:X SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO:
F/2002/6237

LOCATION:
Old Smithy House Upper Culham Road, Upper Culham Reading.

APPLICANT:
Mr/Mrs Stewart C/O The TPA Design Co Ltd

PROPOSAL:
Alterations to old smithy to form domestic garage and workshop.

EARLIEST DATE FOR DECISION: **13/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/06/2002

CASE OFFICER: **Kerrin Lithgow**

187

DZ

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Stewart
C/O The TPA Design Co Ltd
33a St Lukes Road
MAIDENHEAD
Berkshire
SL6 7DN

Application Number: F/2002/6237

Parish: **WARGRAVE**

Location: **Old Smithy House, Upper Culham Road, Upper Culham, Reading**

Proposal: **Alterations to old smithy to form domestic garage and workshop.**

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

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

Condition
2. The proposed use hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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

Condition
4. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
5. Should the existing Sycamore (adjacent to the glasshouse) be removed during the proposed works, the applicant shall submit to and have approved in writing by the Local Planning Authority, tree protection details in respect to the remaining trees. These tree protection details shall be in accordance with BS 5837:1991 - Trees in Relation to Construction.

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

Reason
2. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
4. In the interests of highway safety and convenience.

Reason
5. It is considered that the applicant may wish to remove the existing poor quality Sycamore. The successful retention of the remaining trees is considered important to the visual amenity of the area.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies OS1, LD3
Green Belt Local Plan Policy 9
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WCC1, WCC2, WCC5, WLL2, WLL3, WHE6, WHE7, WHE8

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

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 21/05/2002

Notice checked by: _____

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

Tel. 0118 974 6441 (Direct Line)
E-mail: Kerrin.Lithgow@wokingham.gov.uk
Date. 14 January, 2003
My ref. BC/DC/F/2002/6237 and LB/2002/6238

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Stuart
c/o The TPA Design Co Ltd
33A St Lukes Road
Maidenhead
Berks
SL6 7DN

Dear Sirs

PLANNING PERMISSIONS F/2002/6237 AND LB/2002/6238
SITE: OLD SMITHY HOUSE, UPPER CULHAM ROAD, UPPER CULHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Numbers F/2002/6237 and LB/2002/6238 have conditions attached to them. Some of these conditions may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the conditions could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

KERRIN LITHGOW
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	P/2002/6237, KL & LB/2002/6238/KL	
BUILDING CONTROL NUMBER	FP2002/3648	Andy Lee
APPLICANT/AGENT	The TPA Design Co Ltd.	
ADDRESS OF SITE	The Old Smithy Road. Upper Culham Road. LARGRAVE	
DESCRIPTION OF PROPOSED WORK	Convert workshop to garage new gardeners toilet facilities + Summer Studio.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	1039/02B	1039/02B
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/11/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6237

Applicant : Mr and Mrs Stewart, C/O The TPA Design Co Ltd

Location : Old Smithy House, Upper Culham Road, Upper Culham, Reading

Proposal : Alterations to old smithy to form domestic garage and workshop

Site Notice Displayed? :	YES	NO	DATE
			2nd May 2002

Date of Neighbour Notifications : 10th May 2002

Date of Site Visit : 2nd May 2002

Date Registered : 11/04/02

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

Application Expiry Date: 06/06/2002

Consultation Responses :

Conservation Officer: Works are acceptable, provided some details agreed as part of the conditions of an approval (attached to the Listed Building application).

Environmental Design: Since the building footprint is not changed and the alterations are in keeping with the existing built style, do not believe that there will be any significant impact on the ASLI or the Green Belt.

Also had some comments to make about the sycamore adjoining the greenhouse. (To be put on as a condition should the sycamore be removed).

Highways – Recommend Approval with conditions 1) Garage to be retained for Vehicle Parking; 2) Garage/Turning Area.

Wargrave Parish – No objection. Condition requested whereby the proposal remains ancillary to the main dwelling.

Planning Issues :
Green Gap/Wedge WCC2

Area of Special Landscape Importance WLL2, WLL3
Area of Special Character WHE6 to WHE8
Groundwater Protection Zone
Within the curtilage of a listed building

Application Number: F/2002/6238

Appraisal :

The 'Old Smithy' is a Grade II Listed Building. Within the grounds of the house and on the highway frontage is a detached building, which was formerly a blacksmiths workshop. The building is currently in use as storage shed, and has previously been extended to include a framed lean-to Greenhouse.

