APPLICATION NO:
LB/2001/4602

LOCATION:
15 High Street, Twyford Reading.

APPLICANT:
Mr C Dawson

PROPOSAL:
Listed building application for installation of new timber floor, heating and security system.

EARLIEST DATE FOR DECISION: **07/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/10/2001

CASE OFFICER: ~~Jess Miller~~ ATW

WITHDRAWN
No 068 21/12/01 SV

RAILEX
Marbleboard

EASIFILE EP7

1039
100

FROM: Joss Miller

DATE: 14 August 2001

DELEGATED

RECEIVED
16 AUG 2001

TWYFORD PARISH CONSULTATION SHEET

Application Number: LB/2001/4602

Proposal: Listed building application for installation of new timber floor, heating and security system..

Site Address: 15, High Street, Twyford, Reading.

Applicant: Mr C Dawson .

Your observations are required in respect of this application **by 07/09/2001** .

COPIES TO:

The Council has no objection.

SIGNED: _____ DATE: 4/9/01

Clerk To Twyford Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Joss Miller

Date: 14 August 2001 15 AUG 2001

Application Number: LB/2001/4602

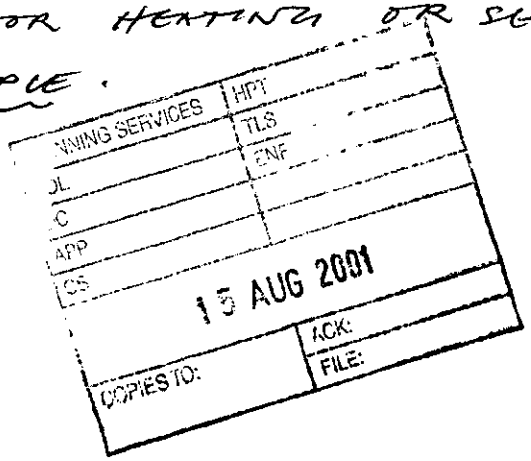
Proposal: Listed building application for installation of new timber floor, heating and security system..

Site Address:
15, High Street, Twyford, Reading.

Applicant:
Mr C Dawson .

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

I HAVE NO OBJECTION TO THE INSTALLATION OF THE TIMBER FLOOR HEATING OR SECURITY SYSTEMS, IN PRINCIPLE.



HOWEVER I ~~HAVE~~ DO NOT HAVE THE INFORMATION ON.

1. THE EXTENT OF FLOOR + SPECIFICATION
2. BOILER + FLUE DETAILS - electric night storage
3. SECURITY SYSTEM. = ADT -

THIS INFORMATION SHOULD BE PROVIDED BEFORE I COULD AGREE TO THE WORKS OF SYSTEMS BEING INSTALLED

Harold Sanders. CONSERVATION ARCHITECT 29 08 01.

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/2001/4602

Proposal:
Listed building application for installation of new timber floor, heating and security system.

Location:
15 High Street Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 24/08/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/09/2001**. 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: 24/08/2001

Received by Wokingham District Council

Application No: LB/2001/4602

Proposal:
Listed building application for installation of new timber floor, heating and security system.

Location:
15, High Street, Twyford, 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 take this letter with you or quote application number LB/2001/4602 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/09/2001. 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 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.

Head Planning and Transportation

14 August 2001

Tel: (0118) 974 6463

Date:

My ref: LB/2001/4602

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 Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: LB/2001/4602
15, High Street, Twyford, Reading.
Listed building application for installation of new timber floor, heating and security system..

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 **Joss Miller** on **(0118) 974 6463**. 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

Principal Development Control Officer

Tel: (0118) 974 6463

Date:

My ref: LB/2001/4602

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2001/4602
15, High Street, Twyford, Reading.
Listed building application for installation of new timber floor, heating and security system..

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Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6463

Date:

My ref: LB/2001/4602

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: LB/2001/4602
15, High Street, Twyford, Reading.
Listed building application for installation of new timber floor, heating and security system.

