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
LB) PROPOSED INTERNAL + EXTERNAL ALTERATIONS TO LISTED BUILDING AND CONVERSION OF NIGHTCLUB AND OFFICES TO HOTEL BEDROOMS

Location: SINDLESHAM MILL, MILL LANE

Parish: EARLEY Ward: LITTLE HUNGERFORD
17.01.01

Applicant: QUEENS MOAT HOUSES UK LTD

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			
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			

12.JAN.2001 * 3169

(1) SINDLESHAM MILL,

ADDRESS MILL LANE

Early 1.4.82 E

PARISH ~~WOODLEY~~

PLOT No. Old Property

ORD. SHEET No. SU.7670(59)

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/47/66	Wallis Son & Wells Ltd	Warehouse & Office	22.4.66	N/A. Refuse
O/118/67	Forest Investments Ltd	outline - conversion into 3 Flats etc.	28.9.67	N/A. C/A
R/188/68	Mr. B.D. Fairweather	Ch. of Use of Granary to Carpenters Shop	13.6.68	N/A. Refuse
O/43/68	Forest Investments Ltd	outline. Der. Warehouse on land adj. Sindlesham Mill	14.3.68	N/A. See O/159/68
O/159/68	"	" "	5.9.68	N/A. Refuse
O/113/70	"	" "	6.8.70	N/A Refuse
R/414/67	"	conversion of building into 3 Flats - Garages etc	21.12.67	App - C/A
37/71	Mr C.T. Roper	Conversion of use to restaurant + country club	18.3.71	N/A C/A.
528/71	"	Addition Flat 4	2.9.71	App C/A
981/71	"	details of conversion into restaurant	30.9.71	App. C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) SINDLESHAM MILL

ADDRESS MILL LANE

Early 1.4.82 E

PARISH ~~WOODLEY~~

PLOT No.

ORD. SHEET No. SU 7670(59)

BUILDER LISTED BUILDING + THE BRIDGE - LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1391/72	Mr C Trevor-Roper	Signboard	28.9.72	- C/A
1236/73	Mr C.T. Roper	adaptn to living accom Flat No 4.	30.8.73	- C/A
14745	MR. A. PULLEYN	SMOKE GATES TO BAR; W.C. + CORRIDOR	12.2.81	N/A C/A
BR 16156	" "	lounge bar & gents wc	16.3.81.	Ref M.A.
BR 16493	"	ALTERATIONS & EXTENSIONS	24.4.81	APP N/A
15547	"	FOYER & MEMBERSHIP OFFICE	25.6.81	N/A C/A
15735	"	REG TO LOUNGE & TOILET ACC	25.6.81	N/A C/A
BR 16781	"	ENTR. FOYER & OFFICE	10.7.81	APP N/A
15735	"	REG TO LOUNGE & TOILET ACC.	25.6.81	N/A C/A
BR 19282	SINDLESHAM MILL LTD MR A. PULLEYN	PRIVATE DRAINAGE SYSTEM	9.11.82	APP N/A
19134		O/L HOTEL ANNEXE (40 BEDROOMS CONFERENCE ROOMS, 1 MANAGER ACCESS & CAR PARKING	6.5.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12. JAN. 2011 * 5169

(3) SINOLESHAM MILL

ADDRESS MILL LANE PARISH WOODBRIDGE

PLOT No.

BUILDER LISTED BUILDING ORD. SHEET No. SU. 7650 59

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23599	MR. A. PULLEYN O/L	HOTEL ANNEXE	19.7.85	N/A CIA(INI)
24738	QUEENS BOAT HOUSE	" (100 BEDROOMS, 26.3.86		CIA
		CONFERENCE FACILITIES;)		
		IMPROVED ACCESS; ADD. CAR-PARKING		
25415	"	NEW SERVICE HOIST	21.5.86	CIA
25501 (LBC)	"	"	21.5.86	CIA
BRA509	"	ALTS TO HOUSE	8.8.86	BRA N/R
BRA1247	"	"	24.7.86	APP
BRA1800	"	HOTEL	12.12.86 R100	APP
28391				
28988	"			
28989 LBC	"	ALT. & RELOCATE EL. MAIN IN CONS. WITH HOTEL DEV.	3.12.87	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE BRA4443 " BOTTLE WASHING AT FLOOR & ALTS TO EX. ACCOMMODATION 6.4.88 APP

091074 30555

(4) SINOLESHAM MILL

ADDRESS MILL LANE PARISH WOODBRIDGE

PLOT No.

BUILDER LISTED BUILDING ORD. SHEET No. SU. 7650 (59)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30603/4	QUEENS BOAT	SIGNS	16.6.88	CIA
30555	"	TEMP. CARPARK TO PERMANENT	8.6.88	CIA
37825/LBC	"	REINST. OUTDOOR BAR / ALTS. TO SERVICE YARD / EL. LIGHTING / NEW HOUSING FOR AIR-COND. UNITS	2.9.91	CIA
BRA10807	"	"	1.10.91	APP
39588	"	NON-ILL. SIGN	29.7.92	REF
39587	"	"	20.8.92	REF
41605 LBC	"	WIDENING OF FIRE ESCAPE DOOR	18.8.93	CIA
FP93/2054	"	ALTS. TO DOOR OPENING FRONT ELEVATION	9.11.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12. JAN. 2001 * 3169

(5) 1933 SINDLESHAM MILL

ADDRESS MILL LANE PARISH WINNERSH EARLEY 1.4.86. E

PLOT No.

BUILDER LISTED BUILDING ORD. SHEET No. SU 7670 (59)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42725	MR. J. BALCHIN	SECURITY KIOSK	6.6.94	C/A
44/26	MOAT HOUSE HOTELS	ILL. HOTEL SIGNS	2.6.95	C/A
95/60215/A	"			↑
~~44382 LBC~~		"	13.6.95	SIGNS
95/60471/LA				104 C/A
44960	W/DR.			SIGNS =
95/61057/F				203 REF
96/63702/F	"	EXT. TO HOTEL	31.7.96	REF
96/63707/F	"	TENNIS COURT, ENCLOSURE & FLOODLIGHTING	10.7.96	C/A
96/63713/LA	APPEAL "	EXT TO HOTEL	29.7.96	REF
98/67369/F	QUEENS MOAT HOUSES UK LTD.	S/SEXT. TO BAR TO FORM TOILETS.	5.11.99	C/A
98/67370/LA	Queens Moat Houses U/K Ltd.	S/SL to Bar to form Toilets	28.10.98	C/A.