This application involves the conversion in use to a garage, studio and WC. The application also involves the following alterations:

Alterations to doors on the front elevation and internal revisions to include:

- Stud infill to existing door
- Removal of window and wall under to new studio
- New lead roof to studio
- Blocking up (with bricks) part of window to new studio and boarded externally
- Creation of new WC
- New windows to studio and repositioned window on front elevation

The issues are:

A. The Impact on Neighbouring Properties: WDLP Policies WOS3 Development Control Principles & WBE1 Development in its Local Context, Berkshire Structure Plan Policy OS1
B. Impact on the Character of the surrounding environment: WCC1 Development in the Countryside, WCC2 Green Gaps and Wedges, WCC5 Re-Use and Adaptation of buildings for Residential Purposes outside Settlement Boundaries, WLL2 Areas of Special Landscape Importance, WLL3 Setting of Areas of Special Landscape Importance, WHE6 Designation of Areas of Special Character, WHE7 Retention of Important Features in Areas of Special Character, WHE8 Development in Areas of Special Character, Berkshire Structure Plan Policy LD3
C. Impact on Highway Safety
D. Concerns of the Parish Council, local residents and Ward Members

The proposal will result in little impact to neighbouring properties, as most of the alterations are to be internal. There will be little physical difference to the exterior of the building which could possibly result in harm to the amenity of neighbours.

It is likewise considered that the adaptation of the buiilding will not result in any adverse effect on the character of the surrounding Green Belt and Area of Special Landscape Importance. Indeed it is considered that the proposed changes will be positive, as it will result in the retention of a quality building which adds to the character of the area.

With regards to the impact on highway safety, the application has been referred to the highways department who have recommended conditions on any approval, but who otherwise have little concern.

In relation to the conservation aspects of the development, the application has been considered by council's conservation officer, who has negotiated several aspects of the application. It is considered, subject to some conditions on the current Listed Building application, that these aspects are now satisfactory.

Recommendation : Approval

Application Number: F/2002/6237
Conditions/

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.	C062	R063	Ancillary Accommodation *Insert: proposed use*
3.	C049	R049	Garage(s) to be Retained for Vehicle Parking
4.	C138	R138	Garage/Turning Area
5.			Should the existing sycamore (adjacent to the glasshouse) be removed during the proposed works, the applicant shall submit to and have approved in writing by the Local Planning Authority tree protection details in respect to the remaining trees. These tree protection details shall be in accordance with BS 5837:1991 – Trees in Relation to Construction. *Reason:* *It is considered that the applicant may wish to remove the existing poor quality sycamore. The successful retention of the remaining trees is considered important to the visual amenity of the area.*

Informatives for Approvals:

1.	N16
2.	N04 - Planning permission only (not BR approval)

Policies

Loddon Area Local Plan Policies:
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WOS3, WBE1, WCC1, WCC2, WCC5, WLL2, WLL3, WHE6, WHE7, WHE8
Green Belt Local Plan Policies: Policy 9
Berkshire Structure Plan Policies: OS1, LD3
Minerals Local Plan Policies:

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

Date: 21.5.02

RECORD OF SITE VISIT

Site Address: Smithy House
Application Number: LB/2002/6238 F/2002/6237
Officer: Kerrin Littlyow
Date of Site Visit: 2nd May 2002.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Character conservation buildings, brick. Unmodified area.

3. DESCRIPTION OF SITE/BUILDING
Good condition brick smithy, wooden doors onto pebbled drive/park.
Great 'character' building unmodified.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Nearest dwelling v. distant.
Open grass verge in front of Smithy, and across road.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Good

LEVELS Flat.

BOUNDARY TREATMENT No boundary treatment along road (not needed).

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 19 April 2002

Application Number: F/2002/6237

Proposal: Alterations to old smithy to form domestic garage and workshop.

Parish: WARGRAVE PARISH

Site Address:
Old Smithy House, Upper Culham Road, Upper Culham, Reading.

Applicant:
Mr/Mrs Stewart C/O The TPA Design Co Ltd.

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).

C049, K049
C138, R138.

Signed: _____ **Print name:** AC 22/04/02.

