EX SYSTEMS LTD
SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
LB/2000/1731

LOCATION:
5 & 5A Market Place, Wokingham.

APPLICANT:
Total Logistics C/O Robert Moxon, Daniels & Associates

PROPOSAL:
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, *DPC injection and 2 tele2 aerials on* listed building

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/08/2000

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Total Logistics
C/O Robert Moxon, Daniels & Associates
28 Broad Street
WOKINGHAM
Berkshire
RG40 1AB

Application Number: LB/2000/1731

Parish: **WOKINGHAM**

Location: **5 & 5A Market Place, Wokingham**

Proposal: **Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building**

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

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

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

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

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

Informative

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

Berkshire Structure Plan : Policy EN4
Deposit Draft Wokingham District Local Plan : Policy WHE13

John Mitchell

John Mitchell
Development Control Manager
Date: 19/09/2000

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

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 03 October 2000
My ref: BP/LB/2000/1731
Your ref: RJM/TJM/R3139/6

Daniels & Associates
28 Broad St
Wokingahm
Berkshire
RG40 1AB

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 Mr Moxon

RE: PROPOSED WORKS AT 5 & 5A MARKET PLACE, WOKINGHAM

Further to your letter dated 20th September 2000, regarding details pursuant to condition 2 of listed building consent LB/2000/1731, I confirm that the use of natural Welsh slate (blue grey) is acceptable.

I hope this is of assistance.

Yours sincerely

J.MITCHELL
Development Control Manager

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

Our Ref: RJM/TJM/R3139/6
Your Ref: LB/2000/1731

Mr. H. Saunders,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
WOKINGHAM,
Berkshire. RG40 1WR.

20th September, 2000.

Dear Mr. Saunders,

Re: Proposed Remedial Works at 5/5A, Market Place, Wokingham.

We have today received the Listed Building Approval for the works we intend to undertake at Market Place and I now submit a sample of the specified natural Welsh slate for recovering roof area A, as indicated on the drawings, to comply with Condition No. 2.

Works will be commencing on site on Tuesday, 3rd October, 2000, and I would therefore be grateful to receive your confirmation that the sample slate submitted is satisfactory at your earliest opportunity.

Yours sincerely,

Robert Moxon

Robert J. Moxon, BSc., (Est.Man.), FRICS, FBEng., MaPS.

cc: Mrs. A. Keith - Total Logistics

Sample submitted is acceptable to me
Harold Saunders. CONSERVATION ARCHITECT. 20 09 00.

SLATE

Blue Grey

ALFRED M'ALPINE

Source:
Ffestiniog

Penrhyn Quarry
Bethesda
Gwynedd. LL57 4YG
T: +44(1248) 600656
F: +44(1248) 601171
e-mail:slate@alfred-mcalpine.com
http:www.alfred-mcalpine.com

* Note colour and texture of natural slate may vary

COUNTY GRADE

WORK SHEET FOR : Mrs B Polnik

Application Number : LB/2000/1731

Applicant : Total Logistics C/O Robert Moxon, Daniels & Associates.

Location : 5 & 5A, Market Place, , Wokingham.
Proposal : Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Site Notice Displayed ? :	YES	NO	DATE
	✓		3.7.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 3.7.00

Date Registered : 13/06/2000

Earliest Date for Decision : ~~**15/07/2000**~~ 21.7.00

Latest Consultation Date/Site Notice Expiry Date : ~~**15/07/2000**~~ 20.7.00

This application will have expired on: 08/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

- Building Control - Building regs. required
- Conservation Officer - comprehensive renovation contract much of which is 'repairs' and not requiring LB consent. However items noted in the description would change character of the building and require consent. No objection to principles. Sample of materials to be approved.
- Town Council - no objection

Planning Issues :

Site located in town centre and conservation area. Grade II Listed building.

Policies ENV4 of BSP and WHE13 of WDLP

Proposal: Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and installation of 2 aerials.

Application Number: LB/2000/1731

Appraisal :

IMPACT ON CHARACTER OF LISTED BUILDING

Policies ENV4 of BSP and WHE13 of WDLP

Proposed works detailed in schedule submitted with application. Conservation Architect raises no objection to proposed works. Proposed aerial by virtue of its size and location between 2 pitched roofs would not be readily visible from public views. In view of the above the proposal would not adversely affect the character of this Grade II listed building

28.8.00

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

(tick appropriate box)

Application Number LB/2000/1731
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	SC01	SR03	
2.	C012	R012	proposed slates .... delete 'external materials'.
			INFORMATIVE
			N16 EN4 of BSP WHC13 of WOLP

RECORD OF SITE VISIT

SITE ADDRESS: 5 & 5A Market Place Wokingham.

APPLICATION NUMBER: LB/2000/1731

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 3.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ in shop window

2. DESCRIPTION OF SURROUNDINGS

Town Centre location. Primary shopping frontage. Conservation Area.

3. DESCRIPTION OF SITE/BUILDING

3 storey building with retail on ground floor and offices above.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING as existing

LEVELS no change

BOUNDARY TREATMENT N/A.

OTHERS

Tel: 0118 974 6450

Date: ~~29.8.00~~ 4.9.00

My ref: LB/2000/1731

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 C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: LB/2000/1731
5 & 5A, Market Place, , Wokingham.
Proposed replacement of roof coverings, reconstruction of
parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13.9.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **LB/2000/1731**
5 & 5A, Market Place, , Wokingham.
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Tel: 0118 974 6450

Date: ~~29.8.00~~ 4.9.00

My ref: LB/2000/1731

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/1731
5 & 5A, Market Place, , Wokingham.
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13.9.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **LB/2000/1731**
5 & 5A, Market Place, , Wokingham.
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel: 0118 974 6450

Date: ~~29.8.00~~ 4.9.00

My ref: LB/2000/1731

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 Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: LB/2000/1731
5 & 5A, Market Place, , Wokingham.
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 13.9.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **LB/2000/1731**
5 & 5A, Market Place, , Wokingham.
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Marinos

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

PLANNING
POL
DC
APP
CS
04 AUG 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: LB/2000/1731

Proposal: Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building.