MINISTRY DECISION 44/26 - APPEAL AGAINST COND. 1. ALLOWED - 13.2.96

~~SPECIAL ORDERS~~ 96/63702/F - 96/63713/LA - APPEALS DISMISSED - 23.9.97

P.D Enq - Q.H.H. - Refurbish Lounge Bar - 26/1/99 / PD Enq - Revised drawing QM.H. UK Ltd. 13/4/99

(6) 1933 SINDLESHAM MILL

ADDRESS MILL LANE PARISH EARLEY.

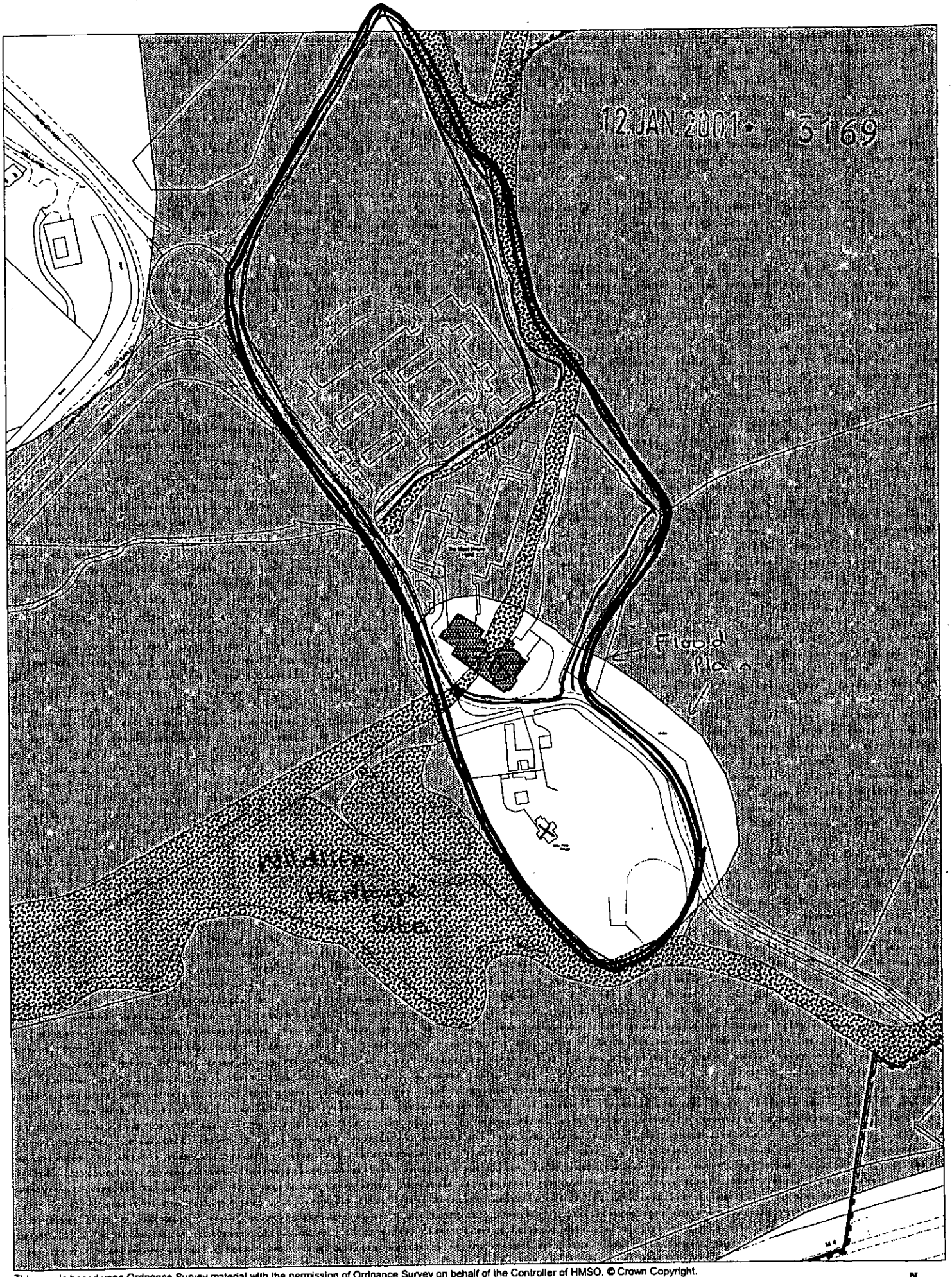
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/2000/0962		Instr. new screens + tubular doors	16.OCT 2000	APP
LB/2000/2271	Queens moat HSE	refurbishment of restaurant	18.10.00	C/A
F/2000/2493				

MINISTRY DECISION

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

16 January 2001

Scale: 1 : 2500

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Sidlesham Mill, Reading Moat House Hotel, Mill Lane, Earley.



KF/RM/1: View of Hotel Complex



KF/RM/2: Nightclub car park showing underuse



KF/RM/3: Nightclub entrance into Granary



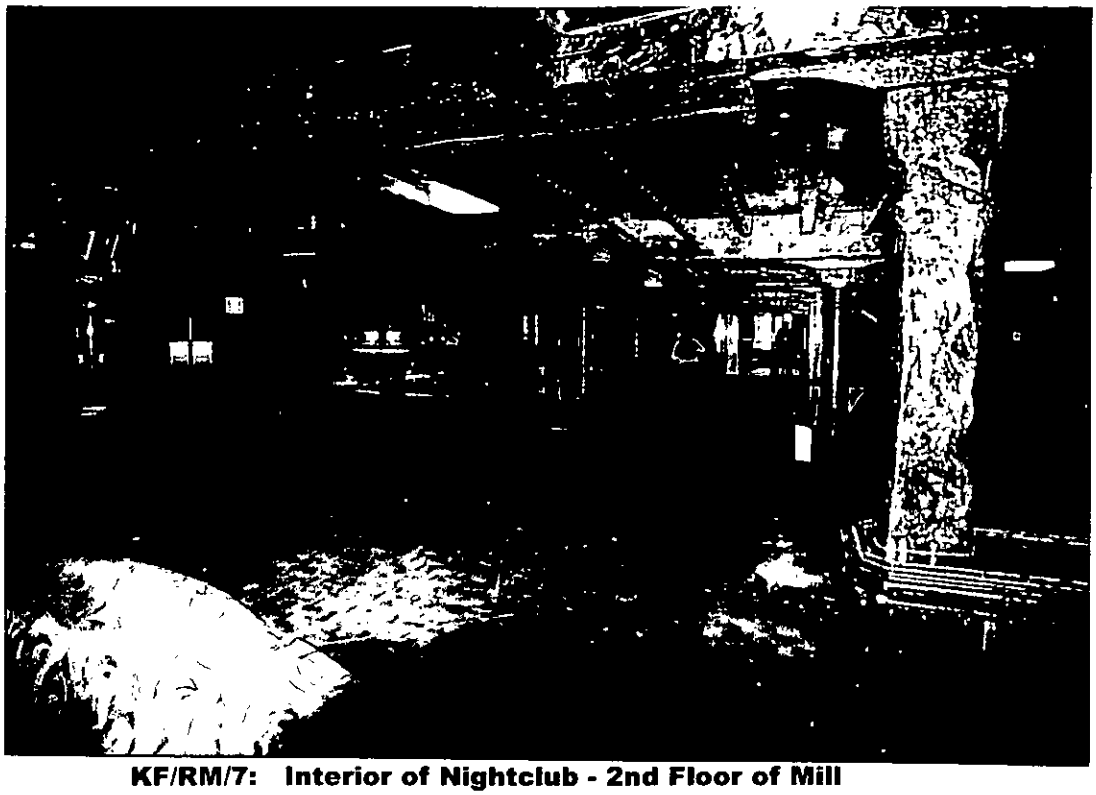
KF/RM/4: Modern link between Granary and Mill



