APPLICATION NO:
F/2000/1258

LOCATION:
Tilbury Douglas Plc Tilbury House Ruscombe Park, Ruscombe Reading.

APPLICANT:
Tilbury Douglas C/O Robert McDonald

PROPOSAL:
Proposed porch extension to office and additional exit/entrance door

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Nicola Lake**

26 June 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Tilbury Douglas
C/O Robert McDonald
Fitzroy Robinson Ltd Chartered Architects
46 Portland Place
London
W1N 4EP

Application Number: F/2000/1258

Parish:	**RUSCOMBE**
Location:	**Tilbury Douglas Plc Tilbury House, Ruscombe Park, Ruscombe, Reading.**
Proposal:	**Proposed porch extension to office and additional exit/entrance door**

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

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

Condition
2. The materials that will be used in the construction of the hereby approved porch and entrance ways shall be those stated as drawing No 01 as submitted on the 19th April 2000.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell CH
John Mitchell
Development Control Manager
Date: 12/06/2000

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.

Our ref: SP\2000\1697
Your ref: F/2000/1258

ENVIRONMENT AGENCY

Date: 20th July 2000

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

32240

Attention: Nicola Lake

Dear Sir/Madam

PROPOSED PORCH EXTENSION TO OFFICE DWELLING AND EXIT/ ENTRANCE DOOR-TILBURY DOUGLAS PLC TILBURY HOUSE, RUSCOMBE PARK, RUSCOMBE, READING

Thank you for your letter dated 2nd May 2000, which was received on the 4th May 2000. You are asked to quote the following reference in any correspondence: SU77NE/10/12. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY
WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill sites within 250 metres of the site, as follows:

Landfill name	*Distance from site*
Ruscombe Pond	~80 metres

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

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

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc. Robert MacDonald, Fitzroy Robinson Ltd, Chartered Architects, 46 Portland Place, London, W1N 4EP

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Khaleed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1258.	NL
BUILDING CONTROL NUMBER.	PP 2000/0724	Andy
~~APPLICANT~~/AGENT	Robert MacDonald	
ADDRESS OF SITE	Tilbury House Rivacombe Business Park. TWYFORD.	
DESCRIPTION OF PROPOSED WORK	new glazed entrance porch + refurbishment ground floor reception	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	10031/00/04	10031/00/04
ELEVATIONS	10031/20/02A	10031/20/02
FLOOR PLANS	01	01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/7/00.	

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 : Nicola Lake

Application Number : F/2000/1258

Applicant : Tilbury Douglas C/O Robert McDonald.

Location : Tilbury Douglas Plc Tilbury House, Ruscombe Park, Ruscombe, Reading.

Proposal : Proposed porch extension to office and additional exit/entrance door

Site Notice Displayed ? :	YES	NO	DATE
	V		18.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18.5.2000

Date Registered : 19/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 14/06/2000

Consultation Responses :

Environmental Health – No objection

Ruscombe P.C – 'No Comment'

Planning Issues :

Site Designation - within the identified settlement.
- Employment site.

i) Impact upon the character of the surrounding area.

Application Number: F/2000/1258

Appraisal :

1.) Impact upon the character of the Surrounding property / Area

The proposed development is to create a new reception area, while updating the existing entrance.

The proposed development would make the entrance more identifiable and a feature of the building. It will also remove a current flat roof above entrance, which will improve access.

There are a number of more modern structures within the area. This proposal will update the appearance of the building and increase the prominence of the buildings access.

As such, the proposed development will have no detrimental impact upon the character or appearance of the surrounding area.

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

Application Number F/2000/1258
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~1~~	~~SC01~~	~~SR02.~~	
1	SC01	SR02.	
2	→	SR12	The materials that will be used in the construction of the hereby approved porch and entrance ways shall be those stated on Drawing Number 01 as submitted on the 19 April 2000.

John Nelson
12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Tilbury Douglas Plc
Tilbury House Ruscombe Park
Ruscombe Reading.

APPLICATION NUMBER: F/2000/1258

OFFICER: Nicola Lake

DATE OF SITE VISIT: 15.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on front entrance Sign Board.

2. DESCRIPTION OF SURROUNDINGS

Commercial Business Park.