FROM: Kerrin Lithgow

DELEGATED

DATE: 19 April 2002

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
17 MAY 2002	
COPIES TO	ACK
	SFT

Application Number: F/2002/6237

Proposal: Alterations to old smithy to form domestic garage and workshop.

Site Address: Old Smithy House, Upper Culham Road, Upper Culham, Reading.

Applicant: Mr/Mrs Stewart C/O The TPA Design Co Ltd.

Your observations are required in respect of this application **by 13/05/2002** .

No objection.

A condition is requested whereby the proposal remains ancillary to the main dwelling.

SIGNED: _____ DATE: 7/5/02

Clerk To Wargrave Parish/Town Council.

See Part one Plans

To:
Landscape

From: Kerrin Lithgow

Date: 16 April 2002 17 APR 2002

Application Number: LB/2002/6238

Proposal: Proposed alteration to old smithy (listed building) to form domestic garage and workshop..

Site Address:
Old Smithy House, Upper Culham Road, Upper Culham, Reading. WARGRAVE 3

Applicant:
Mr/Mrs Stewart C/O The TPA Design Co Ltd.

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

NO TPO
NO CA

Protect tulip tree to rear

Sycamore by greenhouse

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Kerrin Lithgow DATE: 10th May 2002

Location:	Old Smithy House, Upper Culham Road, Upper Culham, Wargrave, Reading
Proposal:	Alterations to old smithy to form domestic garage and workshop
Application Number:	F/2002/6237

In response to your consultation dated 19th April 2002 for the above application, the tree and landscape comments are as follows:

The proposed alterations to the existing building will not directly affect any existing landscape features within the site. However, a number of mature trees are growing close to the existing building which are visible from the road and the adjacent public footpath. Whist these are not protected by an TPO they do contribute to the visual amenity of the area.

The site is also within the ASLI and Greenbelt.

All the existing trees can be retained under the development proposal. However, a poor quality sycamore which has been previously pollarded is growing close to existing green house and I would not object to its removal. In order to ensure the successful retention of the remaining trees the applicant should be required to submit for approval tree protection details in accordance with BS 5837: 1991 - Trees in Relation to Construction.

Since the building footprint is not changed and the alterations are in keeping with the existing built style I do not believe that there will be any significant impact on the ASLI or, Green belt



ROBERT PETROW
Consultant Landscape Architect

See Part One Plans

To:
Harold Sanders
Urban Design And Conservation Officer

From: Kerrin Lithgow

Date: 19 April 2002

Application Number: F/2002/6237

Proposal: Alterations to old smithy to form domestic garage and workshop..

Site Address:
Old Smithy House, Upper Culham Road, Upper Culham, Reading.

Applicant:
Mr/Mrs Stewart C/O The TPA Design Co Ltd.

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

THE PRINCIPLE OF ALTERING THE OLD SMITHY, WHICH IS A CURTILAGE BUILDING TO THE OLD SMITHY HOUSE, WHICH IS A LISTED BUILDING, IS ACCEPTABLE TO ME.

HOWEVER, PLEASE SEE COMMENTS ON LISTED BUILDING APPLICATION FOR DETAILED OBSERVATIONS

Harold Sanders

24-05-02

To:
Landscape

From: Kerrin Lithgow

Date: 19 April 2002 22 APR 2002

Application Number: F/2002/6237

Proposal: Alterations to old smithy to form domestic garage and workshop..

Site Address: Wargrave
Old Smithy House, Upper Culham Road, Upper Culham, Reading.

Applicant:
Mr/Mrs Stewart C/O The TPA Design Co Ltd.

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

No TPO

ASLI & Green Belt.

(*) PRE-APPS ATTACHED (*)

Application Number : F/2002/6237	Map No : 9
Case Officer : KL	Site Area : 0'17
Valid Date : 11/04/02	Received Date: 26/03/2002

Level : ~~D.C Sub-Committee~~ DELEGATED

Description : Alterations to old smithy to form domestic garage and workshop.

Location : Old Smithy House, Upper Culham Road, Upper Culham, Reading.

Parish : WA Ward : WAR 19/4/02 JB.

Applicant : Mr/Mrs Stewart C/O The TPA Design Co Ltd.