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 **Joss Miller** on **(0118) 974 6463**. 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

Principal Development Control Officer

LISTING FORM
Case officer: **Joss Miller** Application Number: **LB/2001/4602**
15, High Street, Twyford, Reading.
Listed building application for installation of new timber floor, heating and security system.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

47543

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SERVICES	HPT
POL	
DC JM	
APP	
10 SEP 2001	
COPIES	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK/615
5th September 2001

Dear Sir

RE; 15 HIGH STREET, TWYFORD, BERKS
PLANNING APPLICATION LB/2001/4602

Thank you very much for your notification of registration in respect of the above application, and in response to your request, I would confirm that the new timber floor is only proposed on the ground floor to overcome the excessive fall of the existing floor from front to back of the building.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

PLANNING SERVICES | HPT 5048
POL | TLS
DC AT | ENF
APP |
CS |
18 DEC 2001
COPIES TO: | ACK:
TILE:

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Mr A Thorley

Our Ref; CED/BK/
11th December 2001

Dear Andrew

RE; 15 HIGH STREET, TWYFORD, BERKS

I write to withdraw my Planning Application for Change of Use to B2 in respect of the above property which has currently been under consideration R/2001/4601 and Listed Building Application LB/2001/4602.

It would appear that I have been gazzumped by an estate agent which would be the fifth in the centre of the village!

Yours sincerely

Colin Dawson MBIAT, ACIOB, ABEng

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 AUG 2001	
Officer: JM	Application No. LB/2001/4602

Map No. 33 Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(LB) Listed Building application for installation of new timber floor, heating and security system.

Location: 15 High Street

Parish: Twyford Ward: Twyford
14.08.01

Applicant:
Mr C Dawson

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Will timber flooring be on ground floor only?		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Twyford .....

Listed Building 1 (2) 2*

Advertisement Required ..... LB in Cons. Area .....

Date Site Notice Sent : 14.8.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer ✓ .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... S/N+ See map .....
.....
.....
.....
.....
.....
.....
.....
.....

1868A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

APPLICATION NUMBER
06 AUG 2001 * 4602

CONSERVATION AREA CONSENT APPLICATION

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

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 before the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have 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
The Thames Valley Housing Assoc. c/o Pike Smith & Kemp	7 MacKenzie St Slough Berks SL1 1QX	03/08/01

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am 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 .....

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself 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.

† See note (a) to Certificate A

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have 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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

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 .....

*On behalf of .....

Date .....

* Delete where inappropriate

1933

ADDRESS 15 HIGH STREET PARISH TWYFORD

PLOT No SHOP ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65497/F	Jennings & Nelson	Erect 7 Flats & convert Bldg to 3 Flats & Shop	10.7.98	C/A
97/67271/A	"		8.7.98	C/A
C/65497/13	"	D to C Appl of Arch. Brief	26.1.00	APP
C/65497/04	Izod Design Ltd.	" Appl of Slab Levels	3.2.00	APP
C/65497/10	Jennings & Nelson	" Appl of Materials	9.3.00	APP
E/2000/1225	Thames Valley	H.A. Revised siting of units 3, 8, 9, 10 & revised elevations to units 3 & 8 - 65497		
EP/1999/91	Izod Design	Ten Flats & Shop refurbishment	12/11/99	REF

MINISTRY DECISION

SPECIAL ORDERS

1871A

WOKINGHAM DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1990

06. AUG. 2001 4602

Date Received

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

APPLICATION FOR LISTED BUILDING CONSENT

Please 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, RG11 1WR

1.		APPLICANTS NAME ADDRESS	C Dawson 1 Malvern Way Twyford, Reading, Berks
		POST CODE PHONE	RG10 9PY 0118 9343322
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENTS NAME ADDRESS	
		POST CODE PHONE	
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans	BUILDING LOCATION	15 High Street, Twyford, Reading, Berks
	(b) What type of building, e.g. barn dwelling, does the Application relate to.	BUILDING TYPE	Shop
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	Shop/professional office ~~Permission applied for~~
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	II
4.	List all plans, drawings and photographs submitted with the application. (See notes 2 - 4)		D619-01 Layout plans and site plan
5.	APPLICANTS INTEREST IN LAND? e.g. owner, lessee, potential purchaser		POTENTIAL PURCHASER
6.	WHAT IS THE APPLICATION FOR? Give brief details of the proposed works both internal and external		Installation of new timber floor over existing sloping concrete floor. Installation of heating system and security system.

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK ?

No change to existing fabric

e.g. state material and colour of any new walls or 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.