KF/RM/5: Front elevation of Mill showing beer hoist



KF/RM/6: Rear elevation of Mill



KF/RM/7: Interior of Nightclub - 2nd Floor of Mill



KF/RM/8: Interior of Nightclub - 3rd Floor of Mill

Site Plan - Drawing KF/RM/SP/1
Sindlesham Mill, Reading Moat House Hotel
Mill Lane Earley

12.JAN.2001 * 3169



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This plan is believed to be correct although its accuracy is not guaranteed.

Date: December 2000
Plotted 1:2500

12.JAN.2001* 3169

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Applications for:

Alterations to Mill, Granary and The Poacher Public House

to form 19 additional Hotel Bedrooms

in place of

Ancillary Nightclub and Hotel Offices

Listed Building Consent

for Internal and External alterations to Mill

associated with Formation of

17 additional Hotel Bedrooms in place of ancillary Nightclub & Hotel Offices

The Poacher Public House & Sindlesham Mill

Reading Moat House Hotel

Mill Lane, Earley

Berks

December 2000

Statement in Support of Applications

Knight Frank

20 Hanover Square

London W1S 1HZ

Knight Frank Grubb & Ellis

Global Alliance

Knight Frank

1.0 Introduction

1.1 This statement has been prepared by Knight Frank acting as agents to the applicants, Queen Moat Houses UK Ltd (QMH), in support of the applications for planning permission and associated Listed Building Consent at the Reading Moat House Hotel for internal and external alterations to the listed Sindlesham Mill, and the unlisted adjoining granary and "The Poacher" Public House in association with the formation of 19 additional hotel bedrooms in place of ancillary nightclub and hotel offices. 17 of the bedrooms would be within Sindlesham Mill and 2 within the second floor of The Poacher.

1.2 The relevant details of the site, together with the proposed internal and external works are described in Section 2. The relevant issues raised by the proposals are set out in Section 3. The following four sections assess the scheme against the issues identified, noting where relevant Government Guidance and Development Plan policies; Section 8 summarises the justification for approval of these applications.

2.0 The Application Site and the Proposals

2.1 The Reading Moat House Hotel is made up of four separate elements that are physically joined and internally connected. These comprise:

- Sindlesham Mill, a four storey Grade II listed 19th century water mill spanning the River Lodden (see photos KF/RM/5 & 6) which contains hotel restaurant and kitchens at ground floor, hotel offices and nightclub access stairs and toilets at first floor, and nightclub at second and third floors, where a void has been created to provide room for lighting and speakers over a dance floor (see photo KF/RM/8).
- A two storey 'granary' attached to the north west corner of the Mill by a modern extension. It contains the nightclub entrance with first floor toilets (photos KF/RM/3 & 4).
- "The Poacher" Public House, a three storey 19th century building attached to the south east side of the Mill, containing public house at ground floor, hotel offices, staff rooms, plant room and beer cellar at first floor, and part of the nightclub at second floor (photos KF/RM/5 & 6). There is an extant consent for a single storey rear extension to The Poacher PH to improve its toilet facilities.
- The main hotel complex built in 1986 designed in the style of a large granary or maltings comprising the reception and lounge, which form a low link to the Mill and its granary, a taller function suite and the main 4 storey wing containing 100 bedrooms (photos KF/RM/1 and 2).

2.2 There are two main car park areas, both accessed from Mill Lane which itself links to the main road network at the roundabout with Lower Earley Way. The larger car park area adjoins the main hotel

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complex and contains 183 spaces arranged in a number of landscaped areas, the highest of which was approved to serve the nightclub and restaurant. This car park area shows clear evidence of under use (photo KF/RM/2).

2.3 The smaller car park contains 77 spaces, making a total of 260 spaces at the site. This is located immediately adjoining The Poacher PH, and also shows evidence of underuse.

2.4 There is a set-down/pickup loop off Mill Lane adjoining the nightclub entrance which is also used in connection with the disabled persons' entrance to the hotel as it is level with Mill Lane (photos KF/RM/3 & 4).

2.5 A concrete forecourt between the Mill and the lane, adjoining the listed bridge over the River Loddon currently allows off-road loading and unloading to the nightclub and pub beer hoist.

2.6 A service yard accessed from The Poacher car park serves the hotel restaurant and pub kitchens. The extant consent for the toilet extension modifies this yard.

2.7 The proposal for which planning and listed building consents are sought comprises replacement of the hotel offices and the nightclub in the Mill and second floor of The Poacher with 19 additional bedrooms with en suite bathrooms, and reorganisation of the offices and staff facilities on the first floor of The Poacher.

2.8 The works associated with these changes require planning consent where they involve alteration to the exterior and require listed building consent where they relate to the exterior or interior of the Mill itself. We have identified via the abbreviations (PP) and (LBC) those elements for which we believe consent is required and is sought via these two applications, in the schedule of complete works set out below:

Removal from Exterior (PP needed for all these works)

As shown on Drawing 1259/04 Revision B, *Survey of Existing Elevations*

- The brick 3 storey beer hoist with timber plant housings either side, which is constructed conspicuously on the front (south west) elevation of the Mill facing Mill Lane (LBC);
- The louvered extraction fan for the first floor kitchen in the Mill which completely fills one of the arch topped window openings on the front elevation facing Mill Lane (LBC);
- The entrance doors, canopy and neon sign on the granary north west elevation facing Mill Lane;
- Modern flush door in modern infill between granary and Mill facing Mill Lane;
- Modern high level ground floor window with exposed concrete lintel on front elevation of granary facing Mill Lane
- 4 rectangular vents in roof of Mill, 2 on each slope (LBC);

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- 1 modern 'Velux' type roof light on the rear elevation of the Mill (LBC);
- 1 modern design tilting window within original arched opening on rear elevation of Mill (LBC)
- Removal of concrete service yard in front of the Mill (LBC).