Site Address: 5 & 5a Market Place, Wokingham

Applicant: Total Logistics *C/O* Robert Moxon Daniels & Associates

Your observations are required in respect of this application by **06/08/2000**

No objections to additional information regarding proposed aerials

SIGNED: _____ **DATE:** 03/08//00

CLERK TO Wokingham Town Council

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: LB/2000/1731

Proposal: Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building.

Site Address: 5 & 5A Market Place, Wokingham.

Applicant: Total Logistics C/O Robert Moxon, Daniels & Associates

Your observations are required in respect of this application by **15/07/2000**

No objections

SIGNED: _____ **DATE:** 17/07/00

CLERK TO Wokingham Town Council

01 AUG 2000

Date: 27 July 2000

To: Harold Sanders, Conservation

We have received Additional Information for the following planning application:

Application Number: LB/2000/1731

Location: 5 & 5A, Market Place, Wokingham.

Proposal: Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Applicant: Total Logistics C/O Robert Moxon, Daniels & Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding proposed aerials. Letter dated 13.07.00.

Comments are required by 06/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

DRG. NO. 9. INDICATES THE AERIAL TO BE ON THE END OF THE INTERNAL CABLE END AND NOT VISIBLE TO GENERAL PUBLIC VIEWS. THIS DETAIL AND LOCATION IS ACCEPTABLE TO ME

Harold Sanders

08-08-00

Date: 27 July 2000

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: LB/2000/1731

Location: 5 & 5A, Market Place, Wokingham.

Proposal: Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Applicant: Total Logistics C/O Robert Moxon, Daniels & Associates.

Case Officer: Mrs B Polnik

The new plans show the following: Additional information regarding proposed aerials. Letter dated 13.07.00.

Comments are required by 06/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | (ADDITIONAL PLANS) | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. LB/2000/173 (Planaps) / (Ludhouse) Date Rec. 14.7.00

Location: 5/5A

Parish WORLINGHAM

Applicant: TOTAL LOGISTICS

Description of attached plans Additional information regarding proposed aerials

Drawing No's: letters dated 13.7.2000 with additional info.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)	H. Sanders	✓
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y (N) (Delete as required)

Redate Application Y (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 27.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

PLANNING SERVICES | HPT B1799
POL | TLS
DC BP | ENF
APP |
CS |
14 JUL 2000
COPIES TO: | FILE:

Our Ref: RJM/GSD/R3139/6
Your Ref: BP/LB/2000/1731

ADDITIONAL PLAN
1731

Mrs. B. Polnik,
Senior Planning Officer,
Wokingham District Council,
Environmental Services Dept.,
P.O.Box 157, Shute End,
Wokingham,
Berks. RG40 1WR

13th July, 2000

Dear Mrs. Polnik,

Re: Proposed Remedial Works at 5/5A, Market Place, Wokingham

Further to my application for Listed Building Consent in connection with the above and your letter of 12th July, I spoke to Mr. Saunders in your absence today, to discuss what details may be required in connection with the 2 No. Tele2 aerials to be erected on a small mast at the above property. The size and positioning of these aerials is indicated on drawing No. 9, previously submitted and, as you can see, the aerials are to be fixed on a mast, nominal 1m high, using the same mast fixings as those at present used to support the television aerial mast. The latter mast, is to be removed and, of course, the television aerial (which is much higher and larger than the aerials to now be provided), is also to be removed. As suggested by Mr. Saunders, I have obtained a photocopy from Tele2 UK, as well as a better discription of the aerial, via E-mail and these are enclosed. As you can see, the aerials are small, flat white squares and the manufacturer's name on the photocopy of the aerial enclosed should be ignored. Both the aerials will be installed below the ridge line of roof area C and neither the mast nor either of the aerials will be visible to the general public, or even to users of the building.

I hope the above is sufficient for my application to be determined, but if you have any further queries, please let me know.

Yours sincerely,

Robert Moxon

Robert J. Moxon, BSc.(Est.Man.), FRICS, FBEng., MaPS
Encs.
Copy to: Annette Keith - Total Logistics.

Mr. Robert Moxon

From: <Gary_Bushell/Tele2.TELE2@tele2.net.uk>
To: <robert@danda.ndo.co.uk>
Sent: 13 July 2000 15:20
Attach: aerial.jpg
Subject: Tele2 UK Aerial

As discussed I am pleased to detail you with more information reference our aerial.

The aerial can be wall or roof mounted and is very discreet and unobtrusive. It measures approx. 1ft x 1ft x 2inches. It is basically a small, flat, white square. It is about the size of a lap-top computer really.