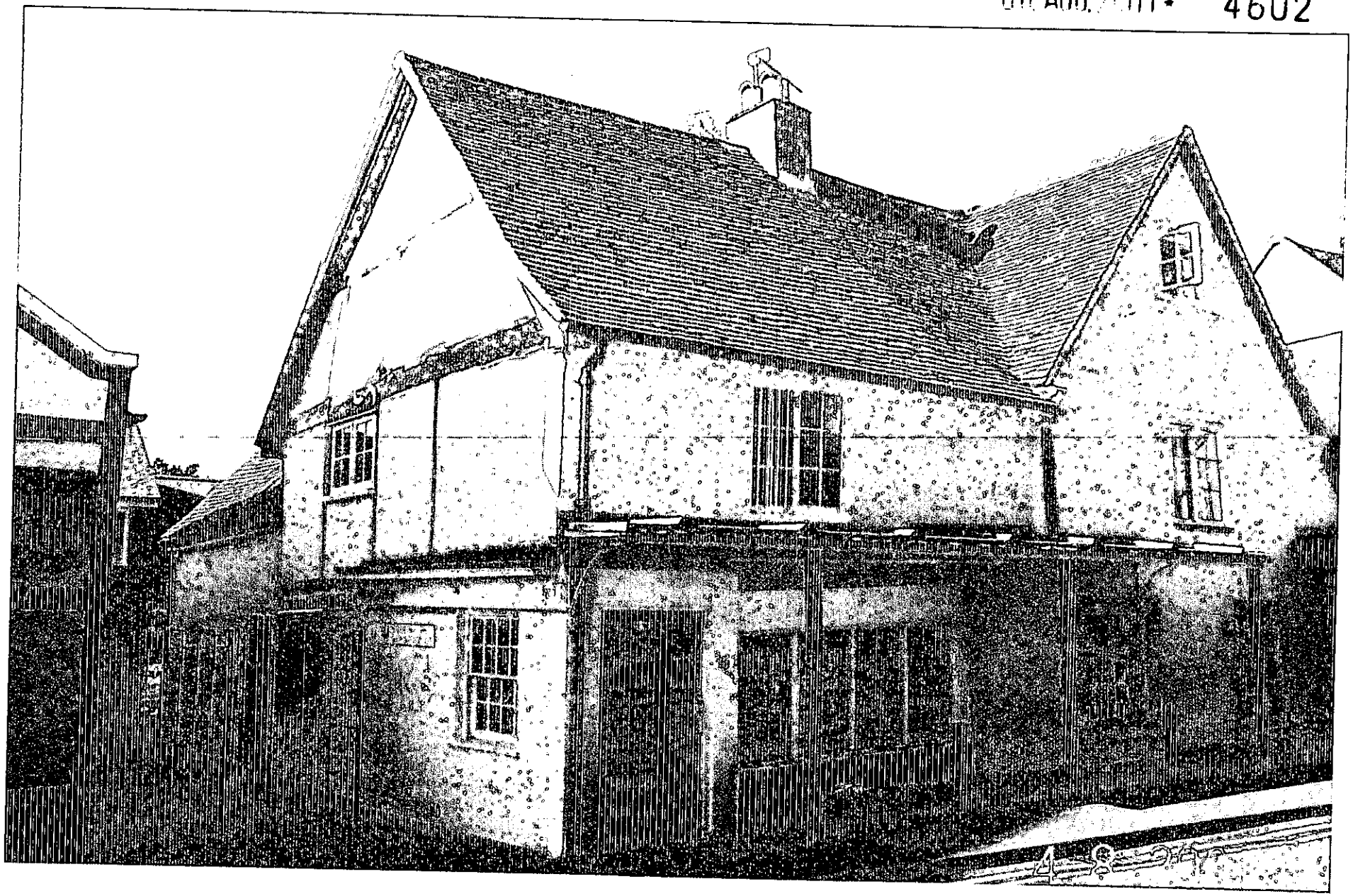
Signed..... on behalf of C Dawson

Date 3rd August 2001

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).

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 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.'

