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

APPLICATION NO:
LB/2002/6238

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

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

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

EARLIEST DATE FOR DECISION: **09/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/06/2002

CASE OFFICER: **Kerrin Lithgow**

~~2186~~ 188

D2

(KL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Listed Building Consent

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

Application Number: ***LB/2002/6238***

Parish: **WARGRAVE**

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

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

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

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

Condition
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the extent of the opening to the garage, and the works to be carried out on the roof to redress the existing spread.

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.

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

Reason
2. In order that the Local Planning Authority may be satisfied as to the details of the proposal, in the interests of visual amenity.

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.

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, WHE11

Informative
2. The applicant is reminded that this permissionl 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.

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 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 : LB/2002/6238

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 (within the curtilage of a listed building) 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.

The Georgian Group: '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.'

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
Within the curtilage of a listed building

Application Number: LB/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 to a building within the curtilage of a listed building:

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 LD3, WHE11 Retention of Setting of Listed Building
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, that the application is now satisfactory.

Recommendation : Approval

Application Number: LB/2002/6238
Conditions/

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

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	~~R001~~ 1	Time limit
2.			No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the extent of the opening to the garage, and the works to be carried out on the roof to redress the existing spread. *Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal, in the interests of visual amenity.*
3.	C049	R049	Garage(s) to be Retained for Vehicle Parking
4.	C138	R138	Garage/Turning 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, WHE11
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 Lithgow
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

See Part one Plans

To:
Harold Sanders
Urban Design And Conservation Officer

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: 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

NO CA.

THE FOLLOWING WORKS ARE ACCEPTABLE TO ME

1. ALTERATIONS TO DOORS ON FRONT ELEVATION AND INTERNAL REVISIONS TO INCLUDE:
   - 1.1. STUD INFILL TO EXISTING DOOR
   - 1.2. REMOVAL OF WINDOW AND WALL UNDER TO NEW STUDIO
   - 1.3. NEW LEAD ROOF TO STUDIO.
   - 1.4. BLOCKING UP (WITH BRICKS) PART OF WINDOW TO NEW STUDIO AND BOARDED INTERNALLY.
   - 1.5. CREATE NEW WC.

2 NEW WINDOWS TO STUDIO. AND REPOSITIONED WINDOW ON FRONT ELEVATION

THE EXTENT OF OPENING TO THE EXTENDED GARAGE TO BE AGREED AS PART OF THE CONDITIONS OF AN APPROVAL PLUS WORKS TO ROOF TO REDRESS EXISTING SPREAD.

Harold Sanders 01-05-02.

THE GEORGIAN GROUP

6 FITZROY SQUARE, LONDON W1P 6DX TELEPHONE: 0171-387 1720 FAX: 0171-387 1721

PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

PLANNING SERVICES	HPT 56013
POL	TLS
DC KL	ENF
APP	
CS	
03 MAY 2002	
COPIES TO:	

Date 1.5.02

Our ref. AM

Your ref. LB/2002/6238

Your letter of 16.4.02

OLD Smithy House, Upper Cudham
OLD SMITHY HOUSE

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 CHATTERTON M.A. D.L. SECRETARY NEIL BURTON B.A. F.S.A.

FROM: Kerrin Lithgow

DATE: 16 April 2002

DELEGATED

PLANNING SERVICES | HPT
POL | TLS
DC | ENS
SEP
CS

17 MAY 2002

COPIES

WARGRAVE PARISH CONSULTATION SHEET

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.

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

Your observations are required in respect of this application **by 09/05/2002** .

No objection

SIGNED: [signature]

DATE: 7/5/02

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 16 April 2002

Application Number: LB/2002/6238

Proposal: Proposed alteration to old smithy (listed building) 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).

C04G, R04G - Garage to be retained for Vehicle parking
C13B, R13B Garage / Turning Area

Signed: _____ **Print name:** AK 17/4/02.