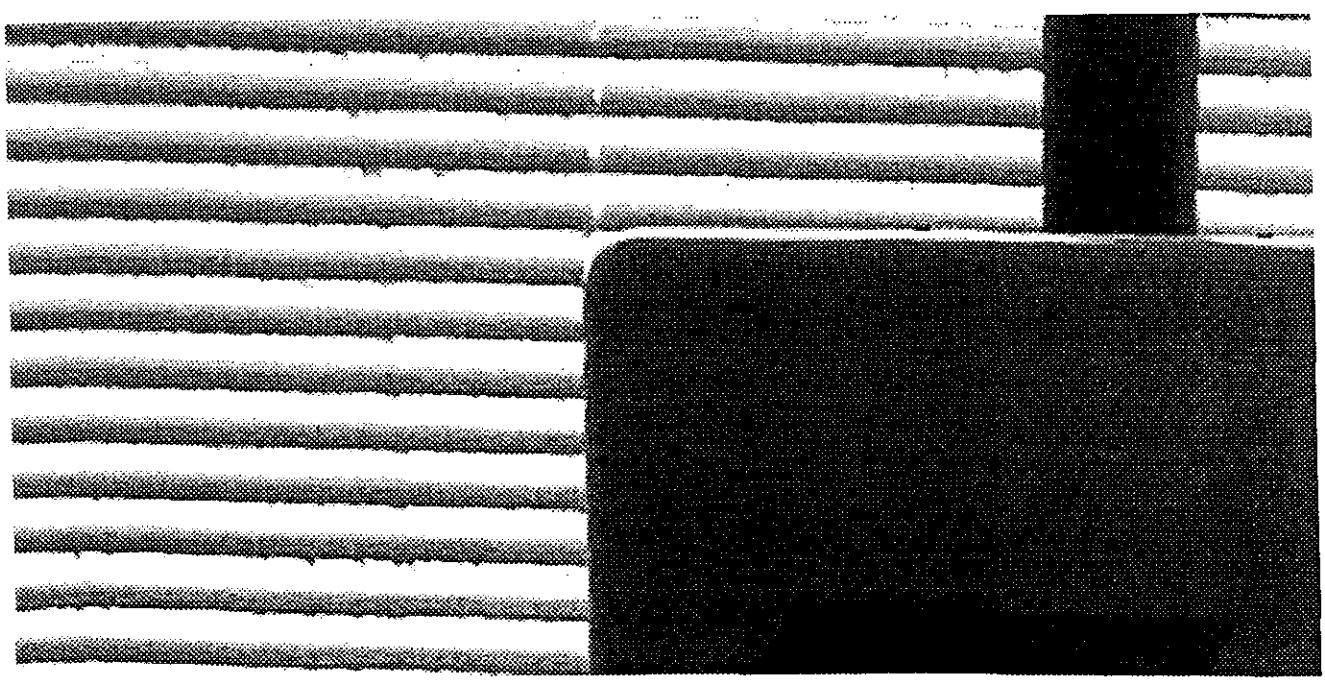
This is all that the aerial is comprised of and we even have them erected on listed buildings without any problems. Please see the jpeg I have enclosed, ignore the manufacturers name and the support pole, this is for demo purposes only.

(See attached file: aerial.jpg)

Best Regards

Gary Bushell

Senior Sales Executive
Direct Telephone: 07971 497472
http://www.tele2.co.uk




Wireless Access Solutions

Tel: (0118) 974 6450 (Direct Line)
E-Mail: basia.polnik@wokingham.gov.uk
Date: 12 July 2000
My ref: BP/ LB/2000/1731
Your ref: RJM/GSD/R3139/5

Daniels & Associates
28 Broad Street
Wokingham
RG40 1AB

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 Mr Moxon

RE: PROPOSED WORKS AT 5/5A MARKET PLACE, WOKINGHAM

I refer to your application for listed building consent with reference to the above.

The description refers to the provision of 2 aerials the details of which have not been provided. In view of this the application is considered to be invalid. I would therefore be grateful if you could either supply the relevant details or if this element no longer forms part of the application confirm this in writing.

I look forward to receiving a reply within 14 days of the date of this letter.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

To:
Harold Sanders
Urban Design And Conservation Officer

22 JUN 2000

From: Mrs B Polnik

Date: 21 June 2000

Application Number: LB/2000/1731

Proposal: Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building.

Site Address:
5 & 5A, Market Place, , Wokingham.

Applicant:
Total Logistics C/O Robert Moxon, Daniels & Associates.

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

NO 5 + 5A MARKET PLACE IS A LISTED BUILDING.

THIS IS A COMPREHENSIVE RENOVATION CONTRACT, MUCH OF WHICH IS 'REPAIRS' AND NOT REQUIRING L.B. CONSENT.

HOWEVER THE ITEMS NOTED IN THE DESCRIPTION ARE TO CHANGE THE CHARACTER OF THE BUILDING AND REQUIRE CONSENT.

I HAVE NO OBJECTION TO THE PRINCIPLES OUTLINED.

SAMPLE OF MATERIALS TO BE APPROVED.

+ TELE AERIALS LOCATIONS AND SIZE AND TYPE.

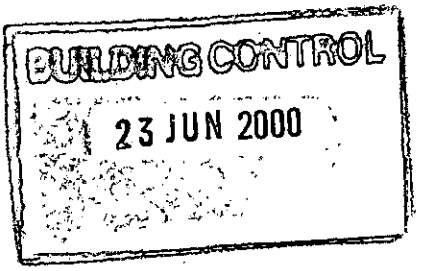
Harold Sanders

CONSERVATION + DESIGN

04.07.00

SEE PART ONE FOR PLANS

To:
Building Control



From: Mrs B Polnik

Date: 21 June 2000

Application Number: LB/2000/1731

Proposal: Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building.

Site Address:
5 & 5A, Market Place, , Wokingham.

Applicant:
Total Logistics C/O Robert Moxon, Daniels & Associates.

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

A Building Regulation Application will be required for this proposal.

H. I. M. 23/6/00

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/2000/1731

Proposal:
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Location:
5 & 5A Market Place Wokingham

This application is being advertised in the Wokingham Times newspaper on the 29/06/2000 for the following reason(s);

SITE IS 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **20/07/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 29/06/2000

4p 3/7.

Received by Wokingham District Council

Application No: LB/2000/1731

Proposal:
Proposed replacement of roof coverings, reconstruction of parapet gutter, fire stopping works, DPC injection and 2 tele2 aerials on listed building

Location:
5 & 5A, Market Place, , Wokingham.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 June 2000

APPLN NO. _____

DELEGATED

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required Listed Bdg in Cons Area

Date Site Notice Sent : 21:6:2000 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 (BABTIE) .....

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 on file

NEIGHBOURS:

S/N+ 4 & 6 Market Place ✓

Town Hall, Market Place

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 JUN 2000

Officer: BP | Application No. LB/2000/1731

Map No. 75B Site 002

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LB) PROPOSED REPLACEMENT OF ROOF COVERINGS / RECONSTRUCTION OF PARAPET GUTTER, FIRE STOPPING WORKS, DPC INJECTION & 2 TELE2 AERIALS ON LISTED BUILDING

Location: 5 & 5A MARKET PLACE

Parish: WOKINGHAM Ward: Evendons
21.6.2000.