06 AUG 2001 • 4602

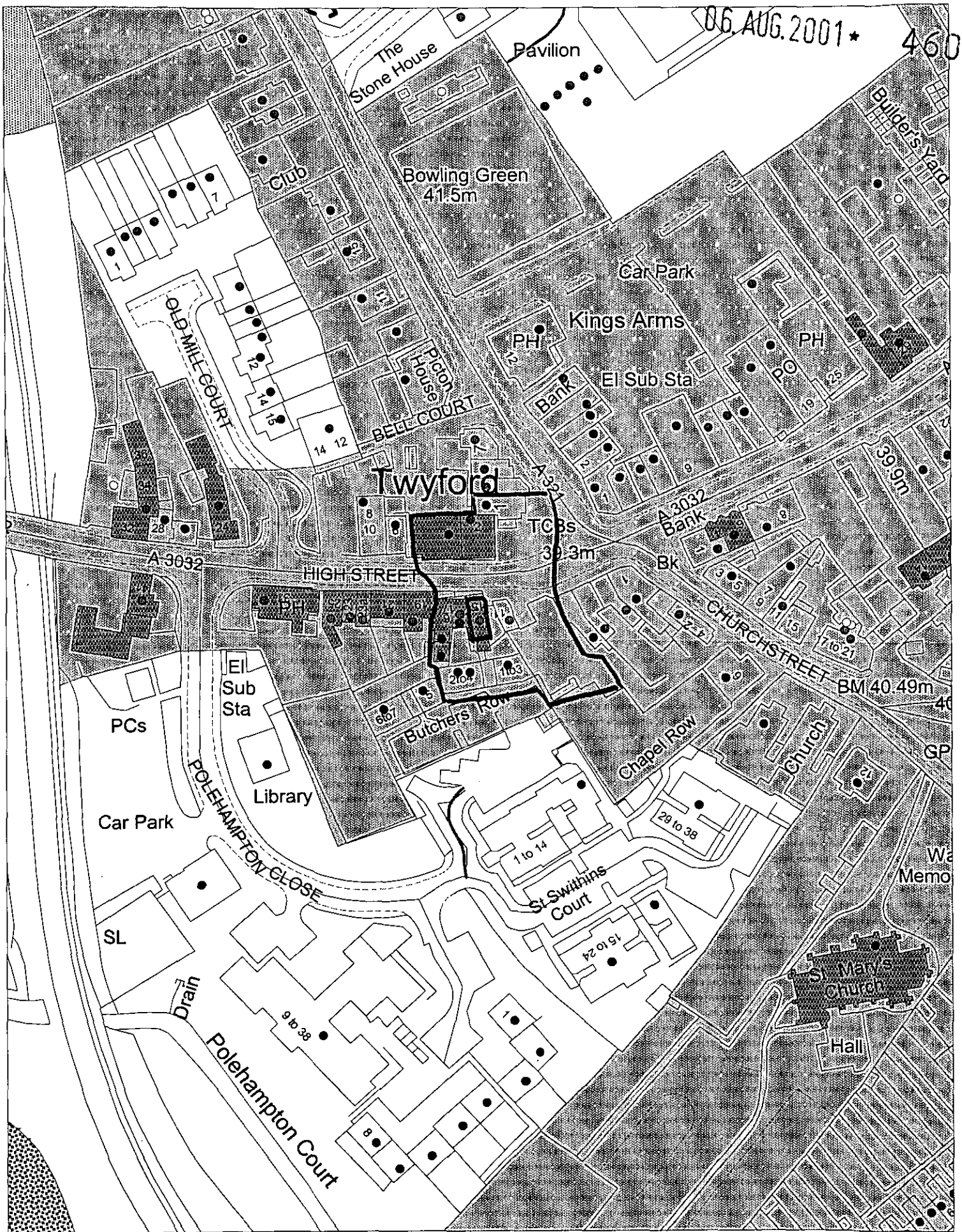


CONDITION MONITORING RECORD SHEET

APPLICATION NO: **LB/2001/4602**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