3. DESCRIPTION OF SITE/BUILDING

3 storey concrete clad flat roofed offices

4. RELATIONSHIP TO ADJOINING PROPERTIES Application is for a porch, but also appears to be sub-division of the building into 2 separate units - Porch is in keeping with the existing

* double sub-division

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/1258

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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

Dear Councillor

Application Number: F/2000/1258
Tilbury Douglas Plc Tilbury House, Ruscombe Park, Ruscombe, Reading.
Proposed porch extension to office and additional exit/entrance door.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Hutchings

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/1258

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

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Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 14 June 2000

My ref: F/2000/1258

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: F/2000/1258
Tilbury Douglas Plc Tilbury House, Ruscombe Park, Ruscombe, Reading.
Proposed porch extension to office and additional exit/entrance door

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 26 June 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1258**
Tilbury Douglas Plc Tilbury House, Ruscombe Park, Ruscombe, Reading.
Proposed porch extension to office and additional exit/entrance door

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.

29543

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/PA

To: Nicola Lake, Planning

Your Ref:

Date: 17 May, 2000

PROPOSED PORCH EXTENSION TO OFFICE AND ADDITIONAL EXIT/ENTRANCE DOOR
AT TILBURY DOUGLAS PLC TILBURY HOUSE RUSCOMBE PARK RUSCOMBE READING
APPLICATION NO. F/2000/1258

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

pp J Mulkerry

Joanne Ellis

FROM: Nicola Lake

DATE: 02 May 2000

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2000/1258

Proposal: Proposed porch extension to office and additional exit/entrance door.

Site Address: Tilbury Douglas Plc Tilbury House, Ruscombe Park, Ruscombe, Reading.

Applicant: Tilbury Douglas C/O Robert McDonald.

Your observations are required in respect of this application **by 26/05/2000** .

No comments

SIGNED: _____ DATE: 21/5/00

Clerk To Ruscombe Parish/Town Council.

Fitzroy Robinson

18th April 2000



Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157, Shute End
Wokingham
Berkshire RG40 1WR

19 APR 2000

For the Attn. Mrs C Hurst
Senior Technical Assistant
Development Control Admin

19.APR.2000 1258

Dear Sirs,

TOWN AND COUNTRY PLANNING.
MINOR IMPROVEMENTS TO TILBURY HOUSE, RUSCOMBE, READING

Further to your letter of the 13th April 2000. Please find enclosed 6 copies of application forms with completed Part 2 signed on behalf of the applicant. Please find also enclosed 6 copies of Fitzroy Robinson Ltd drawing number 10031/20/03, Existing and Proposed West Elevation. If you require any further information do not hesitate to contact us.

Architecture
Masterplanning
Space planning

46 Portland Place
London W1N 3DG
Tel +44 (0)20 7636 8033
Fax +44 (0)20 7580 3996
london@fitzroyrobinson.com

Yours faithfully,

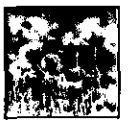
R A MacDonald
Associate
for Fitzroy Robinson Limited

19.APR.2000 1258

Fitzroy Robinson Limited trading as Fitzroy Robinson. Registered office 14 Devonshire Street London W1N 1FS. Incorporated in England and Wales with Registered Number 2814772

Fitzroy Robinson

5 April 2000



The District Planning Officer
Wokingham District Council
Planning Department
P O Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

19.APR.2000 1258

For the attention of Mrs. E Circuit

Dear Sirs

Town and Country Planning
Minor improvements to Tilbury House, Ruscombe, Reading

We have been instructed by Tilbury Douglas PLC to act on their behalf and apply for Planning permission for a new glazed entrance porch and additional fire escape door to the left of the entrance to Tilbury House, Ruscombe, Reading.

The new porch is beneath and within the footprint of the existing entrance canopy. The area of the proposed porch is 14.5m^2.

Please find enclosed the following

6 Copies of planning application forms 1769a Part 1 & 2

2 Copies of Section 66 Certificate

6 Copies of the following Fitzroy Robinson Ltd drawings:

Site Plan. Scale 1:1250. Drg No. 10031/00/04.

Existing South and East external elevations. Scale 1:100. Drg. No. 10031/20/01.

Proposed new glazed porch and additional exit/entrance door. Scale 1:100. Drg. No. 10031/20/02.

Existing and proposed Ground Floor plans. Scale 1:100. Drg. No. 10031/00/03.

Photographs of existing building. 10031/SK1, SK2, SK3 and SK4.

6 copies of Solarglas Architectural systems. Drg. Nos. 01, 02 and 03.

Tilbury Douglas Construction Ltd. cheque for Ninty Five Pounds made payable to Wokingham District Council.

Architecture
Masterplanning
Space planning

46 Portland Place
London W1N 3DG
Tel +44 (0)20 7636 8033
Fax +44 (0)20 7580 3996
london@fitzroyrobinson.com

\\Data1\fitzroy\Projects\10031\docs\letters\023.Wokingham DC.doc

Fitzroy Robinson Limited trading as Fitzroy Robinson. Registered office 14 Devonshire Street London W1N 1FS. Incorporated in England and Wales with Registered Number 2814772

Fitzroy Robinson

It is our understanding that Tilbury House is not a listed building and is not within a conservation area. Therefore may be dealt with by officers delegate authority rather than referred to committee. I should be grateful for your comments on this matter. If you require any further information please do not hesitate to contact us.