Applicant: TOTAL LOGISTICS

Fee Received..... 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	May need further details of "Tele 2 Aerials".		
6	Floor plans	Will elevations remain unchanged? (none supplied)		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

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

13.JUN.2000* 1731

1.		APPLICANTS NAME ADDRESS POST CODE PHONE	TOTAL LOGISTICS 5A, MARKET PLACE, WOKINGHAM, BERKS. RG40 1AL.
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS POST CODE PHONE	ROBERT MOXON, DANIELS & ASSOCIATES, 28, BROAD STREET, WOKINGHAM, BERKS. RG40 1AB 0118 9790313
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans. (b) What type of building, e.g. barn , dwelling, does the Application relate to. (c) What is the existing use of the building, if vacant, state this together with last use of the building. (d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	BUILDING LOCATION BUILDING TYPE BUILDING USE LISTING GRADE	5 & 5A, MARKET PLACE, WOKINGHAM. SHOP & OFFICE PREMISES SHOP TO GROUND FLOOR OFFICES TO FIRST & SECOND FLOORS II
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)	DRAWINGS NOS. R3139/1 - R3139/11 INCL. PHOTOGRAPHS Nos. 1-12 INCLUSIVE.	
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.	REPLACEMENT OF DEFECTIVE ROOF COVERINGS, RECONSTRUCTION OF DEFECTIVE PARAPET GUTTER, FIRE STOPPING WORKS, DPC INJECTION AND PROVISION OF 2 No. TELE2 AERIALS	
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.	FFESTINIOG BLUE/GREY NATURAL WELSH SLATES TO REPLACE CLAY TILES AT INADEQUATE PITCH. CODE 7 LEAD TO REPLACE FELT COVERING TO FLAT ROOF ABOVE SHOP FRONT.	

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) N/A

(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. NOT TO MY KNOWLEDGE

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 TOTAL LOGISTICS

Date 12.6.2000

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.'

Rec'd 12.6.00

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

DELEGATED

Our Ref: RJM/GSD/R3139/5

Mr. H. Saunders,
Listed Building Control Officer,
Wokingham District Council,
Planning Dept.,
P.O.Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire RG40 1WR

12th June, 2000

13 JUN 2000* 17 31

Dear Mr. Saunders,

Re: Proposed Remedial Works at 5 & 5A, Market Place, Wokingham

Further to our meeting at my offices on Tuesday 7th March this year to discuss and agree our proposals for repairing the roof coverings at the above property and our subsequent telephone conversation in connection with vapour permeable membranes, please find enclosed five sets of our Listed Building application, in connection with the above property.

As requested, I have also included five sets of the more relevant photographs which have been extracted from the building survey I carried out on this property prior to our client's purchase last year.

I hope the information supplied on the drawings and the photographs is sufficient, but if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

Robert Moxon

Robert J. Moxon, BSc.(Est.Man), FRICS, FBEng., MaPS

Encs.

ADDRESS 5 MARKET PLACE PARISH WOK E

PLOT No. BULLOCKS & IRONMONGERS ORD. SHEET No. 75B

DELEGATED

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17582	LUFF BUILDING LTD	MOD. OF SHOP & REFURBISH 1st & 2nd FLOOR OFFICES	1.7.82	N/A CLA
17629	"	LBC "	1.7.82	N/A CLA
BR19412	"	REFURBISHMENT	7.10.82	APP. N/A
18246	" LBC	DEM. SIDEWALL & DET. REBUILD	~~[illegible]~~	
		WALL BATH RECLAIMED BRICKS	18.11.82	N/A CLA
19719	PRICKETTS LTD	FASCIA SIGN	30.6.83	N/A CLA
BR 21598	Keats Design.	Refurbish & Alterations	27/10/83	APP. N/A
20780	LUFF BUILDING LBC	RETENTION OF SECTION OF RENDERING ON GR. FLOOR WALL ADJ. OFFICE ENTRANCE	9.2.84	N/A CLA
39084	NEW LOOK HOLDINGS (RETRO)	ILL SHOP SIGN	27.11.92	CLA
39085 LBC	NEW LOOK HOLDINGS (RETRO)	INT. ALTS & FASCIA SIGN	19.6.92	CLA
39826	CHARLES PLATEL & PARTNERS	PANEL & SIGNS	7.12.92	RE
39827 LBC	"	"	16.12.92	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

43072 LBC MR. L. COTTERILL REPAINT SHOPFRONT 29.9.94 CLA

1933

13. JUN. 2000 * 1731

ADDRESS 5 MARKET PLACE. PARISH WOKINGHAM.

PLOT No. BULLOCKS & IRONMONGERS. ORD. SHEET No. 75B

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69351/LA	Land Securities Properties Ltd	Removal of name board at 1st Fl level on front elevation	5.5.99	C

MINISTRY DECISION

SPECIAL ORDERS

1772A

WOKINGHAM DISTRICT COUNCIL

APPLICATION NUMBER

TOWN AND COUNTRY PLANNING ACT, 1990

LISTED BUILDING CONSENT APPLICATION

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

DELEGATED

CERTIFICATE A

18 JUN 1990 1731

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:-

(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.

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself 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. *~~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) .....

.....

.....

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

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

(c) .....

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

(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:

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(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)

Signed .....