Fee Required: £95 Fee Received: £95 (6)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	mark building on block plan	✓ phoned 9/4	✓ 11/4
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	None	✓ 19/4	✓ 11/4
ELEVATION PLANS	Supply existing plans & elevations	✓ 9/4	✓ 11/4
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☑ Yes ☐ No Curtilage Building

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

---

INTERNAL CONSULTATIONS 19/4/02 B

Building Control

Heritage (Harold Sanders) ✓

Landscape Area of Special Landscape Importance

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

Green Belt

Area of Special Character

Groundwater Protection Zone

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

.....

Pre-apps attached.

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

Tel: (0118) 974 6441

Date: 19 April 2002

My ref: F/2002/6237

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/6237
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Alterations to old smithy to form domestic garage and workshop.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Kerrin Lithgow** Application Number: **F/2002/6237**
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Alterations to old smithy to form domestic garage and workshop.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Etheridge

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

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

Tel: (0118) 974 6441

Date: 19 April 2002

My ref: F/2002/6237

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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

Dear Councillor

Application Number: F/2002/6237
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Alterations to old smithy to form domestic garage and workshop.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/6237**
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Alterations to old smithy to form domestic garage and workshop.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

Received by Wokingham District Council

Application No: F/2002/6237

Proposal:
Alterations to old smithy to form domestic garage and workshop.

Location:
Old Smithy House, Upper Culham Road, Upper Culham, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6237 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

19 April 2002

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

11 APR 2002 6237

PLANNING SERVICES	HP 55175
POL	TLS
DC CAH	ENF
AFF	
CS	

11 APR 2002

COPIES TO	ACK:
	FILE

Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

1039/la05
10th April 2002

For the attention of Mrs. Hurst

Dear Mrs Hurst,

Ref. Alterations to the Blacksmiths Workshop at 'The Old Smithy', Upper Culham Road, Wargrave.

Further to our telephone conversation on 09 April 2002, I enclose the following:

1. 3 no. additional copies of Drawing No. 1039/02B.
2. Section 66 certificate (for Listed Buildings).
3. 11 no. copies (to support the Full Plans and Listed Building applications) of the block plan, with the building highlighted.
4. 11 no. copies (to support the Full Plans and Listed Building applications) of Drawing No. 1884/50/001 ('As Existing').

I hope the application is now in order, please call me if you have any queries.

Yours sincerely,

Yaniv Josef.
For The TPA Design Co Ltd

6237 6237

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

1039/la04
19th March 2002

Dear Sirs,

Ref. Alterations to the Blacksmiths Workshop at 'The Old Smithy', Upper Culham Road, Wargrave.

I have recently had discussions with your Conservation Officer, Mr Harold Sanders, regarding the above project.

The 'Old Smithy' is a Grade 11 Listed Building. Within the grounds of the house and on the highway frontage is a detached building, which was formerly a blacksmith's workshop. The workshop has been extended in the past (possibly 1930's) with a wood framed lean-too Greenhouse.

The house does not have a garage and my clients have suffered from theft and vandalism to cars. The building could provide garaging for the property, but access is restricted and the narrow doors into the workshop are not suitable for modern cars. The building is in need of major renovation and repair.

The proposals are:

1. To remove the existing doors, and install new timber doors, to match those removed, in a wider opening. The work will require an existing window to be relocated.
2. The demolition of a pier on the end of the garden wall, to improve the turning radius into the workshop.
3. The replacement of a glass roof (in poor condition) with a standing seam lead roof and skylight. The Lead roof will resemble the weathered glass roof, and allow the space under the roof to be used.
4. The replacement of windows in the workshop and former greenhouse with new joinery, detailed to match existing.
5. Repairs to the structure to prevent future spreading of the roof, and to replace rotten posts.
6. The part demolition of the wall separating the workshop from the greenhouse, to provide sufficient length to park a car.

11.APR.2002 6237

7. The removal of brickwork under an existing window opening and erection of a stud wall to form a studio.
8. A new W.C. for the use by a gardener or to be used in conjunction with the studio.
9. The insertion of a new window in the studio

The works noted above have been discussed and commented on by your Conservation Officer.

I enclose the following documents in support of the application for:

Planning Consent

6 copies of drawing Nos.: 1039/02B & 03
6 copies of a Planning Application Form, including Certificate 'A'
A cheque for the sum of £95.00, Planning Application fee

Listed Building Consent

5 copies of drawing Nos.: 1039/02B & 03
5 copies of Listed Building Consent Form
1 copy of Certificate 'A'

Please contract this office if you have any queries.