Yours sincerely



Robert A MacDonald
Associate
for Fitzroy Robinson Limited

19.APR.2010* 1258

Encls

cc David Large, TDCL
T Storey, TDCL

(19) ADDRESS Ruscombe Works Ruscombe Lane (Tilbury House) PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32227	PACKAIDS LTD.	2/ST. HT. TO FACTORY + APP. CAR-PARKING	18.1.89	C
BRA 8387	"	HT. TO H. PRINTERS	14.2.90	APP
FP/93/1628	TILBURY DOUGLAS CONSTR.	TILBURY HOUSE - INCORPORATE CORRIDOR INTO OPEN PLAN OFFICES	1.7.93	APP
FP96/5586	FORMOLD LTD.	ALTS TO FACTORY UNIT	10.9.96	APP

19.APR.2000* 1258

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Enq. - Formold - ALTS - 19.7.96

DRAINAGE

091074

(1) RUSHCOMBE WORKS / SITE TILBURY HOUSE PC 08 150 001-00

ADDRESS RUSHCOMBE LANE PARISH Ru Shcombe

PLOT No. ORD. SHEET No.

BUILDER 0/184/69 FORMOLD FACTORY GRANTED ON APPEAL 5.1.

Plan No. 7/16/68	Applicant	Description of Development	Date of Decision 2.1.69	Decision App C/A
R/580/70	Tilbury Contracting Group Ltd	Dtls. Office Bldg.	21-1-71	N/A C/A
35/71	So Fine (PSn) LTD	S/S Factory	18-2-71	N/A Refuse
477/71	Tilbury Const. Group Ltd	Covered Way	13-5-71	App TP 30-9-7
404/71	"	Office Bldg.	13-5-71	N/A TP 30-9-7
1121/71	Mr A Carlisle (Firemoulds)	S/S Ext. 200c'	28-10-71	App C/A
407/72	Fyffes Group LTD	W/Hse & Ancillary Office	13-4-72	N/A Refu
858/71 X TH	Tilbury Const. Group Ltd	3 Storey Office Block	11-5-72	N/A C/A
1507/72	" "	Oil Storage Compound	28-9-72	C/A
42/73	" "	Renewal Terrapin Office Bldg	25-1-73	N/A TP 31.12.74
931/73	" "	Temp. Office Accom.	5-7-73	N/A TP 31-12-7

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

19.APR.2000* 1258

(2) Ruscombe Works ~~KILN HOUSE~~ PC 08 150 001-0

ADDRESS RUSCOMBE LANE. / TILBURY HOUSE PARISH Ruscombe. POND. E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 407	S.G.B. Depov.	Extens. to garage	18.3.74	App N/A
00535 KILN HOUSE	Tilbury Contracting Group LTD	Use of property as Offices	18.4.74	N/A T 31.3.7
00370	S.G.B. GROUP LTD	GARAGE EXTENSION	16.5.74	N/A C/A
01011	TILBURY CONTRACTING GROUP	ALTERATIONS & EXTENSIONS	11.7.74	N/A C/A
BR 989	" " "	Alterations & Extensions to store	24.7.74	App N/A
BR 1070	" " "	Oil & petrol storage etc.	7.8.74	App N/A
01436	" " "	ALTERATIONS & ADDITIONS	20.2.75	N/A C/A
02054	" " "	RENEWAL CONSENT OFFICE ACC.	20.2.75	N/A T.P. 31.12
02055	" " "	" " PRINTING DEPT.	20.2.75	N/A T.P. 31.12
BR 2373	FORMOLD LTD	ALTS. PROCESSING OFFICE ACC.	11.4.75	REF. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

(3) Ruscombe Works / TILBURY HOUSE

ADDRESS Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02508	Mr A F Carlisle	Alt to premises	15 5 75	N/A Re
BR 2403	FORMOLD LTD	ALTERATIONS	22.5 75	REF. N/
03008	MR A F CARLISLE	ADD OFFICE ACC ON 1ST FLOOR	10. 7. 75	N/A Re
03413	" "	" "	2 10 75	N/A C/
03676 *	Tilbury Contracting Group Ltd	Administrative Office Block	6. 7. 76	AMENDED & APP.
BR 3712	" "	NEW OFFICES	23 12 75	REF N/A
04281	FORMOLD LTD.	" " & INTERNAL ALTERATIONS	15 4 76	N/A Ref
04402 * TH	Tilbury Contracting Group Ltd.	Admin block	15 4 76	N/A C/A
05074	FORMOLD CO. LTD.	OFFICES & INT. ALTERATIONS	5.8.76	N/A C/A
BR 5119	"	" "	13.7.76	APP. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