Alterations and Additions to Exterior (PP needed for all these works)

As Shown on Drawing 1259/14 Revision B *Proposed Elevations*

- Reinstatement of front elevation of Mill facing Mill Lane, comprising three storey brick wall forming arched top recess containing two inset arch topped 9 paned windows, all to match existing brickwork and windows following demolition of beer hoist (LBC);
- Nine paned windows to match existing, to replace extraction fan on front elevation of Mill, and modern window and blocked openings on rear elevation (LBC);
- Brickwork infill to granary north west elevation to replace nightclub doors, and to granary front elevation to replace modern window and exposed lintel.
- 3 semi-recessed 'cat slide' roof dormers with timber multipaned windows to front elevation of Mill (LBC);
- 2 rooflights in traditional patent glazing with 3 vertical mullions to rear elevation of Mill (LBC);
- panelled timber double doors to replace modern flush door in modern infill between granary and Mill, facing Mill Lane;
- 1 repositioned timber multi-paned window in original timber hoist housing (LBC);
- Extension to rear of The Poacher for toilets and service yard, as per approval with minor modification to first floor flat roof;
- Formation of small condenser enclosure adjoining existing service yard wall;
- Formation of landscaped area in place of concrete service yard (LBC).

Removal from Interior

As shown on Drawing 1259/01 Revision B: *Survey of Existing Ground Floor Plan*

- Ground Floor: Nightclub entrance desk, cloakroom in granary, existing toilets in first floor of granary,
- Ground Floor: Two modern staircases in Mill (LBC).

As shown on Drawing 1259/2 *Survey of Existing First and Second Floor Plans*

- First Floor: Modern partitions forming hotel offices, nightclub/staff toilets and corridor and two modern staircases in Mill (LBC).
- First Floor: Partitions and cupboard in The Poacher.

As shown on Drawings 1259/2 & 1259/3: *Survey of Existing First and Second/Third Floor Plan(s)*

- Second and Third Floors: Nightclub fixtures and fittings, three modern staircases on second floor and two modern staircases on third floor in Mill (LBC);
- Third Floor: Nightclub fixtures and fittings in The Poacher.

Additions to Interior

As shown on Drawing 1259/11 Revision A: *Proposed Layout and Ground Floor Plan*

- Ground Floor: Partitions and fixtures to form staff changing room and toilets and lift motor room in granary;
- Ground Floor: Replacement stairway within existing wall within Mill; lift shaft; partition wall to form store in place of modern staircase and new staircase in place of store room within Mill (LBC);
- First Floor: Partition and fixtures to form staff changing room and toilet in granary.

As shown on Drawing 1259/12 Revision A: *Proposed Layout First and Second Floor Plans*

- First Floor: Partitions and fixtures to form 6 en suite bedrooms, maids' room, corridor and replacement stairs and new lift shaft in Mill (LBC);
- First Floor: Partitions to form offices, staff dining room and store in the Poacher and new stairs in store in The Poacher;
- Second Floor: Partitions and fixtures with infill of void to third floor to form 6 en suite bedrooms and maids' room, and replacement staircase and new lift shaft in Mill (existing second staircase retained) (LBC);
- Second Floor: Partitions and fixtures to form two en-suite bedrooms in The Poacher.

As shown on Drawing 1259/13 Revision B: *Proposed Layout Third Floor Plan and Sections*

- Third Floor: Partitions and fixtures and infill of void to second floor to form 5 en-suite bedrooms, maids' room, cupboard, corridor, replacement staircase and new lift shaft in Mill (existing second staircase retained) (LBC).

The Proposed Dormer Windows

2.9 Drawing 1259/13 Revision B also details in section the proposed semi-recessed dormer windows. It can be seen that the recessed form of the dormers limits their height at the front edge to only 425 mm above the adjoining roof surface. This reduces the overall visual impact of the three proposed dormers, by avoiding the introduction of tall windows at roof level.

2.10 The design of the dormers utilises a simple 'cat slide' slate roof with lead-faced cheeks, rather than a gable or hipped roof, above black wooden multi-paned windows of shallow but broad proportions. This form has been specifically selected to complement the functional rural industrial character of the Mill

building. Thus whilst the dormers are an addition, we contend that they are entirely in keeping with the form of the building and when viewed from ground level will have a very modest scale given the size of the roof, and their very limited height.

The Proposed Rooflights

2.11 In the rear elevation the shallower depth of the building from the ridge together with the greater internal height at third floor level has required the use of two rooflights rather than dormer windows, as indicated by Section A-A on Drawing 1259/13 Revision B and shown in elevation on Drawing 1259/14 Rev B. One of these rooflights would replace a modern 'Velux' type rooflight over the staircase, although now traditional glazed rooflights of horizontal emphasis, again of simple industrial type form are proposed. Thus the proposal represents only one additional rooflight, on the rear elevation, with both to be much more sympathetic in terms of position, style and proportions.

Benefits of Removal of Proposed External Elements

2.12 On both the front and rear roof slopes, a total of four conspicuous high level metal roof vents shown on Drawing 1259/04 Rev B would be removed with reinstatement of slates to match the existing roof. This would be as a direct result of the replacement of the nightclub by hotel rooms.

2.13 This improvement to the roof should be assessed along with the very significant benefits of the removal of the beer hoist, extractor fan vent and nightclub entrance and signage from the elevations of the Mill and granary facing Mill Lane and the landscaping of the concrete surfaced unloading area between the Mill and the lane.

2.14 We contend that overall the exterior of the listed building would benefit significantly from the changes associated with the closure of the nightclub, which itself is dependent on QMH being able to implement this proposal allowing re-use of the space as bedrooms. By comparison, the proposed dormers and rooflights have a much more modest and visually sympathetic impact on the structure as a means to secure this more appropriate use for the building.

Benefits of Removal of Proposed Internal Elements

2.15 Turning to the interior of the Mill, we contend that the removal of the nightclub fixtures, fittings, second to third floor void and surrounding railings, and additional staircases, generally shown in the Photographs KF/SM/7-8, can only be of considerable benefit to the character of the interior of this listed building. The same applies to the removal of the poor quality modern partitions and doors comprising the first floor hotel offices and nightclub toilets. The current interior is not sympathetic to the rural industrial character of the building, with the exposed timber frame and metal columns being diminished

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in visual amenity and character by their modern gloss black paint finish, and the general style and clutter of the interior.

2.16 It is also stressed that much of the interior structure is modern, having been replaced or installed as further strengthening when the nightclub was upgraded in 1987 by the current owners when they acquired the site. Consent 28988 and Listed Building Consent 28979 for "Alteration and Refurbishment of Building in conjunction with hotel development", granted on 3.12.1987 supported those works and proves the date of much of the internal structural changes. Indeed, the large void between second and third floors and the presence of three modern staircases within the building are clear evidence of the degree to which the original structure has been lost and replaced already. Consequently this is not a case where the listed building still comprises principally the original fabric used.