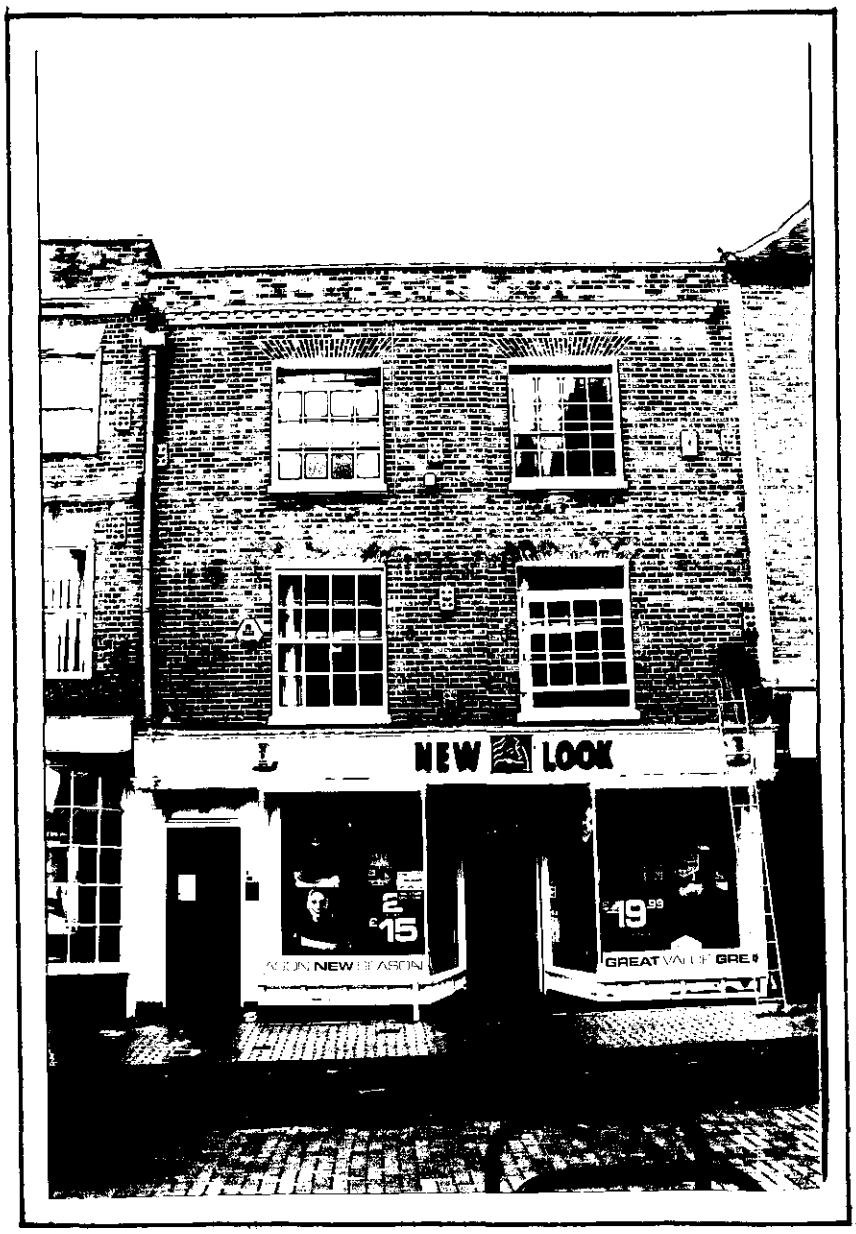
*On behalf of ....TOTAL LOGISTICS.....

Date .....12 6 2000.....

* Delete where inappropriate

APPROVED

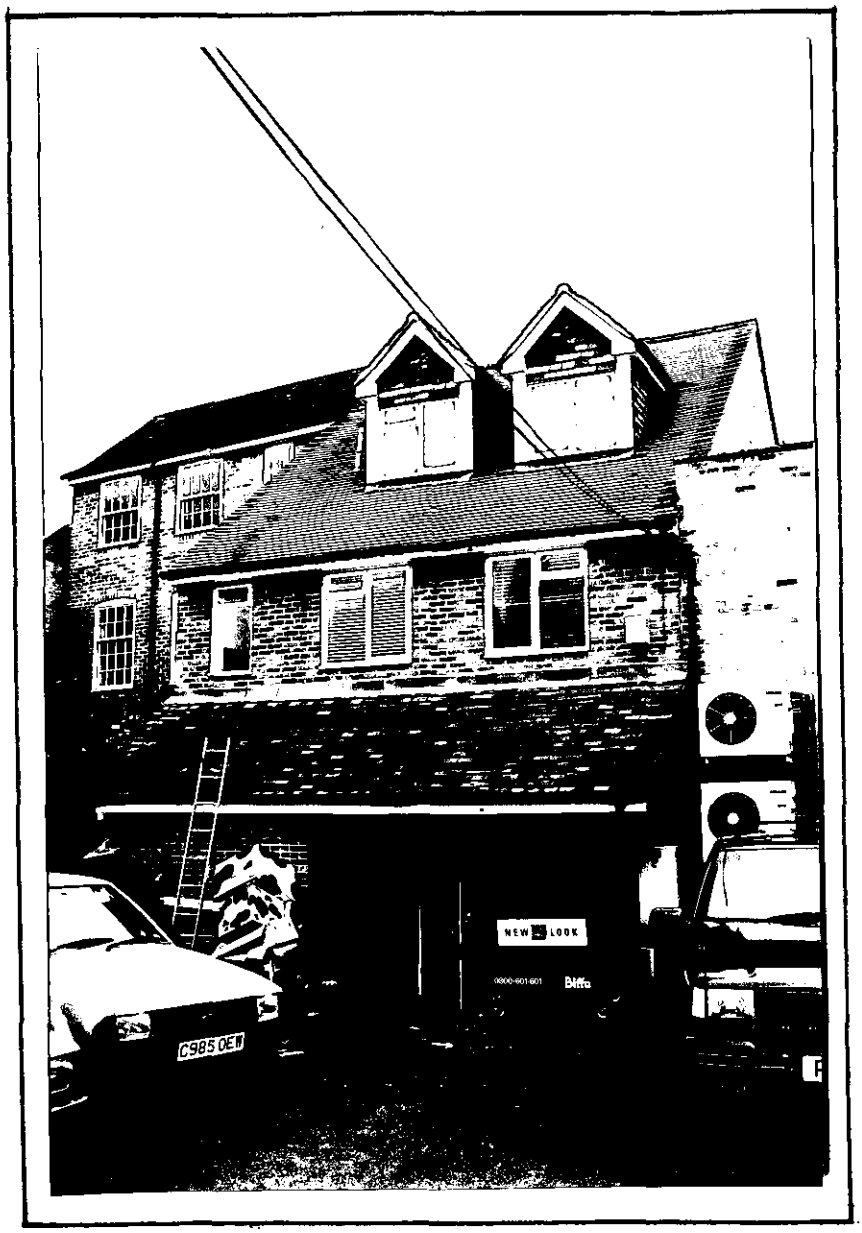
DELEGATED



1. Front, or eastern elevation of Nos. 5 and 5A, Market Place, Wokingham. This photograph shows the metal plates fixed to the front wall face and which are connected by threaded rods to the trusses and timber framing to prevent further lateral movement. You can also see the original brick cornice near the top of the wall and the parapet surmounted by stone copings, added at some later date.