SU 87 NW | WARGRAVE | TAG LANE
Hare Hatch

3/14 | Hare Hatch House

26.1.67 | II

Large house. Late C18 altered and rebuilt in 1912. Brick, with first floor string. Plain parapet with stone coping to hipped old tile roof with brick chimneys. 2 storeys. South front: 5 bays, the centre 3 bays slightly projecting. The centre bay has upper window in arched recess, small projecting stucco porch on ground floor; 6-panelled centre door, arched radiating and curved fanlight in surround of engaged Doric columns, entablature and pediment. East front: 2 angular bays the whole height, each with 3 sashes with glazing bars flanking centre bay. The house was moved to its present site complete in 1912 from a former position 30 metres north of the Bath Road as shown on the Ordinance Survey map of 1892. V.C.H. Vol.III. p.192 B.O.E. (Berkshire) p.258.

SU 78 SE | WARGRAVE | UPPER CULHAM

1/23 | The Cottage

II

Cottage now House. C16 with C17 extensions, altered in C20. Timber framed, faced later with flint and brick dressings. Old tile gabled roof with large C17 brick chimney at rear. T-plan, 4 timber frame bays with 2 framed bay extension at rear. 2 storeys. East front:4 bays 2-light wood casement windows on first floor with small gables breaking eaves and central blocked window; ground floor has three 3-light small pane casement windows, a blocked window right of centre and C20 entrance door half glazed with small panes under tiled pent porch on cut brackets second bay from left. Interior:has some of the timber frame exposed.

SU 78 SE | WARGRAVE | UPPER CULHAM

1/22 | The Old Smithy

II

House. C17 or earlier altered C19 and C20. Brick front, first floor string breaking over windows, ends flint with brick dressings, old tile gabled roof with dormers 2 large flanking chimneys. T-plan. 2 storeys and attic. Entrance front: 3 bays, hipped dormers and C20 casement windows, central door in C19 gabled porch.

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: 2002/6238

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

Location:
Old Smithy House Upper Culham Road Upper Culham Reading

This application is being advertised in the Henley Standard newspaper on the 03/05/2002 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 Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **24/05/2002**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 03/05/2002

Application Number : LB/2002/6238	Map No : 6
Case Officer : KL	Site Area : 0.7
Valid Date : 11/04/02	Received Date: 26/03/2002

Level : Delegated Application

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

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

Parish : WA **Ward : WAR** 16.4.02 B.

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

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	main building	requested by phone 9/4	✓ 11/4
FORMS UNSIGNED	~~[illegible]~~		
S.66 MISSING/INCORRECT/ UNSIGNED	~~[illegible]~~		
ELEVATION PLANS	3 more sets 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 Within Curtilage of a LB.

INTERNAL CONSULTATIONS 16.4.02 -13.

Building Control

Heritage (Harold Sanders) ✓

Landscape A.S.L.1 ✓

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 with full application

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

Tel: (0118) 974 6441

Date: 16 April 2002

My ref: LB/2002/6238

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: LB/2002/6238
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Proposed alteration to old smithy (listed building) 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: **LB/2002/6238**
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Proposed alteration to old smithy (listed building) 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: 16 April 2002

My ref: LB/2002/6238

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: LB/2002/6238
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Proposed alteration to old smithy (listed building) to form domestic garage and workshop.

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Kerrin Lithgow** Application Number: **LB/2002/6238**
Old Smithy House, Upper Culham Road, Upper Culham, Reading.
Proposed alteration to old smithy (listed building) 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**********

6238

1871/A

WOKINGHAM DISTRICT COUNCIL 11 APR 2002 Application No. 6238

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space: Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

---

1. APPLICANTS NAME / ADDRESS: MR & MRS. STEWART, THE OLD SMITHY, UPPER CULHAM ROAD. NEAR HENLEY-ON-THAMES. RG10 8NP.
   POST CODE / PHONE:

2. If the applicant has an agent, all correspondence will be send to the agent.
   AGENTS NAME / ADDRESS: THE TPA DESIGN CO LTD 33A, ST. LUKES ROAD. MAIDENHEAD. BERKS.
   POST CODE: SL6 7DN.
   PHONE: 01628 412388.

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
   BUILDING LOCATION: THE OLD SMITHY, UPPER CULHAM ROAD WARGRAVE.

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

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

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

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)
   1039/02B, 1039/03. PHOTOGRAPHS.