06. AUG. 2001 ★ 4602



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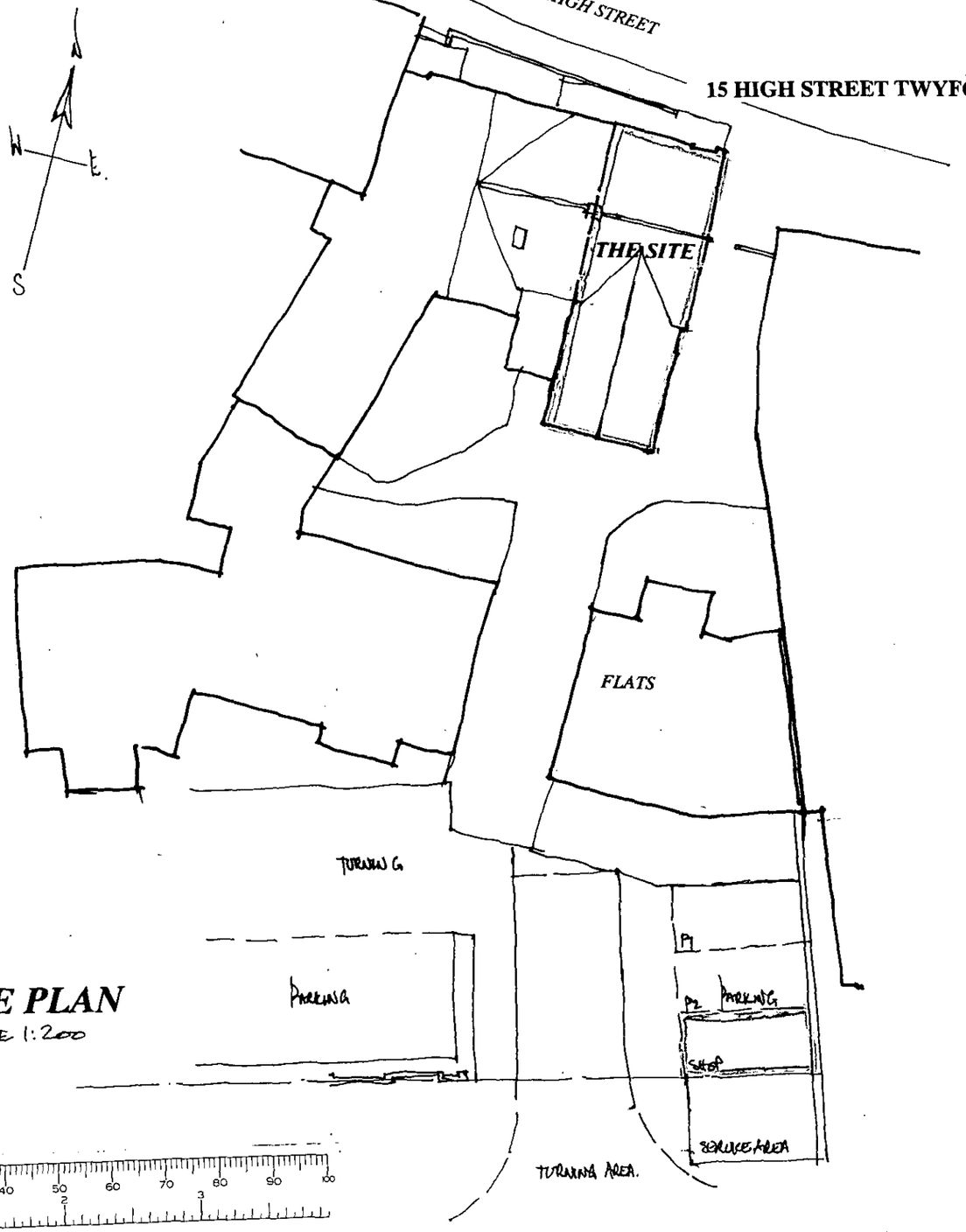
Development Control Section, Environmental Services, Wokingham District Council.
9 August 2001