19. APR. 2010 * 1258

(4) ADDRESS RUSCOMBE WORKS / TILBURY HOUSE PARISH RUSCOMBE

Ruscombe Lane.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06941 * TH	Tilbury Contracting Group	for new office building External lighting	27.10.77	N/A C/A
07611	FORMOLD LTD	PROPOSED MATERIALS EXT. TO FACTORY FOR STORAGE	27.11.78 16.2.78	N/A C/A N/A C/A
07845	TILBURY CONTRACTING GROUP	CHANGE EX. ILL. LETTERING	16.3.78	N/A C/A
07846 TH	"	FLAGPOLE	16.3.78	N/A C/A
BR 8157	" "	Provision of external fire escape	16.3.78	APP. N/A
08059	" "	" "	13.4.78	N/A C/A
BR 9569	"	DOUBLE GARAGE	13.10.78	APP. N/
09395 ORIGINALLY FOR KILN HOUSE	"	"	26.10.78	N/A C/A
BR 9747	FORMOLD LTD.	EXT. TO FACTORY & STORE	10.11.78	APP. N/A
10809	STANLEY STRIDE & CO. LTD.	WAREHOUSE & OFFICE FOR (30A) STORAGE OF COS. & FRAGRANCE BOTTLES	5.7.79	N/A C/A
12456	UNITED CARRIERS LTD.	O/APP. PARCEL SORTING & DISTR. DEPOT.	13.3.80	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) ADDRESS Ruscombe Works / TILBURY HOUSE Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12581	FORMOLD LTD	C/APP. W/SHOP ON END WALL OF EX. BUILDING	13.3.80	N/A CA
12456	UNITED CARRIERS LTD	C/APP. PARCEL SORTING + DISTR. DEPOT	13.3.80	N/A RE
*12996	MICHAEL O'MALLORAN PROPERTIES	LIGHT IND. 2 BLOCK OF 12 + ASS. OFFICE ACC. ROAD, PARKING + LANDSCAPING	10.4.80	N/A C/
BR13419	Packaids Ltd	Erection of factory with	25.4.80	Ref. N/
⊕		offices on site of	5.6.80	N/A CA
13190	" "	as above		
13892	FORMOLD LTD	WORKSHOP	28.8.80	N/A RE
*BR15419	MICHAEL O'MALLORAN PROPERTIES	12 L.I. UNITS	16.9.80	APP. N/A
14205	FORMOLD	STAIRCASE ALTERATIONS	23.10.80	N/A RE
14328	"	W/SHOP	23.10.80	N/A CA
*14968 PAVILLIONS	MICHAEL O'MALLORAN PROPS.	L.IND. DEV. 3 BLOCKS TO PROVIDE 9 SEP. UNITS ETC.	12.3.81	N/A RE

DATE OF COMPLETION

MINISTRY DECISION 14968 - APPEAL GRANTED - 27.5.82

SPECIAL ORDERS * 12996 This now is known as Tavistock Ind Estate units 1 - 12. see Sep Card.

DRAINAGE

091074

19.APR.2000* 1258

(6) Ruscombe Works / for TILBURY HOUSE units 1-10 see

ADDRESS Tavistock Ind Est. PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16402	FORMOLD LTD.	REMOVAL INT. STAIRCASE:	22.10.81	N/A CA
		NEW ENCL. EXT. "		
16186 * PAVILLIONS	TILBURY CONTRACTING GROUP	L.IND. DEV. IN 3 BLOCKS (9 UNITS)	19.11.81	N/A RE
BR18083	BEHL ENG. LTD	STORAGE + OFFICE AREA	9.2.82	APP. N
BR18540	KSM LTD. UNIT 7	WINDOWS, MEZZ. FLOOR + INT. FITTINGS	20.4.82	REF. N/
BR18481	BRYANTIRE ASSOCS. 10 & 11	2/ST. OFFICES	30.4.82	APP. N/
BR18595	"	MEZZ. FLOOR + PARTITIONING	20.4.82	APP. N/
17289	KSM LTD UNIT 7	WAREHOUSE + OFFICE	7.5.82	N/A CA
17448	" "	WINDOWS + MEZZ. FLOOR	7.5.82	N/A CA
BR18588	PACKAIDS LTD	FACTORY	10.5.82	REF. N/
BR 18884	BRIAN TYER ASSOCS. LTD " 11	APP. DRAINAGE	28.6.82	APP. N/