---

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

---

6. WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external.
   ALTERATIONS OF OLD SMITHY TO BECOME GARAGE AND STUDIO WITH NC.

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.
   FACING BRICK WALLS, WITH TIMBER. LEAD ON ROOF

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☑	☐
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☐	☑

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

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

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. NO.

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed ..... on behalf of MR / MRS STEWART ~~THE TPA DESIGN CO. LTD.~~
FOR THE TPA DESIGN CO. LTD.

Date 19.03.02.

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

DATE PROTECTION ACT 1984

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

1772A

WOKINGHAM DISTRICT COUNCIL 11. APR. 2002 APPLICATION NUMBER 6258

TOWN AND COUNTRY PLANNING ACT, 1990

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

LISTED BUILDING CONSENT APPLICATION

CERTIFICATE A

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

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

~~I hereby certify that:-~~

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

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner	Address	Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed .....

FOR AND.

*On behalf of ..... THE TPA DESIGN CO. LTD.

Date 19/03/02.

* Delete where inappropriate

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
0/107/67	Mrs. Griffiths (Culham Pk Farm)	@ app. to develop house	14.8.67	N/A REF.
18933	MR. D. WILLIAMS	S/ST. EXT. (ENLARGE LOUNGE)	10.3.83	N/A C/A
BR 20554	"	"	3.5.83	APP N/A
31403	ASPECT DEVS.	DEM. OF EX. 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

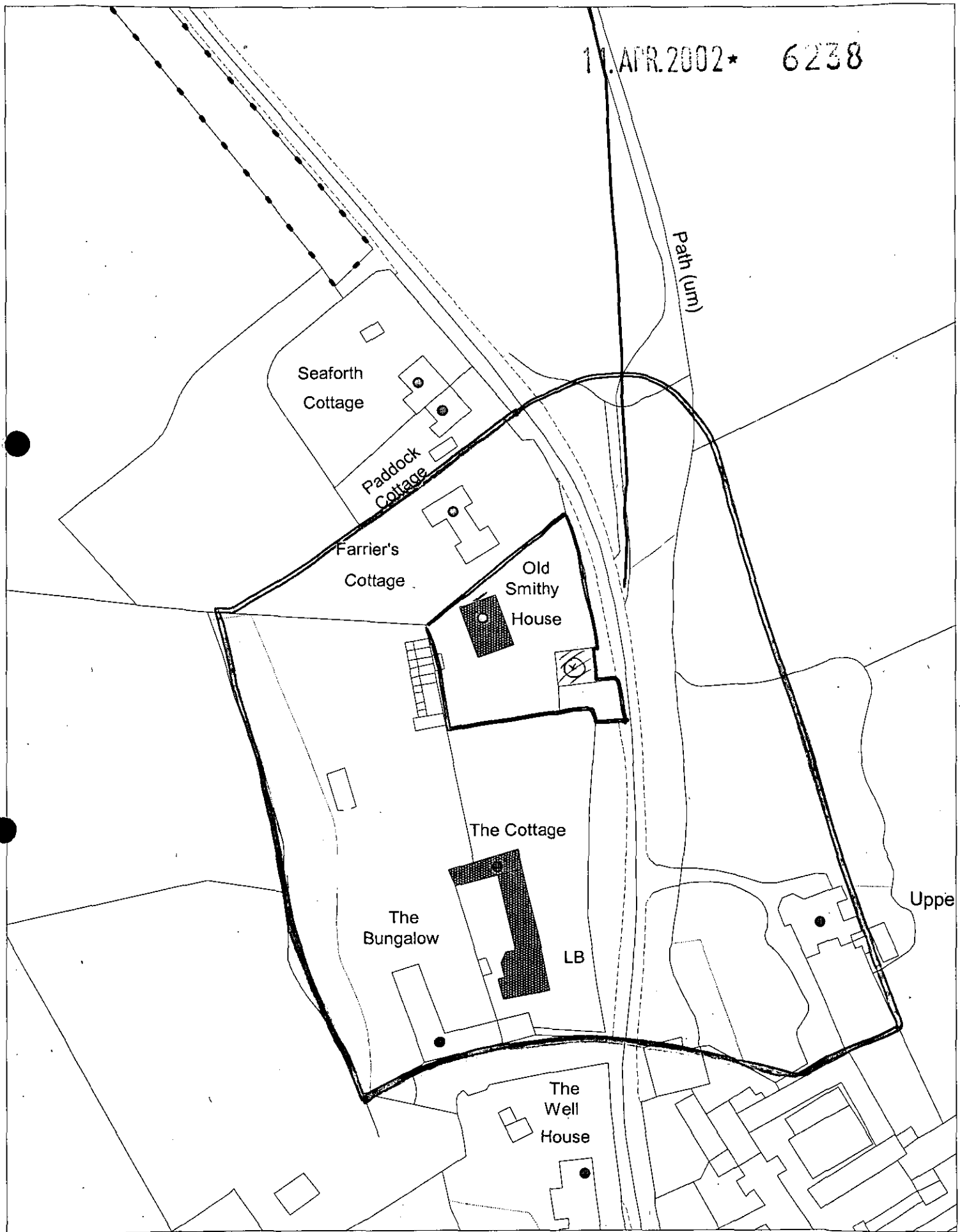
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