Impact of the New Partitions etc

2.17 The conversion of the upper floors of the Mill to hotel bedrooms will introduce new partitions. However it is intended that by leaving the existing timber framing and columns exposed alongside the new partitions, and by utilising a suitable simple joinery style for doors, architraves, skirtings etc, the original functional quality of the building can be re-established. A condition requiring details of joinery to be approved prior to implementation is acceptable to the applicants.

2.18 Measures to remove the existing black paint from those posts and beams that are to be exposed are under consideration. A condition requiring approval of measures to strip the timber framing if possible prior to installation of the new partitions is acceptable to the applicants.

2.19 Drawing 1259/13 Revision B details in plan and section a typical new sound resistant partition within the Mill. The section demonstrates how the partitions would be attached to existing timber beams, posts and floorboards in a manner that causes minimal damage, is entirely reversible, and leaves the beams and posts exposed on one side of the partitions. It is intended that on the opening up of the structure following removal of the modern partitions and staircases noted above, the exact position of the new partitions would be determined in agreement with relevant officers of the Council and they would be installed in accordance with a scheme which reflects the agreed positioning to be approved by the LPA prior to their installation. A condition requiring this procedure is acceptable to the applicants.

2.20 We contend that the internal and external character of the Mill will be considerably enhanced by this proposal. It represents the removal of a very insensitive interior and various inappropriate associated exterior additions and alterations, with the introduction of a use that enables restoration of the external facades and the formation of a simple functional style interior appropriate to the building's origins. The form, scale massing and materials of the dormers and rooflights sought are again compatible with its functional origins.

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3.0 Issues raised by Conversion of the Nightclub and Hotel Offices and the associated Physical Alterations

3.1 In demonstrating that these applications comply with Government guidance and the relevant Development Plan policies, we focus on the following issues raised by the proposal:

i) The acceptable impact of the 19 bedrooms on the character of the Strategic or Green Gap and the countryside in which the hotel is located, compared to the nightclub and hotel offices;

ii) The adequacy of the existing parking provision;

iii) The acceptability of additional bedrooms within an acknowledged flood risk area;

iv) The impact on the character and setting of the Listed building

3.2 Those issues are addressed in the following sections.

4.0 Acceptable Impact on Character of the Strategic or Green Gap and the Countryside

4.1 We refer to the policies of the London Area Local Plan (LALP) 1995 together with those of the Wokingham District Local Plan (WDLP) in its form recently reviewed at its Public Inquiry, the Consolidated Deposit Draft 1999.

4.2 The hotel site is designated on the LALP Proposals Map as being within an area forming the Separation of Settlements and an Area Liable to Flooding. Policy LCI *Separation of Settlements* precludes development that detracts from the undeveloped appearance of the area or intensifies existing sporadic development. This proposal involves only small scale changes to the exterior of the building, mostly removing unsympathetic elements relating to the nightclub. To the extent that these changes may be discernible from the wider landscape they would enhance the rural industrial appearance of the Mill and therefore they will have a modest beneficial effect on the overall character of the area. There would be no additional parking provision and in fact the change in the use of this part of the hotel complex that would result from consent for these alterations would lead to less car park usage. This would *avoid* any increased urbanisation of the hotel site when viewed in the wider landscape, and therefore would ensure no reduction in the sense of separation of settlements offered by the rural area in which the hotel is located.

4.3 We also contend that the proposed use is *substantially less intensive* than the present nightclub operation. The club has a large capacity given its floor area of 725 sq m gross. It generates considerable traffic during evenings and late nights, particularly in the vicinity of the listed bridge in front of the Mill, as not all patrons use the car park available off the main hotel entrance. The traffic

movements and general activity associated with the nightclub have therefore long had an impact on the rural character of the locality, and its closure would be a positive benefit to that rural character. By contrast the proposed bedrooms represent a relatively modest increase in the scale of the hotel operation which currently comprises 100 bedrooms.

4.4 There is a very high occupancy rate at this hotel on weekdays, with an average Monday to Thursday rate for 2000 of 93%. The hotel is sometimes 100% occupied. Consequently the hotel anticipates that these rooms would be well utilised on weekdays. However the hotel also enjoys a very high proportion of patrons not utilising their own car during visits. This is because about 50% of guests are visiting the area on business from overseas, arriving by taxi from Reading station or from Heathrow. The hotel is also used for business conferences or events where delegates arrive by coach or taxi rather than private car. The use of public transport via taxi or shuttle bus links is actively promoted by the hotel when corporate users are booked. The consequence is that the hotel anticipates that the additional 19 rooms will not generate an equivalent number of private car journeys to and from the site, but rather a significantly lower figure. There would be a corresponding small impact on the intensity of use of the site and on available highway capacity, thereby complying with Policy LCI as it applies to existing development in the area.

4.5 The growing demand for hotel accommodation in the area is acknowledged at Paragraph 1.7.58 of the LALP. Policy LR18 *Hotel Development* supports hotel facilities even in rural areas provided that the proposal represents:

> "a sympathetic change of use of an existing building which does not result in extension....or facilities which detract from the scale or character of the original building or its setting.....or does not cause visual intrusion into the countryside"

4.6 We believe that this proposal represents a use which is far more sympathetic to the Mill than its current use given the opportunity to remove the nightclub interior as shown in Photos KF/RM/7&8, and replace it with an interior utilising appropriate simple joinery and exposed framing, Externally the removal of the nightclub elements, especially the hoist, will enhance the character of the building, whilst the landscaping of the service area will enhance its setting. The alterations to the roof reinforce the functional character of the building and are sufficiently modest to avoid visual intrusion in the wider landscape.

4.7 The other criteria of Policy LR18 are also satisfied by this proposal in that there is no change to car parking provision or access from the current provision; landscaping is being proposed for the one area of hardstanding that will become redundant and the proposed use would be more compatible with residential amenity than the nightclub.

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4.8 We contend that the principle of the use accords with the relevant adopted LALP policies that relate to protection of the separation of settlements and use of existing buildings in rural areas for hotel accommodation.

4.9 On the WDLP Proposals Map the hotel lies within a Green Gap/Wedge and most of the site excluding a small area around the Mill and Poacher PH is designated as Land Liable to Flooding. The River Loddon and the flood stream are designated as a Wildlife Heritage Site. The policies relevant to assessing the application proposal's impact on the Green Gap and countryside are as follows:

Policy WCC1: *Development in the Countryside*

4.10 This policy only allows development in the countryside in exceptional circumstances such as the re-use and adaptation of existing buildings, provided the proposal is appropriate in scale and location and does not close a Green Gap. This proposal does indeed relate to re-use of a building, in a location proven to be suitable for hotel use with sustainable transport characteristics. The Green Gap would be visually enhanced by the likely reduced car parking requirement compared to the current nightclub. We contend that this policy is therefore entirely satisfied by the scheme.