DATE OF COMPLETION

MINISTRY DECISION 16186 - APPEAL GRANTED - 27.5.82

SPECIAL ORDERS

DRAINAGE

091074

(7) ADDRESS Ruscombe Works /TILBURY HOUSE/ Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 18990	KSH LTD UNIT 7	MELL FLOOR + WINDOWS	9.7.82	REF
17902	" "	SIGN	27.7.82	N/A RE
BR 19229	FORMOLD LTD	RE-POS STAIRCASE + ALTS	18.8.82	REF N/
BR 19279	PACKAIDS	FACTORY & OFFICES	13.9.82	APP N/
BR 19364	ELECTROVENT " 11	RAISED STORAGE AREA	28.9.82	REF N/
BR 19335	FORMOLD LTD	REPOS. STAIRCASE, ALTS.	11.10.82	APP N/
18241	KSH	NON-ILL FASCIA SIGN	21.10.82	N/A RE
BR 19633	CABLE LINK " 1	RAISED STORAGE AREA	18.11.82	APP N/
BR 19750	" "	& PARTITION FOR OFFICE AREA	2.12.82	APP N/
18641	ORTOLON MAN. " 4	SIGN	13.1.83	N/A CLA
BR 20225	FORMOLD LTD.	BASE FOR S/STOREY W/SHOP	28.2.83	REF N/
18929	ORTOLON UNIT 4	INT. ADD - OFFICES	10.3.83	N/A CL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

19.APR.2000* 1258

(8) ADDRESS Ruscombe Works & Pond & Tilbury House PARISH ~~[illegible]~~ RUSCO

PLOT No. Ruscombe Lane ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 20858	FORMOLD LTD.	WORKSHOP	23.6.83	APP N/A
21310	TILBURY	TIPPING OF TOPSOIL -	10.7.84	N/A CL
		RUSCOMBE POND		
21746 *	"	IND DEV. - TILBURY SITE	28.6.84	N/A CLA
21747 * TH	"	REARRANGE CAR-PARKING	28.6.84	N/A CL
		AT TILBURY HOUSE OFFICES		
BR 23483	"	DRAINAGE AT TILBURY HOUSE	1.11.84	APP N/A
BR 23698 *	"	IND./H.TEC. BLDGS.	27.11.84	APP N/A
25086	SGB GROUP	GRASSED AREA TO CARPARKING		
~~[illegible]~~ SEE	"	4 ADD CAR-PARKING SPACES	30.10.87	CL
28972		" " "	12.10.87	~~[illegible]~~ ~~[illegible]~~

* PAVILIONS

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30673 - TILBURY HOUSE TILBURY GROUP EXT. CAR PARKING 10.6.88 CL

1789/a

SECTION 66 CERTIFICATE

Application No. 19.APR.2006* 1258

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that: TILBURY DOUGLAS PLC

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that: N/A

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

CERTIFICATE C

I certify that N/A

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served
N/A		

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that N/A

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
	N/A	

Signed . R.A. MacDonald . . . . . .

On behalf of . . TILBURY DOUGLAS PLC . . . . . .

Date . . 4 APRIL 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 2.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: 250m
Environmental Health	NA: Landfill site Consultation
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

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

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

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

.....

NEIGHBOURS:

S/N + CMA House, Ruscombe Lane

Units 1 & 2, Ruscombe Business Park

Units 8 & 9 " " "

Woods Warehouse, Ruscombe Lane

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~6 APR 2000~~ 19-04-00	Map No 29 Site 042
Officer: NL | Application No. F/2000/1258	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED PORCH EXTENSION TO OFFICE AND ADDITIONAL EXIT/ENTRANCE DOOR

Location: TILBURY HOUSE RUSCOMBE LANE

Parish: RUSCOMBE Ward: Ruscombe 2.5.2000

Applicant: TILBURY DOUGLAS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (6) 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	Pt 2? Signed on behalf of agent, not applicant	13/4 ✓	19/4
4	Correct S 66 certificate	~~Not detached~~		
5	Elevation plans	W. elevation of proposed porch.	13/4 ✓	19/4
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Note: Plans stapled together behind site plan have been reduced from the full-size plans also supplied, so scale shown on these is wrong (1:100)		