11.APR.2002* 6238



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Development Control Section, Environmental Services, Wokingham District Council.
3 April 2002

Scale: 1 : 1250

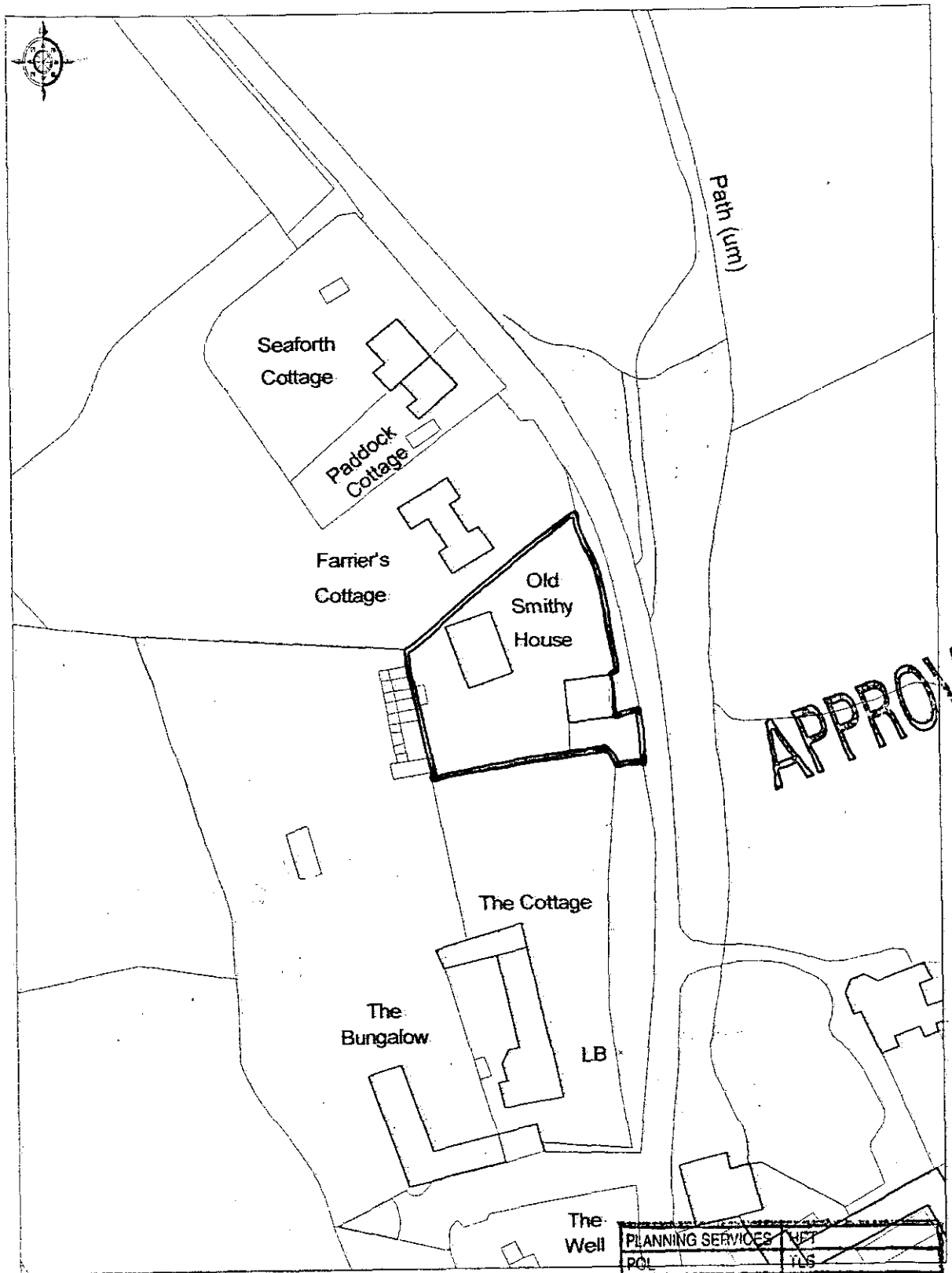
N
W E
S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/6238
CASE OFFICER: Kerrin Lithgow