Policy WCC2: *Green Gaps and Wedges (outside Green Belt)*

4.11 This effectively brings forward Policy LC1 of the LALP, again precluding development in these areas which would affect or detract from their open or countryside appearance and character. We contend that this proposal accords with the objectives of this policy by:

i) removing the external elements of the nightclub from the Mill and granary, thereby eliminating the visual cues of an alien urban activity from a rural setting;
ii) sympathetically restoring the exterior of the Mill and introducing modest appropriate alterations which in combination enhance its rural industrial character;
iii) reducing use of the hotel car park and eliminating parking along Mill Lane at night, thereby removing the impact of the nightclub operation on the character and appearance of the countryside.

Policy WLL7: *Landscape and New Development*

4.12 The Plan seeks to ensure that new development both respects and enhances the character of the immediate landscape, particularly in Green Wedges and Gaps. In specific terms, the policy seeks the inclusion of appropriate landscaping consistent with landscape character in development proposals. This proposal complies with this policy by:

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i) removing a prominent area of concrete hard landscaping between the listed Mill, the listed bridge and Mill Lane, this only being possible due to the removal of the nightclub beer hoist which is dependent on approval of these applications;

ii) proposing the landscaping of this prominent area in a manner sympathetic to the rural water mill setting, as proposed on drawing 1259/15 *Site Plan Proposed Layout*, so as to enhance the character of the Green Gap countryside in which the Mill is located. A scheme of random slab paving together with soft landscaping is proposed. This would require the selection of suitable materials to enhance the setting of the Mill and bridge, and a condition requiring details of the landscaping scheme to be approved prior to implementation is acceptable to the applicants.

iii) proposing new natural planting along the river bank in front of the new screen fence to ground level condensers at the rear of the Poacher PH. This would ensure that the natural bankside character is enhanced and not visually affected by the condenser enclosure. This is also shown on drawing 1259/15 and the suggested condition could also cover details of the proposed screen planting.

iv) reducing the use of the existing large car park to the northwest of the hotel complex through closure of the nightclub. This will lessen the visual impact of that car park on the wider landscape around the hotel since its "grasscrete" surface will develop a greener appearance, to the benefit of that landscape.

Policy WNC4: *Protection and Management of Wildlife Heritage Sites*

4.13 In response to this policy aim to ensure that development does not adversely affect an existing Wildlife Heritage Site, we note that there is no proposed ground floor extension to the hotel buildings except a slightly amended version of the small toilet extension to The Poacher PH already consented. Thus, the river and its immediate bank area which are designated as a WHS are not adversely affected at all. Indeed, as noted above, it is intended to add to banktop planting in the vicinity of the proposed small condenser enclosure which is proposed above the bank adjoining the existing service yard. This would enhance the appearance of the bank top at this point.

Policy WR26: *Hotel Accommodation in the Countryside*

4.14 Just as Policy LR18 in the LALP supports hotels in rural areas under certain circumstances, which we contend are met by this proposal, so the replacement Plan also accepts that a countryside location can be appropriate for hotels. The new policy identifies a need for the development to be sympathetic to:

i) the rural character of the area:
This proposal would remove the incongruous nightclub and its physical manifestations on the buildings, in order to only modestly increase the main use on the site, which has been deemed appropriate to the rural location.

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ii) the scale and character of the existing buildings:
There is no further building proposed other than the previously consented toilet extension and the proposed external alterations aim to complement the building's original function as a rural industrial building.

iii)

iv) the character of the setting:
The rural surroundings of the buildings would be enhanced by removal of the nightclub elements and by the new landscaping adjoining the bridge together with the reduced car park usage.

4.15 Overall, therefore we contend that the openness and function of the Green Gap, together with the character of the countryside and Wildlife Heritage Site encompassing the river are enhanced by the closure of the nightclub and removal of its external manifestations, which is only possible if the hotel bedroom proposal covered by these applications can be implemented in its place. This proposal in itself has a sympathetic impact on the character and appearance of the listed building exterior as a rural industrial structure, on the appearance of the countryside in the vicinity of the hotel and on the intensity of use of that countryside. It therefore complies with WDLP policies on impact on the Green Gap and the countryside.

5.0 The Adequacy of the Existing Parking Provision

5.1 It is not proposed to add any parking provision at the hotel to serve the additional 19 bedrooms, on the grounds that the existing parking which specifically included provision for the nightclub will ensure an adequate number of spaces.

5.2 As noted above, there are a total of 260 spaces currently at the site. Given the Berkshire County Council car parking standards of 1 space per bedroom, the 100 existing bedrooms leave 160 spaces for the function room, hotel restaurant, the nightclub, The Poacher PH and hotel staff. It is also noted that the existing provision is underused, and therefore the availability of 141 spaces for those remaining ancillary uses without the nightclub would be sufficient. It should be noted that the highest level car park to the north west of the hotel buildings was approved as a permanent car park available to patrons of the restaurant and nightclub by the provisions of consent 30555 granted on 07.07.88. It is this car park which would ensure much spare parking capacity.

5.3 To support the argument that adequate provision would exist, we quote from an Inspector's decision letter dated 23.09.97 into a proposal to construct an additional wing at the hotel to accommodate 44 extra bedrooms with *retention* of the nightclub. He stated:

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> "12 ... No additional car parking was included in the proposals, despite the significant increase in bedrooms proposed ... You agreed that experience has shown that the existing car parking is underused, by reason of the particular use character of the Moat House. A large proportion of clients arrive by hire car ... or are taken to or from business meetings by taxi. In house conferences and meetings form a large part of the hotel's business with a significant proportion of participants arriving by coach. The hotel provides a complementary car service to transport interchanges in the area. Thus the proportion arriving by private car is less than anticipated when the original development was permitted on the basis of current car parking standards. The existing car parking spaces had never in fact been fully occupied, even allowing for the nearby presence of the public house and the Mill nightclub ...
>
> 15 I am satisfied that the evidence of underuse of the existing car parking reflects the actual situation and that, provided the existing use pattern of the hotel is maintained, the proposed extension would not create an overriding need for additional spaces to be provided. The measures taken by the management ... are in my opinion indicative of their concern to encourage increased usage by non-car borne clients ... It seems to me therefore that a refusal of planning permission on car parking and transport grounds would not be justified in the circumstances of this case".