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

[illegible] 1258

1.	**APPLICANT'S NAME**	TILBURY DOUGLAS PLC
	ADDRESS	TILBURY HOUSE, RUSCOMBE BUSINESS PARK, TWYFORD, READING, BERKSHIRE
	POST CODE	RG10 9JU **PHONE** 0118 932 0123
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	ROBERT MACDONALD
	ADDRESS	FITZROY ROBINSON LTD CHARTERED ARCHITECTS 46 PORTLAND PLACE, LONDON
	POST CODE	W1N 4EP **PHONE** 01732 636 8033
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	**SITE LOCATION**	PLEASE REFER FITZROY ROBINSON LTD. DRG. NO: 10031/00/04. As above
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Note. TILBURY HOUSE IS LOCATED CENTRE OF SUPERPLAN: SU7976. NEW GLAZED ENTRANCE PORCH AND ADDITIONAL EXIT/ENTRANCE DOOR.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	14.5M^2.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	TILBURY DOUGLAS PLC 15 YEAR LEASE HOLDER.
List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	See attached addendum

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

OFFICE BUILDING

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? *~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? *~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

GLASS, STAINLESS STEEL AND WHITE PAINTED ALUMINIUM.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING HEDGES RETAINED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SOAK-AWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO *

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING. VEHICULAR AND PEDESTRIAN UNALTERED.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

EXISTING ACCESS VIA LEVEL APPROACH.

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? N/A — YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? *~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

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

SIGNED R MacDonald . ON BEHALF OF TILBURY DOUGLAS PLC DATE 4 April 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	2892M^2	NONE	14.5M^2	NONE
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	2892M^2	NONE	14.5M^2	NONE

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	100 unchanged	NONE
Proposed	100 unchanged	NONE

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

ADDITION OF NEW GLAZED PORCH AND ADDITIONAL FIRE ESCAPE DOOR.

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

GROUND TENANT TIMES NEWSPAPERS
FIRST AND SECOND FLOOR TILBURY DOUGLAS PLC
NO.

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

Existing Staff	Transferred Staff	New Staff	Total
92	-	-	92

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

NO.

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

ADDENDUM TO PLANNING APPLICATION QUESTION 7. (PLANS DRAWINGS)

6 Copies of Site Plan. Scale 1:1250.
Drg No. 10031/00/04.

6 Copies of existing South and East external elevations. Scale 1:100.
Drg. No. 10031/20/01.

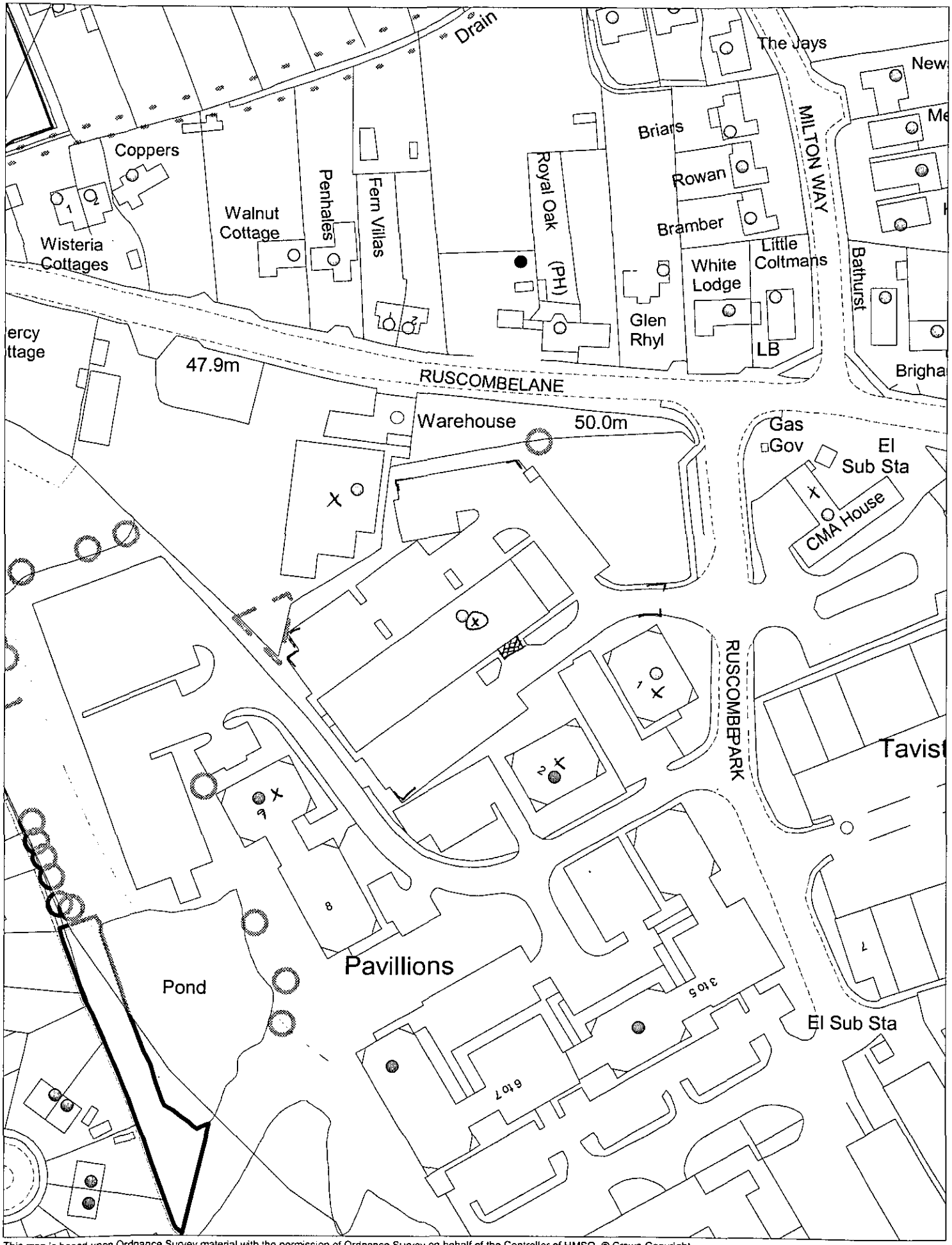
6 Copies of proposed new glazed porch and additional exit/entrance door. Scale 1:100.
Drg. No. 10031/20/02.