Scale: 1 : 1250

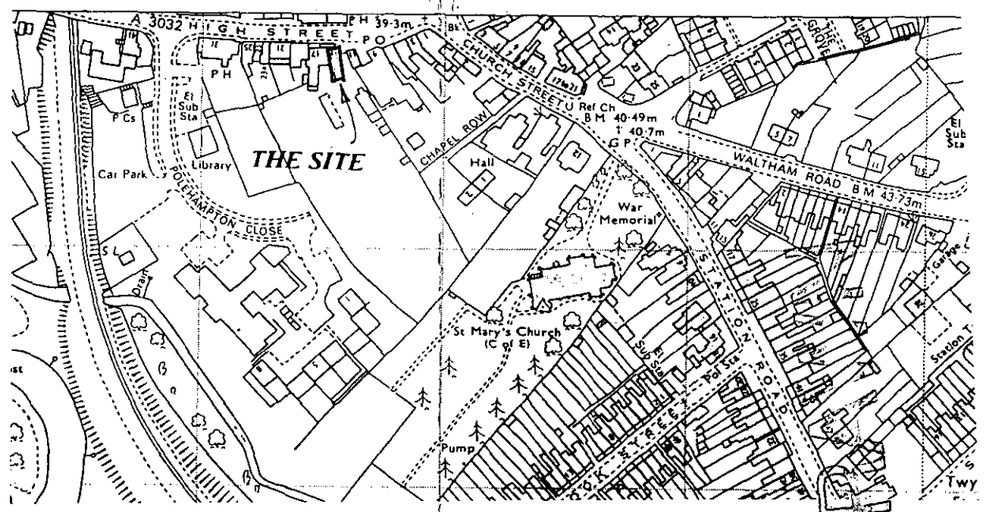
N W E S

06. AUG. 2001 * 4602

15 HIGH STREET TWYFORD READING BERKSHIRE.



SITE PLAN
SCALE 1:200



LOCATION PLAN

Proposal
PROPOSED CHANGE OF USE.

Drawing
SITE AND LOCATION PLANS

Site
15 HIGH STREET TWYFORD READING BERKSHIRE.

Date ***4 August, 2001*** *Scale* ***. 1:200 & 1:2500*** *Drawing No* ***D 619-01***

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322.**

HIGH STREET

15 HIGH STREET TWYFORD READING BERKSHIRE.

STAIRS

PROFESSIONAL OFFICES

A2 use

toilet

PRIVATE ACCESS TO FLATS

REAR ENTRANCE

GROUND FLOOR PLAN

BALCONY

dwn.

STAIRS TO ROOF VOID

STORE

FIRST FLOOR PLAN

06. AUG. 2001 ★ 4602

WITHDRAWN

Proposal PROPOSED CHANGE OF USE.

Site 15 HIGH STREET TWYFORD READING BERKSHIRE.

Date 4 August, 2001 Scale . 1:50 Drawing No D 619-02

Drawing FLOOR PLANS

Proposal
PROPOSED CHANGE OF USE.

Drawing
ELEVATIONS

Site
15 HIGH STREET TWYFORD READING BERKSHIRE.