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

11.APR.2002* 6238



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POL	TLS
DC	ENF
APP	
CS	

11 APR 2002

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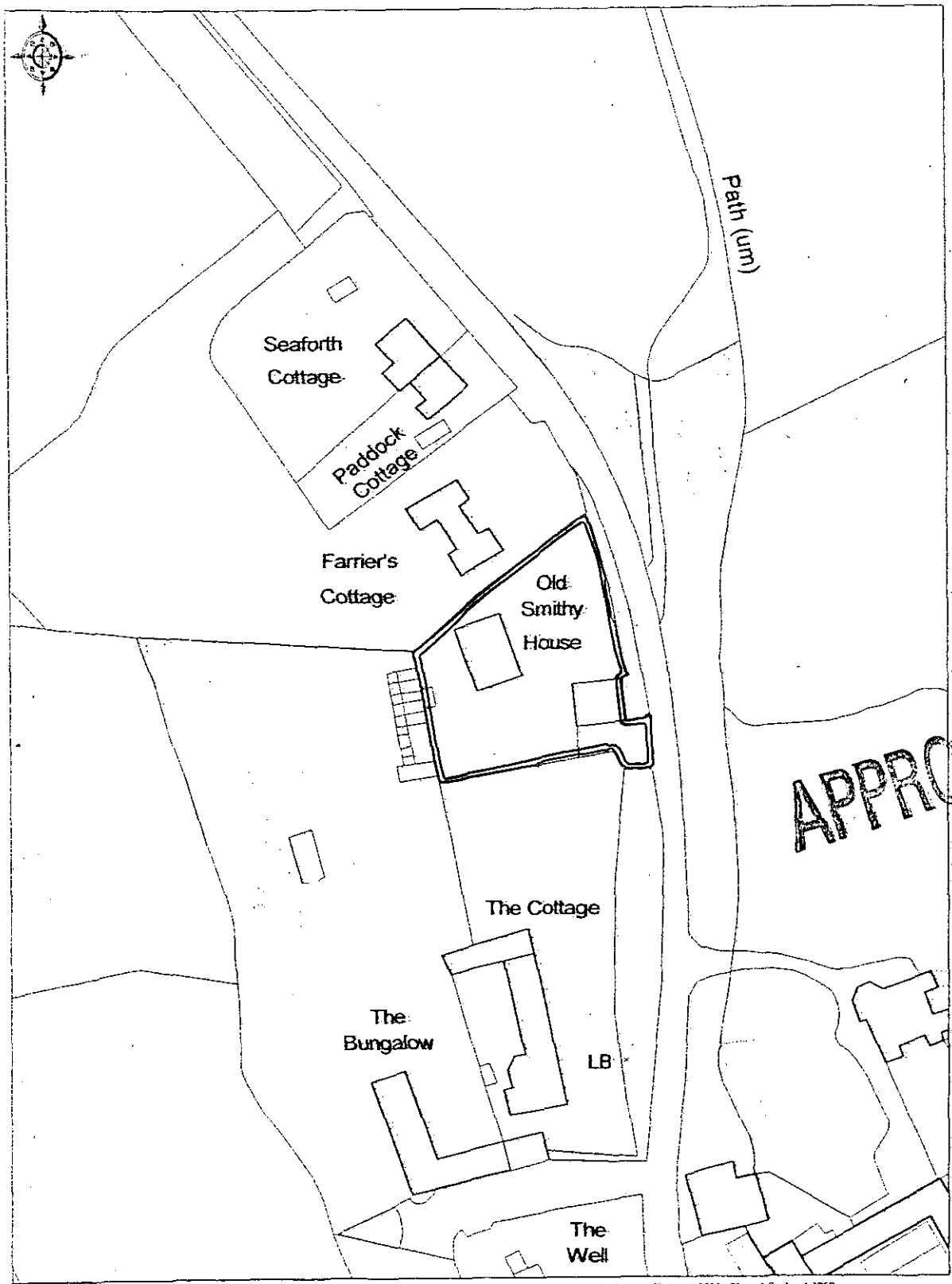