13.JUN.2000* 1731

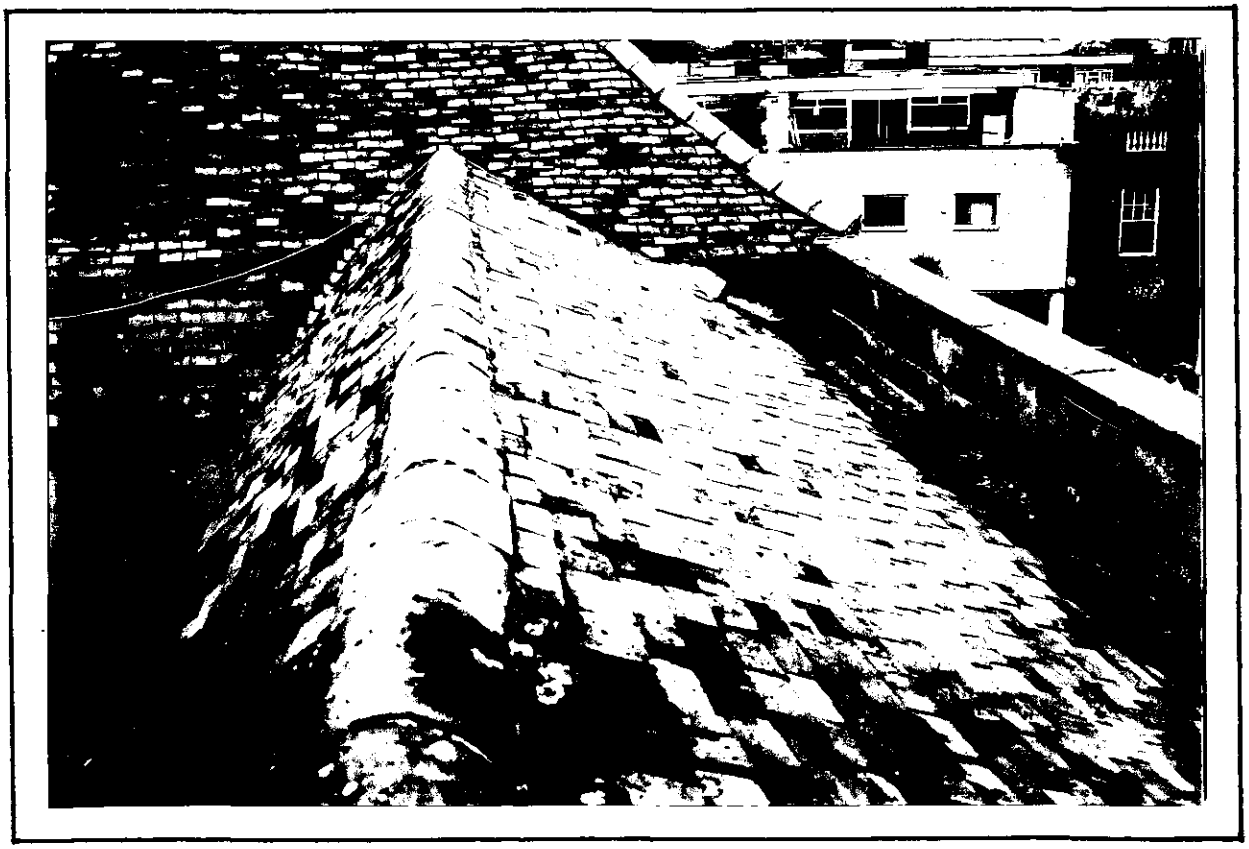
APPROVED



2. Rear elevation of Nos. 5 and 5A, Market Place, Wokingham, showing the newer part of the property believed to have been constructed within the last 20 years. You can see in this photograph the badly cracked tile to the rear slope of roof area D, between eaves level and the two dormers.