Yours faithfully

Terry Platt R.I.B.A. M.L.I.
Director
For The TPA Design Co Ltd

cc Mr & Mrs Stewart

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

11.AIR.2002* 6257

1.	APPLICANT'S NAME	MR & MRS STEWART
	ADDRESS	THE OLD SMITHY, UPPER CULHAM ROAD
		NEAR HENLEY ON THAMES.
	POST CODE	RG10 8NP PHONE —
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE TPA DESIGN COMPANY LTD
	ADDRESS	33A ST LUKES ROAD
		MAIDENHEAD, BERKSHIRE
	POST CODE	SL6 7DN PHONE 01628 412388
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	THE OLD SMITHY, UPPER CULHAM ROAD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ALTERATIONS TO OLD SMITHY. TO BECOME A GARAGE AND STUDIO WITH W.C.
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1039/02B, 1039/03. PHOTOGRAPHS.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	RESIDENTIAL	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	~~YES~~/NO	If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	~~YES~~/NO	If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	TIMBER AND BRICK TO MATCH EXISTING AND A LEAD STANDING SEAM ROOF	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	N/A	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	TO SOAKAWAYS	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/~~NO~~ If no, please give details	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	AS EXISTING	
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	N/A	

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	~~YES~~/NO	If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	~~YES~~/NO	If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£95-00.	

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

SIGNED [signature] ON BEHALF OF ~~THE TPA DESIGN CO~~ Mr/Mrs Stewart DATE 25/03/02

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

11.APR.2002* 6237

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE UNDER REGULATION 6

ONE OF THESE CERTIFICATES MUST BE COMPLETED, OTHERWISE YOUR APPLICATION CANNOT BE CONSIDERED. IF YOU ARE NOT ABLE TO COMPLETE EITHER, BECAUSE YOU DO NOT KNOW WHO OWNS ALL OR PART OF THE BUILDING, PLEASE CONTACT THE PLANNING DEPARTMENT BEFORE SUBMITTING THE APPLICATION AND ASK FOR CERTIFICATE C OR D.

CERTIFICATE A

OWNERSHIP CERTIFICATE (APPLICANT SOLE OWNER OF BUILDING) UNDER REGULATION 6 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

I hereby certify that:

At the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant was the owner of any part of the building to which the application relates. (See Note 1 overleaf)

Signed [signature] for The TPA Design Co. LTD *Date* 10.04.2002

on behalf of MR + MRS STEWART.

CERTIFICATE B

OWNERSHIP CERTIFICATE (APPLICANT NOT OWNER OF BUILDING/ WHOLE BUILDING) UNDER REGULATION 6 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

I hereby certify that:

1. The applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner of any part of the building to which the application relates as listed below. (See Notes 1 & 2 overleaf)

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

Signed ..... *Date* .....

on behalf of .....

ADDRESS OLD SMITHY HOUSE (ex OLD FORGE COTTAGE) UPPER CULHAM LANE

PARISH WARGRAVE

ORD. SHEET No SU 7882 (No 6)

PLOT No.