5.4 We contend that the high proportion of hotel guests arriving without their own car continues and is anticipated to remain applicable should this proposal be implemented. Furthermore, it is important to note that the Inspector arrived at his conclusion in respect of a scheme to add 44 bedrooms rather than 19, being *in addition* to the nightclub rather than in place of it. This indicates that the current parking provision would be ample for the proposal comprising these applications.

5.5 Given the higher proportion of nightclub patrons likely to arrive by car, compared to the occupants of the proposed 19 additional bedrooms, and the overall numbers able to attend the nightclub during any evening, we contend that trip generation to the site would fall and fewer cars would be parked at the site on implementation of the proposal by comparison to the current nightclub use. There would be no net change to staffing numbers although several positions would alter. Thus, trip generation and modal split by staff are likely to remain unchanged. Therefore, the impact of the proposal on highway capacity and on visual amenity of the parking area in the rural setting would be beneficial, whilst the adequacy of the existing parking provision would be assured.

5.6 The consequences of approval of these applications would accord with the Government's stated objectives in PPG13 *Transport* which are to promote more sustainable transport choices and to reduce the need to travel, especially by car. These are both met since the hotel already benefits from a significant use of modes other than the private car by patrons which is anticipated to also apply to the proposed additional bedrooms, thus promoting use of sustainable transport to the site, whilst the closure of the nightclub would remove the encouragement for its patrons to travel out of town for evening entertainment, thereby relying on use of the car compared to the options for patrons of a nightclub within a town centre.

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5.7 We must however stress that whilst the nightclub/restaurant patrons do not heavily use the dedicated car park, and the hotel bedrooms in place of the nightclub would diminish that use further, the car park cannot be removed since it provides alternative parking for hotel patrons when there is a risk of flooding to the lower level car parks.

6.0 The Acceptability of Additional Bedrooms within a Flood Risk Area

6.1 Policy WIC16 *Development in Flood Plains* in the WDLP states that development will not be permitted in such areas unless it can be demonstrated that the scheme will not:

a) impede flood water
b) reduce capacity of the flood plain to store water, or
c) increase the number of people ... at risk from flooding.

6.2 In response to these criteria we advise that:

a) no extensions to the buildings are proposed, except for the consented toilet block already noted. This was approved in November 1999 when the above policy already applied, indicating that this modest extension was found to have an acceptably neutral or minor impact on the flow of flood waters. In fact The Poacher PH lies within a small area shown on the Proposals Map of the WDLP as not being within the Flood Risk Area, which we assume to have been influential on the grant of consent for the toilet extension;
b) the removal of the beer hoist and plant housings either side will actually ***increase*** the capacity of the flood plain to store water. The proposed condenser enclosure would allow the flow of water under the fence and the condenser units so as to maintain existing capacity in that area;
c) the introduction of 19 additional bedrooms would be more than offset by the absence of far greater numbers of people present until early morning at the nightclub.

6.3 In respect of the issue of bringing more people into the area overnight, we note that the hotel has a detailed Flood Alert Plan which is based on the receipt of automatic warnings from the Environment Agency for possible or probable flooding. There is a system in place to monitor rising levels, with flood signage and equipment stored on site. If flooding occurs a plan is in place to address guest transport and parking requirements. The Plan includes use of the upper level car park consented in respect of the nightclub and restaurant as an alternative car park for hotel guests during flooding.

6.4 This established Plan would apply equally for the additional 19 bedrooms, and therefore the patrons occupying the extra rooms would be at no greater risk than that already deemed acceptable for patrons

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in the consented 100 bedrooms. Indeed, on this matter the Inspector to the Inquiry into the scheme for the 44 bedroom extension stated:

> "21. You drew attention to the security measures incorporated in order to secure permission for the existing hotel in 1986. These included ... an early warning system installed and maintained by the Environment Agency and rigorous training for management and other staff. It was accepted at that time that this would effectively remove risks to the occupants of the hotel..
>
> 22. Whilst I understand the Environment Agency's objective of preventing the provision of further accommodation within flood risk zones, I am not convinced that it is appropriate to apply such a policy strictly in this case. There is already a large, modern hotel on the site, where comprehensive measures have been taken to secure the safety of occupants, apparently to the satisfaction of the Environment Agency ... Whilst I would regard the erection of a further new hotel in the flood zone as undesirable, for the reasons advanced by the Agency, I am not convinced that it would be justifiable to refuse planning permission for the proposed extension on these grounds. I accept that the ownership and standards of management might well change n the future, but I am confident that the continued monitoring by the Environment Agency and the emergency services would enable unacceptable risks to be avoided".

6.5 Thus it was the recently expressed view of an Inspector that the introduction of an additional 44 hotel bedrooms at the site in addition to the nightclub use could not justify refusal on grounds of the need to avoid further accommodation within a flood risk zone in view of the approved safety measures in place. It follows that a scheme for less than half that number of bedrooms, which would involve the removal of a large number of nightclub patrons from the site, should also be accepted, and should not be refused by reason of Policy WIC16(c).

7.0 The Impact on the Character and Setting of the Listed Building

7.1 The guidance in PPG15: *Planning and the Historic Environment* is that the setting is often an essential part of the character of a listed building and its interest, in terms of its contribution to townscape or countryside, can be damaged if the building is isolated from its surroundings. The setting is said to often owe its character to the harmony produced by a particular grouping of buildings, not necessarily all of great individual merit.

7.2 Policy WHE11: *Retention of Setting of Listed Buildings* in the WDLP encourages the restoration of the historic setting of listed buildings, and resists proposals that damage the setting. New adjacent development must comply with four criteria.

7.3 The Inspector into the appeal in respect of the 44 bedroom extension described the listed Mill and its setting as:

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> "9. ... a modest 19th century building in the functional tradition. Largely covered in creeper and spanning the Mill stream, together with the adjoining bridge, it forms a delightful centre of interest for the whole group, with particularly attractive views from the north east and south west. Externally, it has been sensitively restored, retaining much of its original character and, by reason of the lower link block to the main hotel building to the north, from most viewpoints it still reads as a significant landmark in its own right. The wooded riverside, modest public house and the lower parts of the hotel, some distance to the north, at present form an appropriate setting for the listed building".