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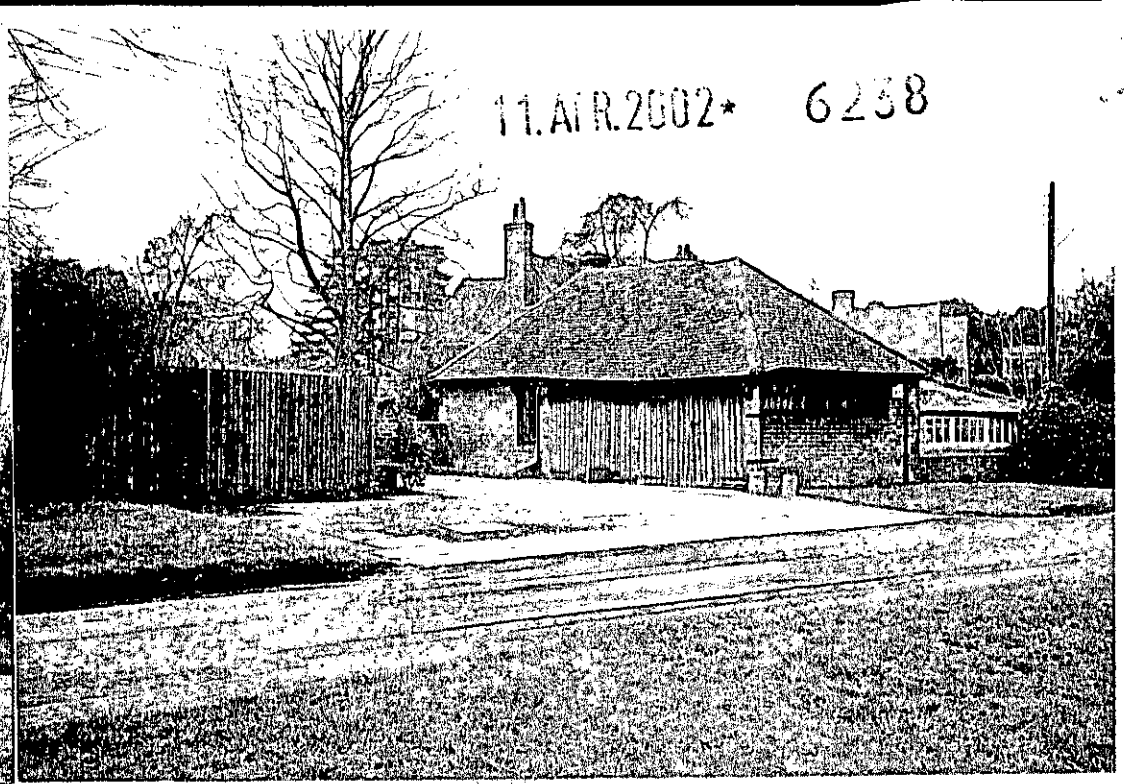
THE OLD SMITHY
UPPER CULHAM ROAD
WARGRAVE

1039/03





11.APR.2002* 6238





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