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
541/49	Mr H J Batting	Alterations to existing dwelling house and garage on land rear of Old Smithy Hse.	13.12.49	APP APP
0/07/67	Mrs. Griffiths (Culham Pk Farm)	@ App. to develop house	14.8.67	N/A REF.
18933	MR. D. WILLIAMS	S/ST. LT. (ENLARGE LOUNGE)	10.3.83	N/A C/A
BR 20554	"	"	3.5.83	APP N/A
31403	ASPECT DEVS.	DEM. OF H. BLDGS. / ERECT DWELLING AT STABLE	28.9.88	REF
97/66496/F	Mr. & Mrs. N. Holloway	Erec. of Conservatory	9.1.98	C/A
97/66528/LA	"	"	"	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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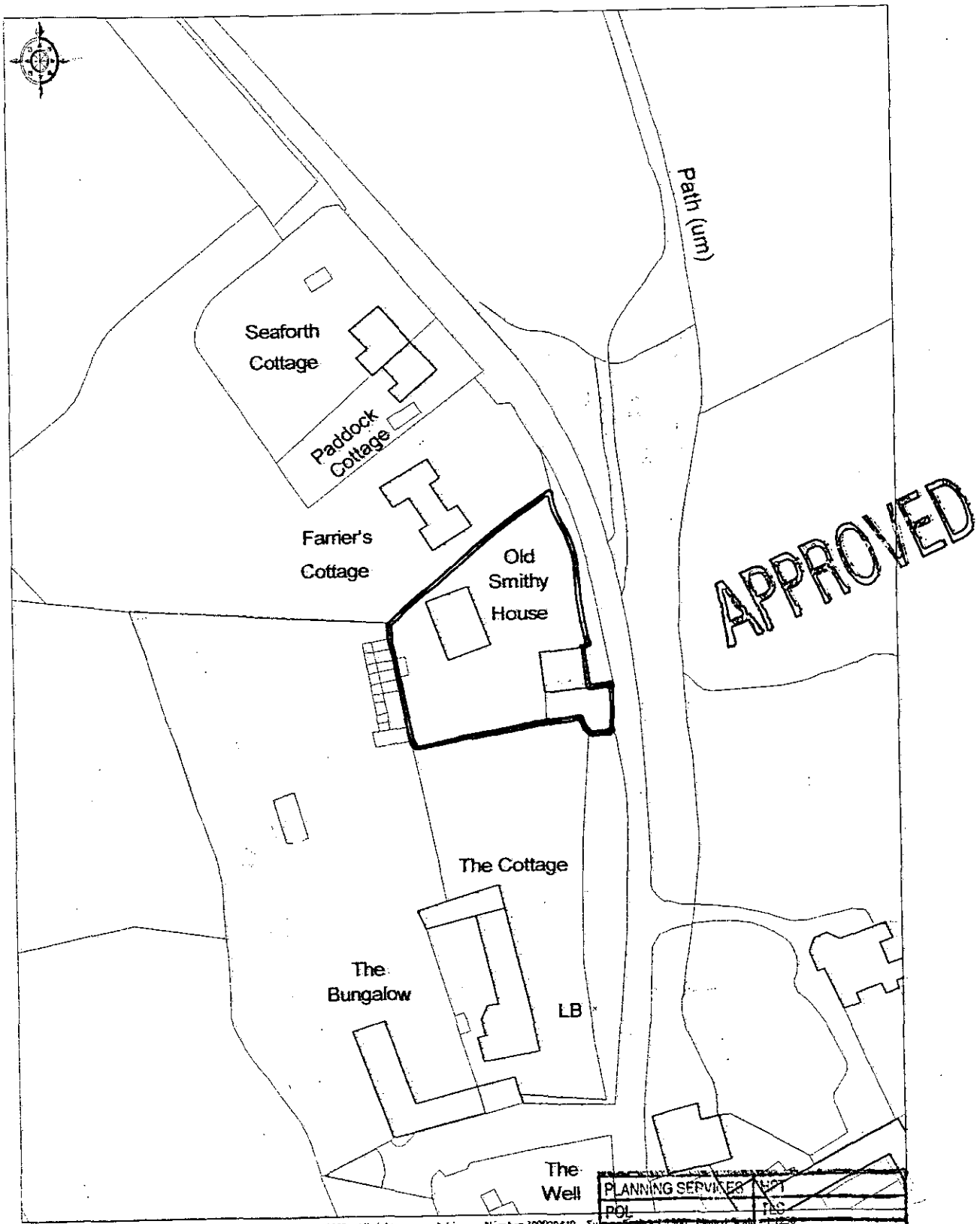

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PLANNING SERVICES	HPT
POL	TRC
DC	ENF
APP	
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11 APR 2002