13.JUN.2000* 1731

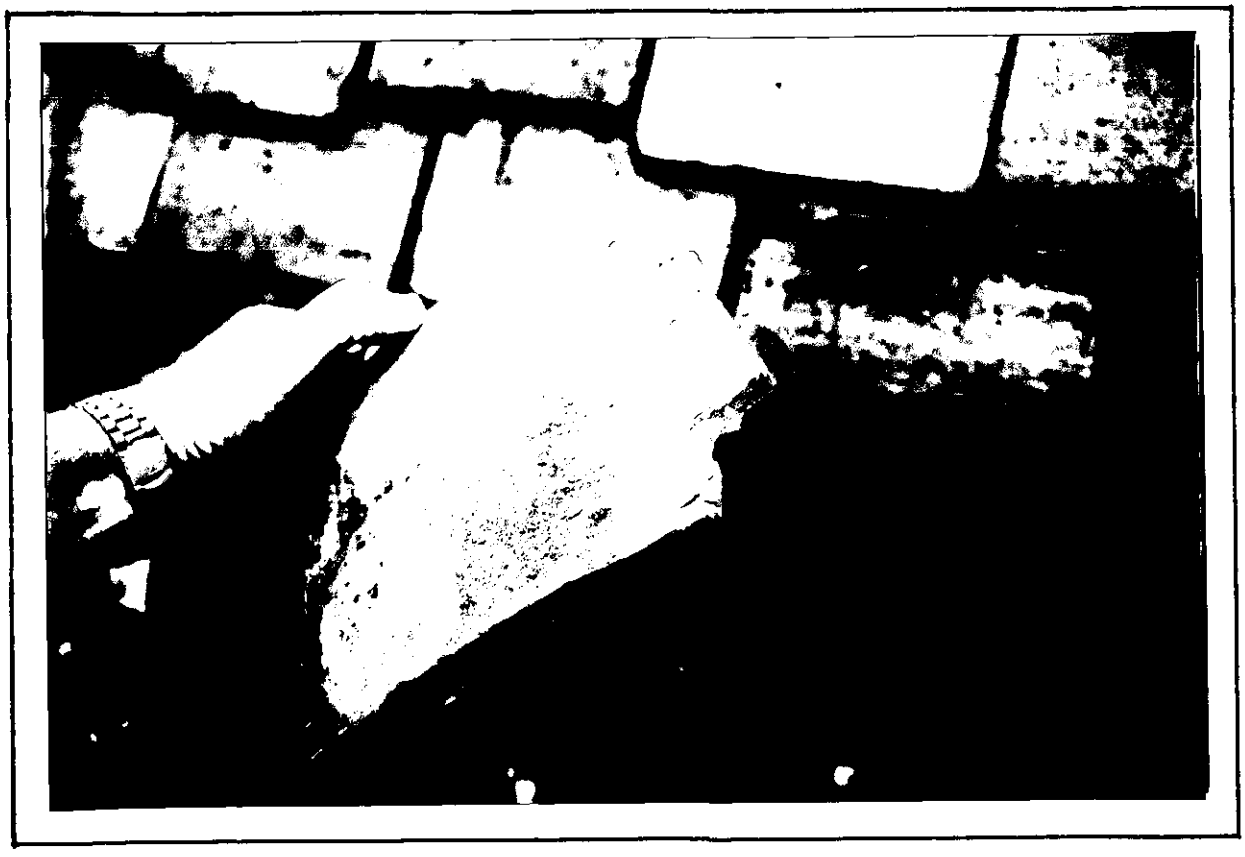
APPROVED



3. This photograph shows the main pitched roof area A at the front of the property, covered in plain clay tiles and discharging to a lead lined tapered gutter behind the front parapet wall. As you can see, whilst the rear roof slope has been laid to an adequate pitch of 45°, the pitch of the front slope has been reduced to only 30° and this will be inadequate to prevent driving rain and snow penetrating the tiling and the tiles are more susceptible to frost attack due to the increased moisture retention.

13.JUN.2000* 1731

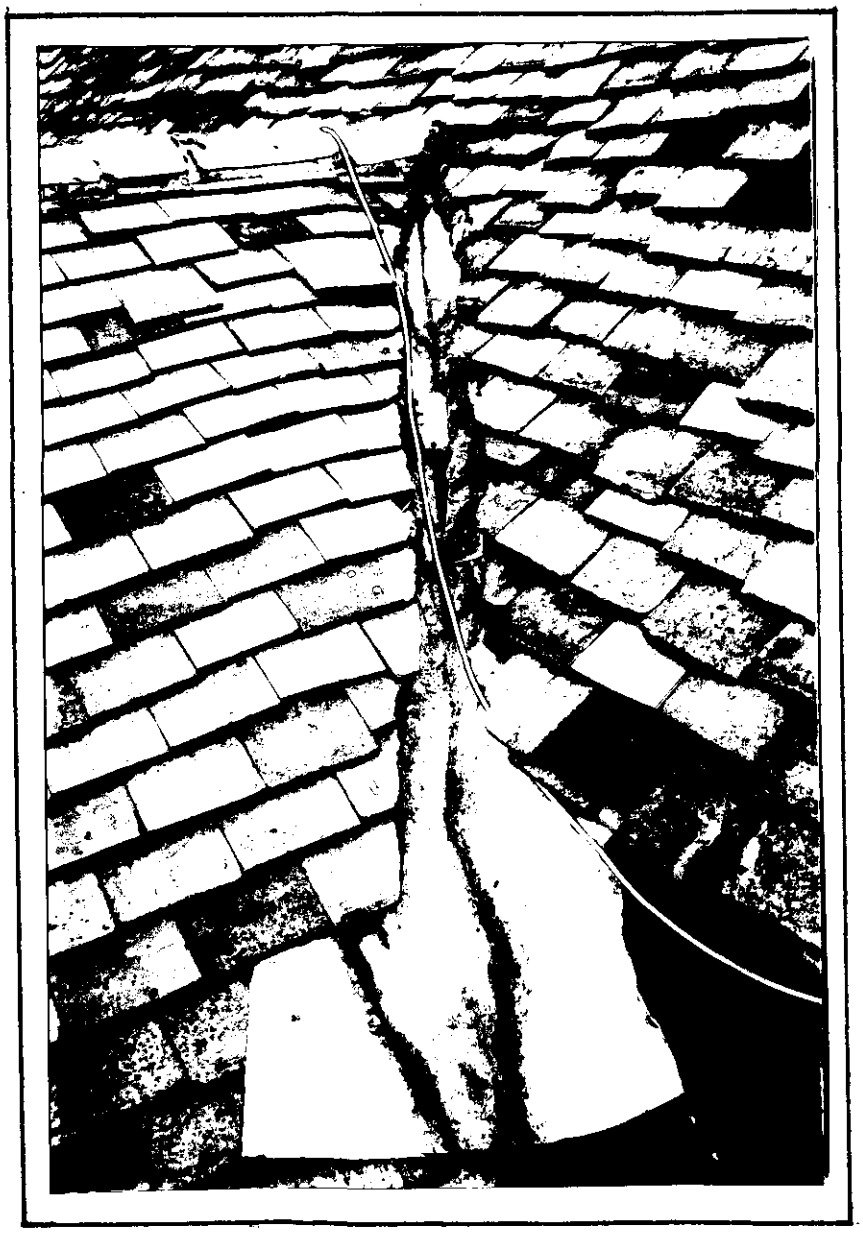
APPROVED



4 Some of the tiles to the rear slope of roof area A were raised, showing that the tiles are becoming very thin nearer the heads of the tiles and, in some cases, the tiles have completely eroded away and are merely held in place by friction and the abutting tiles on either side.

13.JUN.2000* 1731

APPROVED



5. A very poorly formed lead lined valley has been created at the junction between the front slope of roof area A (reduced to only 30°) and the southern slope to No. 4, Market Place. As you can see, the tiles to roof area A at the junction with the valley have been poorly cut and some of the bedding mortar has been disturbed and blocks the valley.