7.4 The proposed external works for which planning permission and, where necessary, listed building consent are sought, can be said to have the following beneficial impact on the setting of the listed Mill and bridge:

i) removal of the beer hoist, adjoining plant enclosures, extractor fan and roof vents from the front elevation of the Mill with reinstatement of brickwork and windows to match the existing will complete the sensitive restoration of the important view of the Mill from Mill Lane. Where the Inspector considered that the Mill retained "much of its original character" this proposal will be able to replace those current conspicuous and unsympathetic alterations with elements that fully reinstate the original functional character, as viewed from the lane and further afield. This will improve the setting by removing the obvious visual links to the incongruous nightclub use, and by enhancing the functional rural character of the building;

ii) the removal of the nightclub entrance, sign and canopy from the unlisted but attractive granary will also enhance the setting of the Mill from Mil Lane for the same reason of taking away elements relating to an incongruous use, and restoring an uncluttered functional rural character;

iii) the landscaping of the triangle of concrete between the Mill, Mill Lane and the bridge will directly enhance the setting of two listed structures. This will be implemented in a suitable manner to be agreed with the Local Authority thereby ensuring that this significant view of Mill and bridge is enhanced;

iv) the construction of the toilet extension to the rear of The Poacher PH has already been found to be an acceptable alteration to the group of buildings forming the context of the listed Mill as their centrepiece, which the Inspector saw as the setting for the Mill.

7.5 Turning to the impact on the character of the Mill, we would contend that those external works noted above which improve its setting, also enhance the external character of the Mill. This accords with WDLP Policy WHE10 *Retention and Restoration of Listed Buildings* which allows partial demolition of a listed building where it would enhance or not harm the building.

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7.6 The other external works, at roof level, have been designed in sympathy with the functional form noted by the appeal Inspector.

7.7 In respect of alterations to listed buildings, PPG15 states:

> "3.13 Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses ... the merit of some new alterations or additions, especially where they are generated within a secure and committed long term ownership, should not be discounted".

7.8 There is precisely this form of long term ownership at the hotel and a need for the roof alterations to enable the new use to be viable. In respect of dormers and rooflights, PPG15 states:

> "C.34 Any decision as to whether new dormers or rooflights can be added to a roof must be approached carefully. Historic roof structures must not be damaged by their insertion. New dormers should not upset a symmetrical design ...".
>
> "C35 Where new dormers would be inappropriate to the type of building or proposed position, new rooflights, preferably in flush fittings may be acceptable, but not on prominent roof slopes".

7.9 This confirms that well designed and positioned dormers and rooflights *can* be acceptable on appropriate roofs. The positioning of the dormers corresponds with the fenestration of the front elevation of the Mill, whilst the rooflights have been limited to one addition, with both being on the well screened rear roof slope.

7.10 Examining this issue in detail, through the WDLP policy which reflects the above advice, we note that Policy WHE13 *Extensions/Alterations to Listed Buildings* requires:

a) a comprehensive approach to the building, including interior, exterior and setting.
This is precisely the approach that has been taken with these applications, where the need for dormers and rooflights to enable the benign hotel bedroom use of the building to replace the incongruous nightclub use should be assessed against the considerable enhancements to elevations, interior and setting that the change from nightclub to hotel could secure in this case.

b) extensions to be subservient to the listed building
The dormers have been designed to have a low profile and small volume, so that the main plane of the roof and the ridge line will remain unaltered in the important long views. In this way they will be subservient to the massing and character of the roof.

c) sympathy to the historic or architectural character

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As noted already, the dormers and rooflights have been designed to complement the functional character of the building. Had there originally been openings in the roof, we contend that these could have appropriately had a horizontal emphasis to allow in sufficient light for working purposes.

d) retention of original architectural/historic features
The Mill has been much altered structurally and internally in the past, particularly in connection with its conversion to nightclub use. Therefore, we contend that the degree of alteration needed to insert the dormers and rooflights is not significant.

e) sympathy to the proportions of the building
Again, care has been taken in the design to ensure that the dormers have an appropriate scale and massing in the context of the entire roof, and the rooflights have a horizontal proportion.

f) windows and doors to match or respect those already on the building
The dormers are proposed with timber framed multipaned windows to match the form of those original to the building. The rooflights are of a form with vertical mullions, appropriate to the roof of a functional C19th building.

g) the use of traditional methods that would have been used in the original construction
The use of timber windows, slate dormers with lead cheeks and recess trays all ensure that traditional materials and construction methods would be used. The rooflights would be of a design appropriate to historic buildings.

h) importance of the extension to secure the change of use in question
As noted, the introduction of natural light to the third floor is essential for its use for hotel bedrooms. There is a need to fully utilise the floorspace available in the Mill so as to justify closure of the nightclub which arguably has an adverse impact on the character of the building, its setting, the Green Gap and the countryside as a whole.

7.11 Finally, turning to the alterations to the interior, we believe that the position can be summarised as follows:

i) the nightclub fixtures, fittings and décor, together with its additional modern staircases and its dancefloor void, are all without doubt features whose removal would enhance the character of the interior of this listed building by their absence;

ii) the proposed partition walls, whilst dividing some areas, would all be reversible elements which would not harm the fabric of the building. This would accord with Policy WHE13(g) which

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requires the alterations, where of modern methods, to avoid affecting the historic/architectural integrity of the building;

iii) the proposed partitions will leave exposed the existing timber framing and metal columns in the building with the intention that these be stripped of the nightclub decorations of gloss black paint if possible, thus enhancing the internal character;

iv) all new internal joinery would be designed to reflect the functional character of the building, in accordance with details to be agreed by condition. This would further enhance the character of the interior over its current form.

7.12 On this basis we believe that the internal changes proposed reflect the guidance in PPG15 and comply with WDLP policy.

8.0 Conclusions

8.1 This proposal would introduce a use to the Mill, granary and upper floor of The Poacher PH which is significantly more appropriate to the countryside and Green Gap than the current nightclub, being less intensive, a lower trip generator and a modest increase only to the existing main use of the site. The traffic and visual impact of the nightclub would be removed as a consequence.

8.2 Those aspects of the proposal relating to removal of the nightclub operation, both internally and externally, would represent an enhancement to the listed Mill, the listed bridge and their joint setting. The further restoration of the front and rear elevations of the Mill and the granary would enhance the character and appearance of the buildings.

8.3 The proposal does however rely on re-using the third floor of the Mill for hotel bedrooms to justify the loss of revenue from the nightclub and to ensure an adequate return on the costs of conversion. These rooms will need natural light and the scheme proposes dormers and traditional rooflights in a form and scale that is considered to be appropriate to the character and massing of the building. We contend that they are complementary to the building and the wider setting.

8.4 There is a demonstrated need for additional bedrooms at the hotel given the consistently very high weekday occupancy rates. It is a sustainable proposal to make better use of the existing hotel facilities via the provision of additional rooms, and to substitute the bedrooms given the proven high use of travel modes other than the private car by patrons, in place of the nightclub where the rural location results in a high level of car usage during the evening. The Local Plan is supportive of improving hotel accommodation provision in the district, including within rural locations.

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8.5 We have reviewed the main issues that we believe are raised by the proposal and address each of these in the sections above. We believe that this statement demonstrates that the proposal accords with Local Plan policy and in its positive attributes warrants approval of the two relevant applications.