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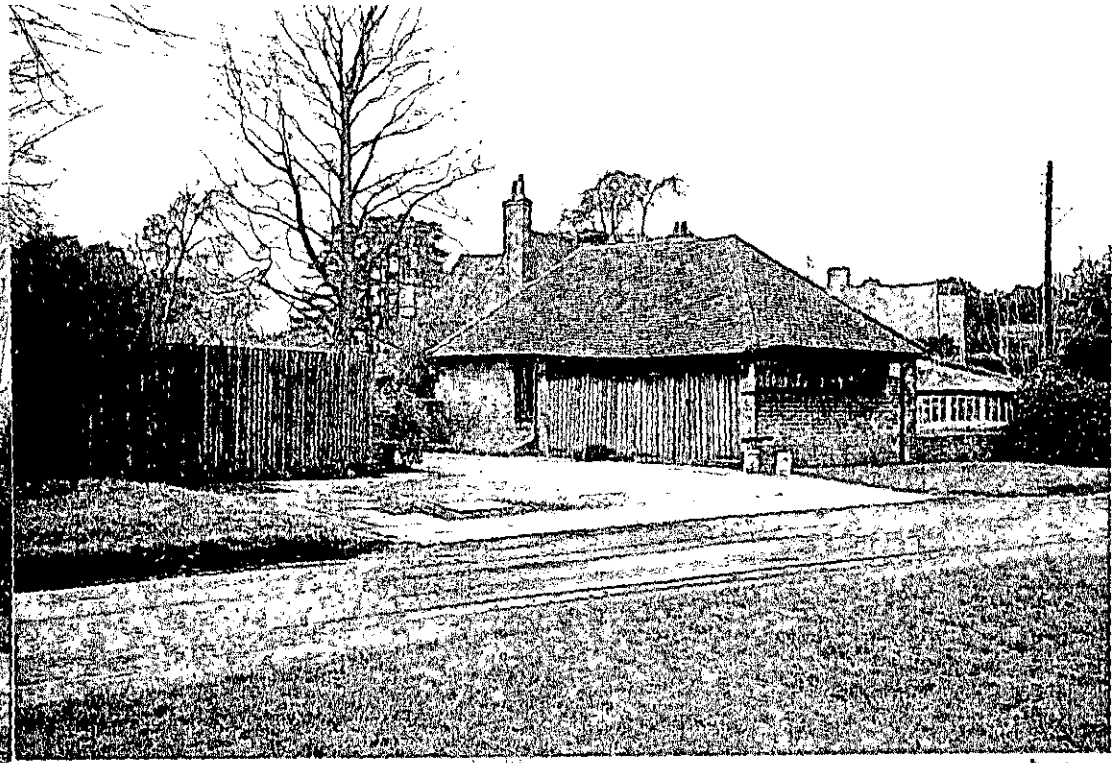