6 Copies of existing and proposed Ground Floor plans. Scale 1:100.
Drg. No. 10031/00/03.

6 Copies of photographs of existing building.
10031/SK1, SK2, SK3 and SK4.

6 Copies of Solarglas Architectural systems.
Drg. Nos. 01, 02 and 03.

19.APR.2000* 1258



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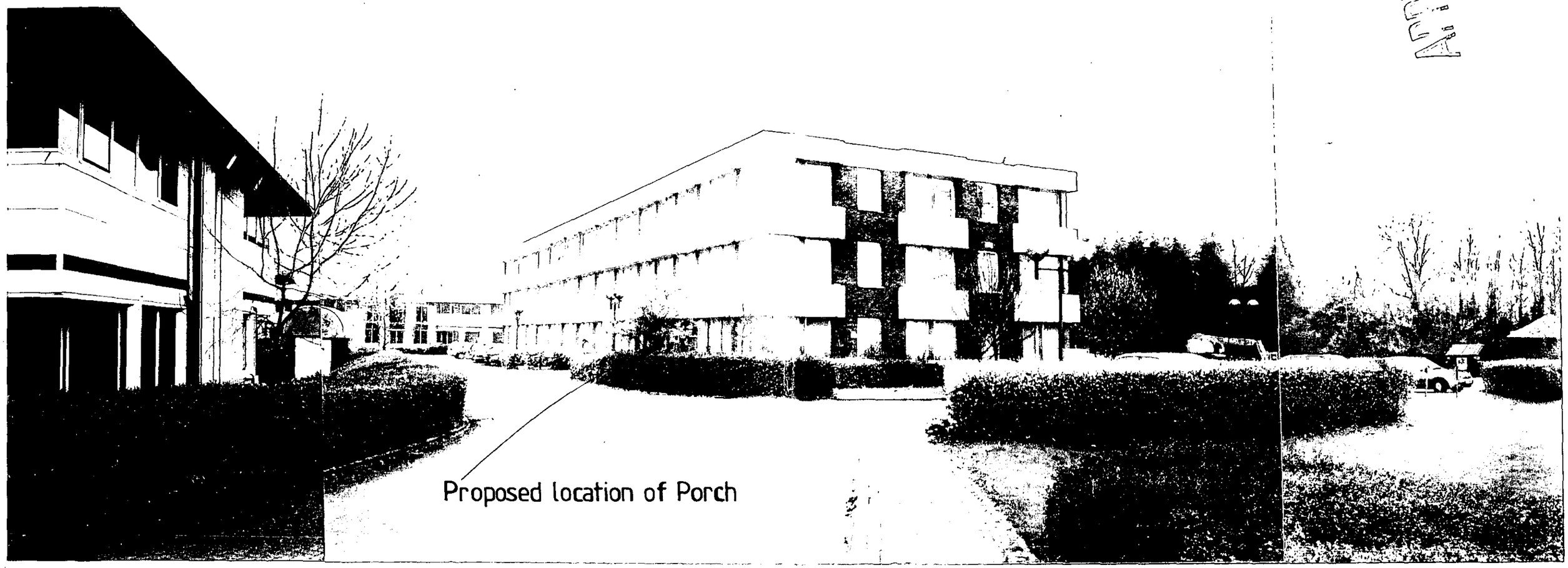
Development Control Support Section, Environmental Services, Wokingham District Council.
11 April 2000

19.APR.2000 1258

Scale: 1 : 1250

ARCHIVED



Existing South East

View point A. Site plan. 10031/00/04.