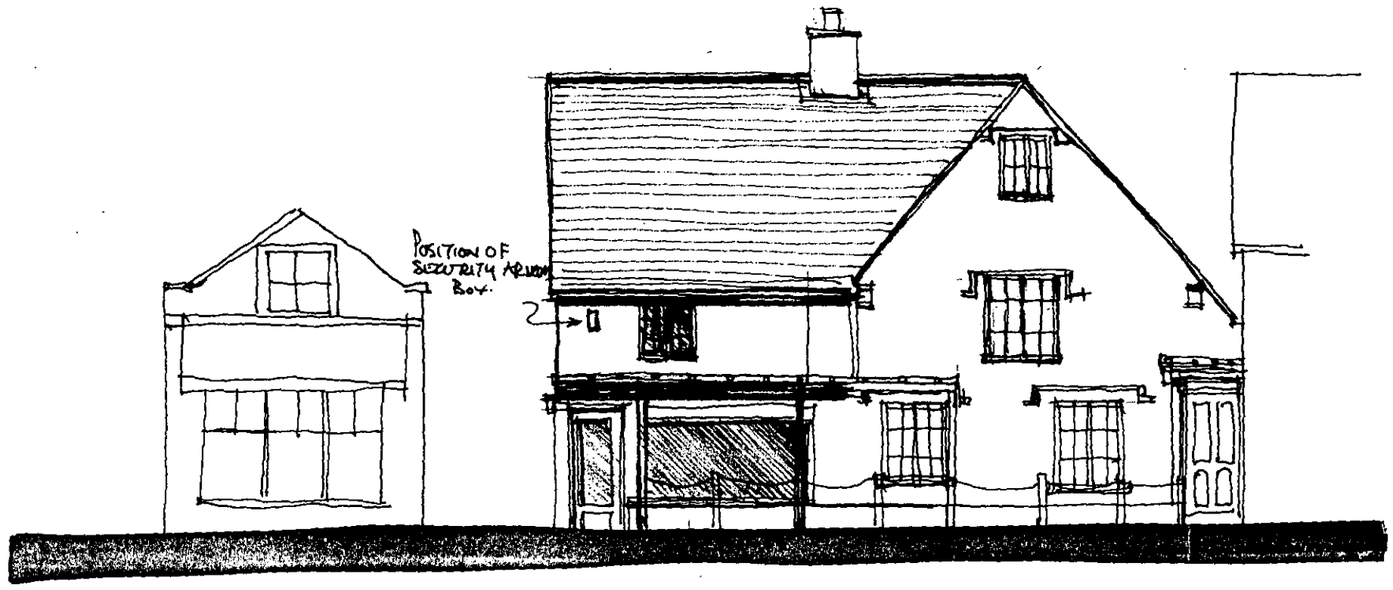
Date ***4 August, 2001***

Scale ***. 1:100***

Drawing No ***D 619-03***

COLIN DAWSON & ASSOCIATES
Architectural Design & Building Surveying.
MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322.**

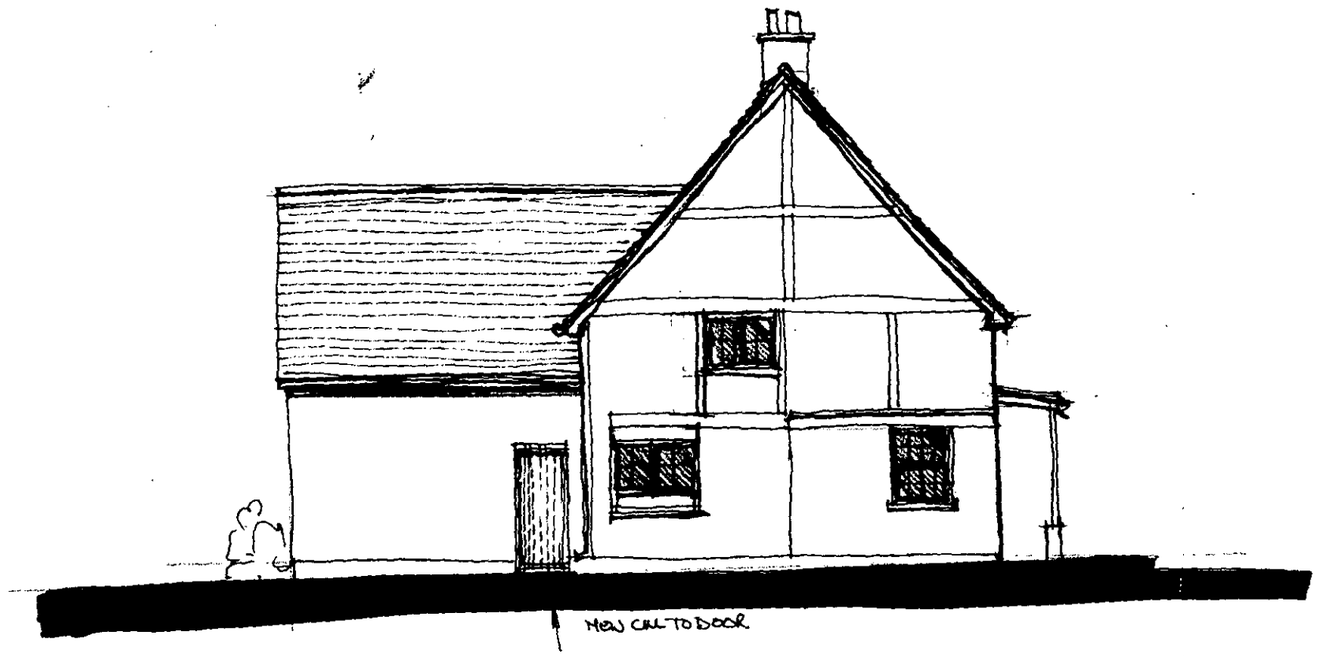
06. AUG. 2001 * 4602



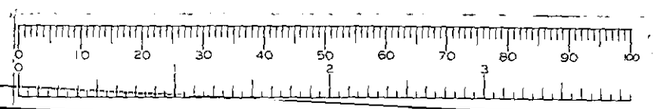
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WITHDRAWN