13.JUN.2000* 1731

APPROVED



6. Close-up of the lead lined tapered gutter behind the front parapet wall into which the front slope of roof area A discharges. As you can see, the tapered gutter has been sub-divided by a central drip, but the drip measures only 30mm in height and the leadwork is starting to crack in this vicinity. The thickness of the lead used to line this gutter was measured with a gauge at the drip position and was found to be Code 6, but the lead has been laid in only two lengths, one length measuring up to 3.8m.

13.JUN.2000* 1731

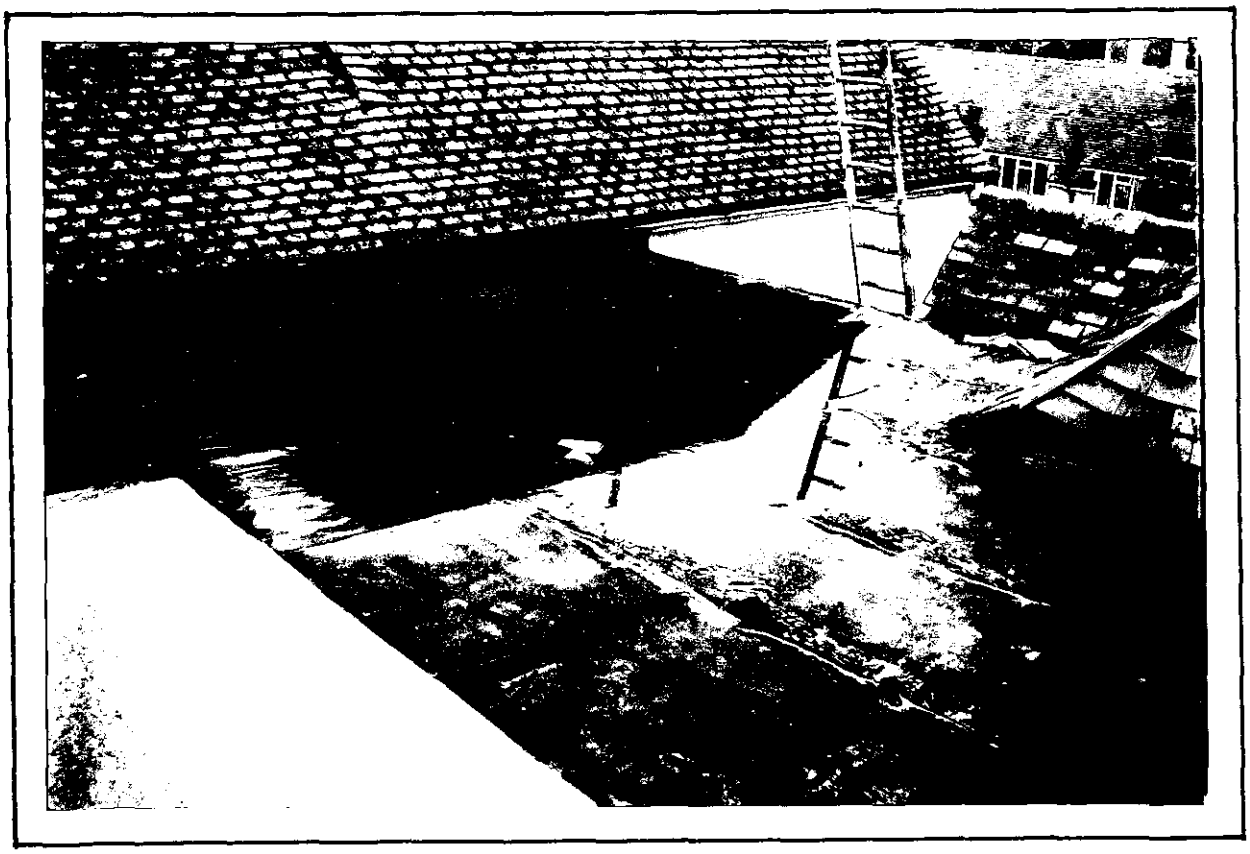
APPROVED



7. Close-up of the timber boarding beneath the lead lined tapered gutter behind the front parapet wall, from within the roof space, indicating that the lead lined tapered gutter fails to prevent water penetration.

13 JUN 2000 * 1731

APPROVED



8. This photograph shows the lower level flat roof area B2 over the rear part of office No.7 and the second floor landing, stairwell and reception areas. As you can see, this roof appears to have been recovered with at least one layer of additional felt in more recent years, but the felt has no solar protection and has obviously been laid to inadequate falls, since the water fails to drain to the guttering and ponds severely nearer the southern side.

13.JUN.2000* 1731

APPROVED



9. A few of the tiles to the northern slope of roof area C were removed, showing that although their exposed surfaces appear reasonable, the top half of the tiles where moisture tends to be retained at the lap, are becoming quite thin and are delaminating. You can also see from this photograph that the majority of tiles were found to be held in place by one plastic peg hooked over the tile battens.

13. JUN. 2000* 1731

APPROVED



10. Close-up of the higher level tapered gutter serving the eastern end of the northern slope to roof area C, as well as part of roof area E. As you can see, this tapered gutter has been lined in mineral felt, but the felt is bubbling and ridging, broken tiles have fallen into the gutter, the gutter tends to pond and the leadwork at either end has been poorly dressed. You can also see in this photograph that no undercloak has been provided to the western verge of roof area E, the verge tile bedding mortar beneath has been disturbed and there is severe flaking paintwork to the bargeboard rafter immediately beneath this verge tiling.

13.JUN.2000* 17:31

APPROVED



11. The fascia cornice above the shop front has been covered in lead laid to a nominal fall with no welts at the horizontal laps and the edges on either side have been nailed rather than clipped. The lead has been laid in excess of 1.5m in places, causing buckling due to thermal expansion and the nail heads securing the lead are pulling out. You can also see in this photograph the buckling and splitting lead cover flashings to the felted flat roof over the shop front, nearer the northern side, the mineral felt upstand tending to pull away from the main front elevation and is splitting near the centre.

13.JUN.2000* 1731

APPROVED



12. There is clearly inadequate fire stopping between the roof space between the front slope of roof area A and that to the adjoining property, No. 4 Market Place, there being a large hole above plate level which will allow fire to escape from one roof space to the other.

13.JUN.2000* 1731