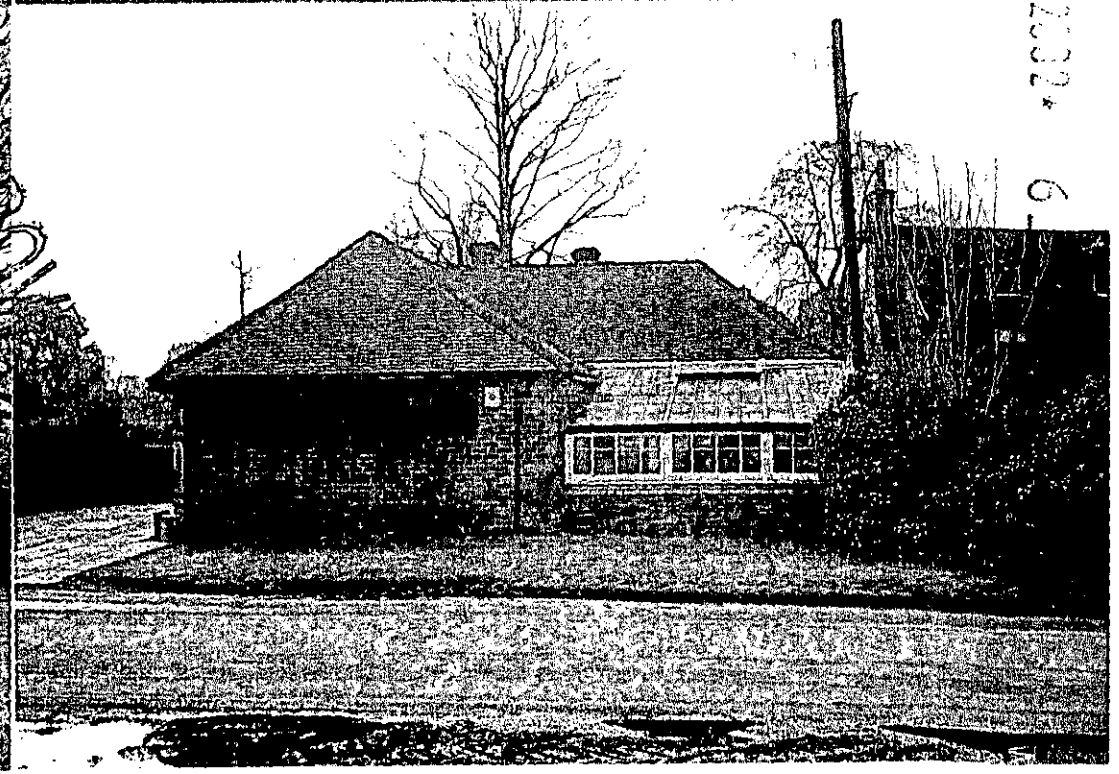

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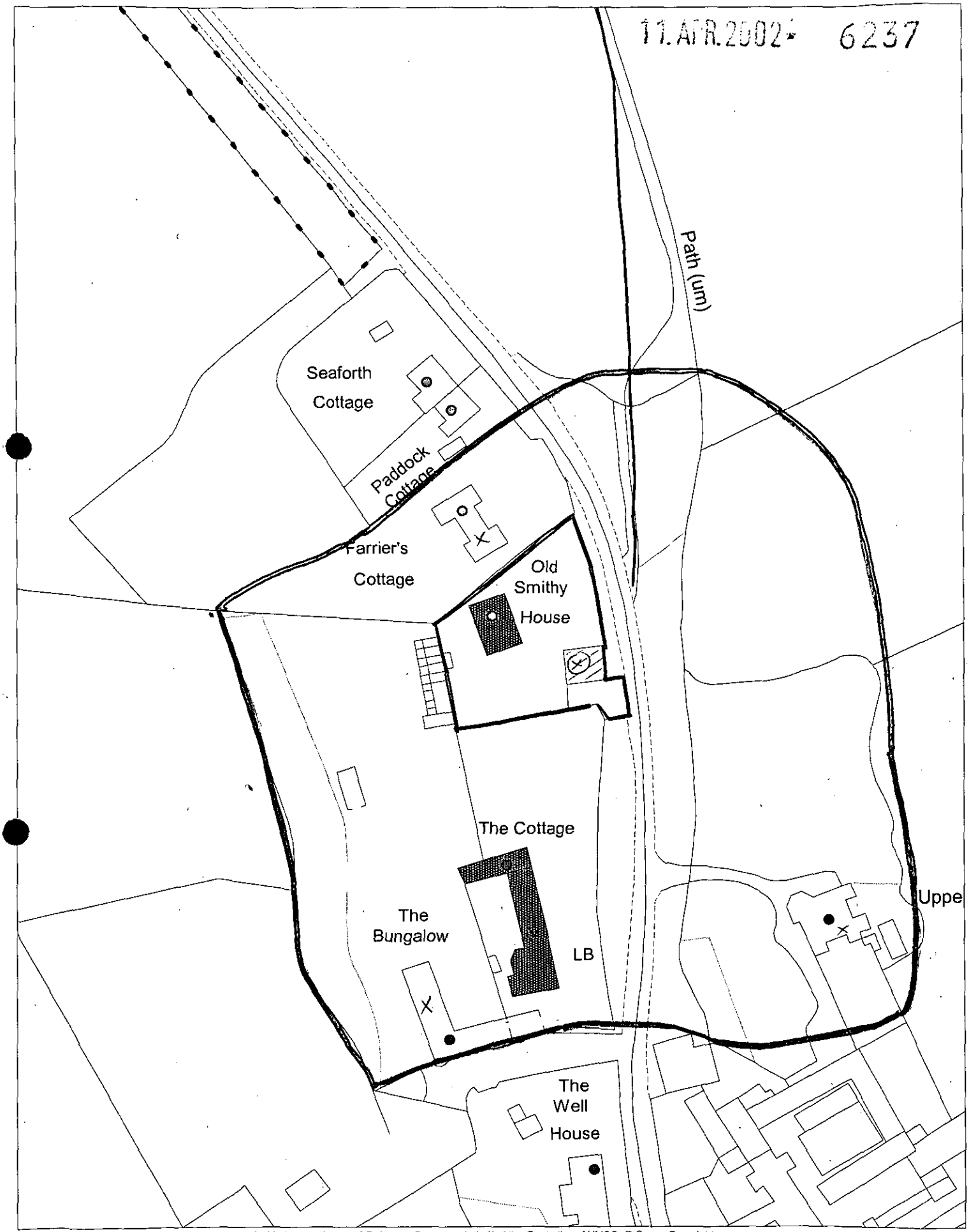

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Development Control Section, Environmental Services, Wokingham District Council.
3 April 2002 Scale: 1 : 1250

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