Tilbury Douglas PLC

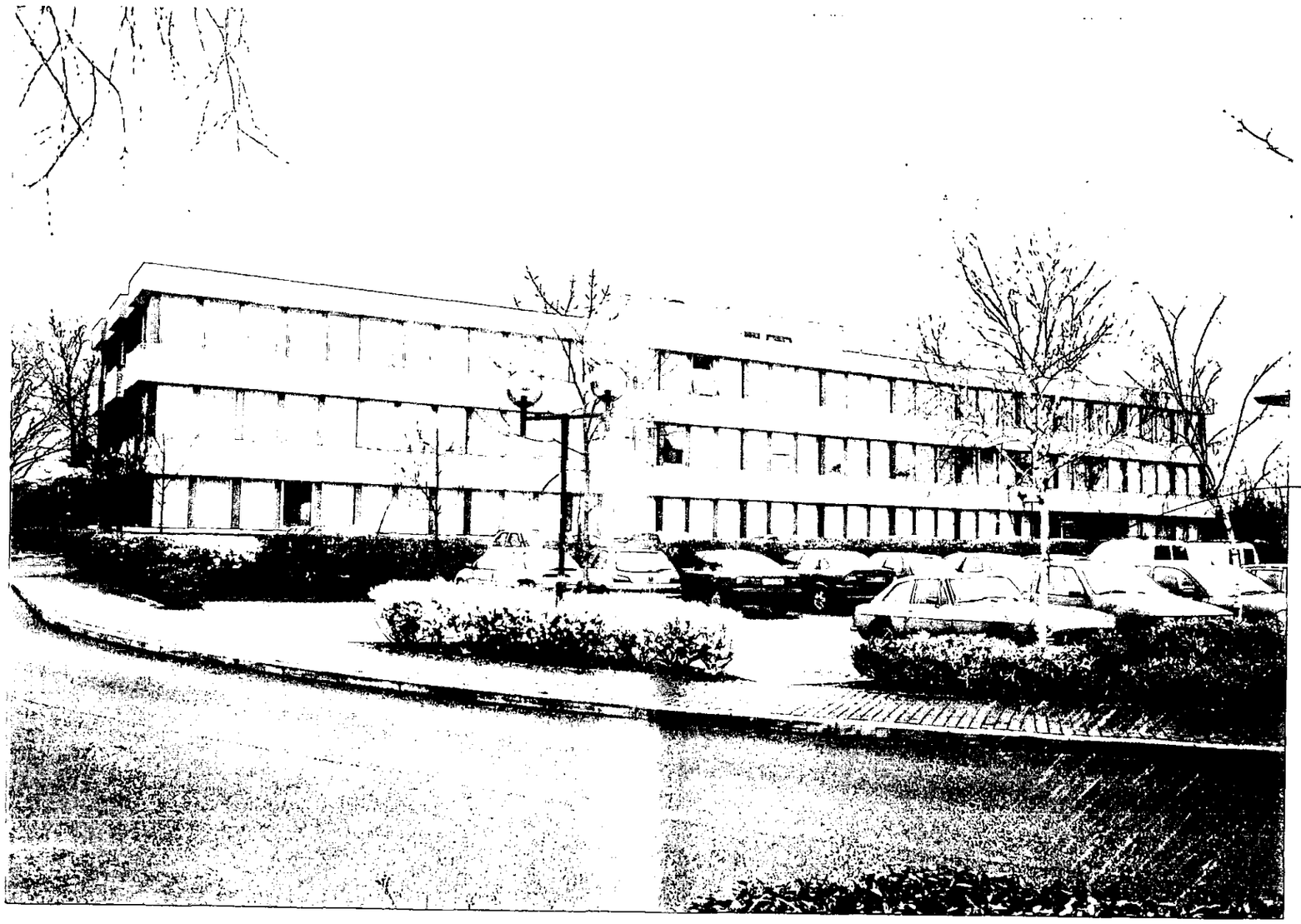
Proposed Glazed Entrance Porch

10031/SK 1.

Fitzroy Robinson

Architecture
Masterplanning
Space planning

46 Portland Place
London W1N 3DG
Tel +44 (0)20 7636 8033
Fax +44 (0)20 7580 3996
london@fitzroyrobinson.com



Site of proposed porch.

Existing South East

View point B. Site plan 10031/00/04.

Tilbury Douglas PLC

Proposed Glazed Entrance Porch

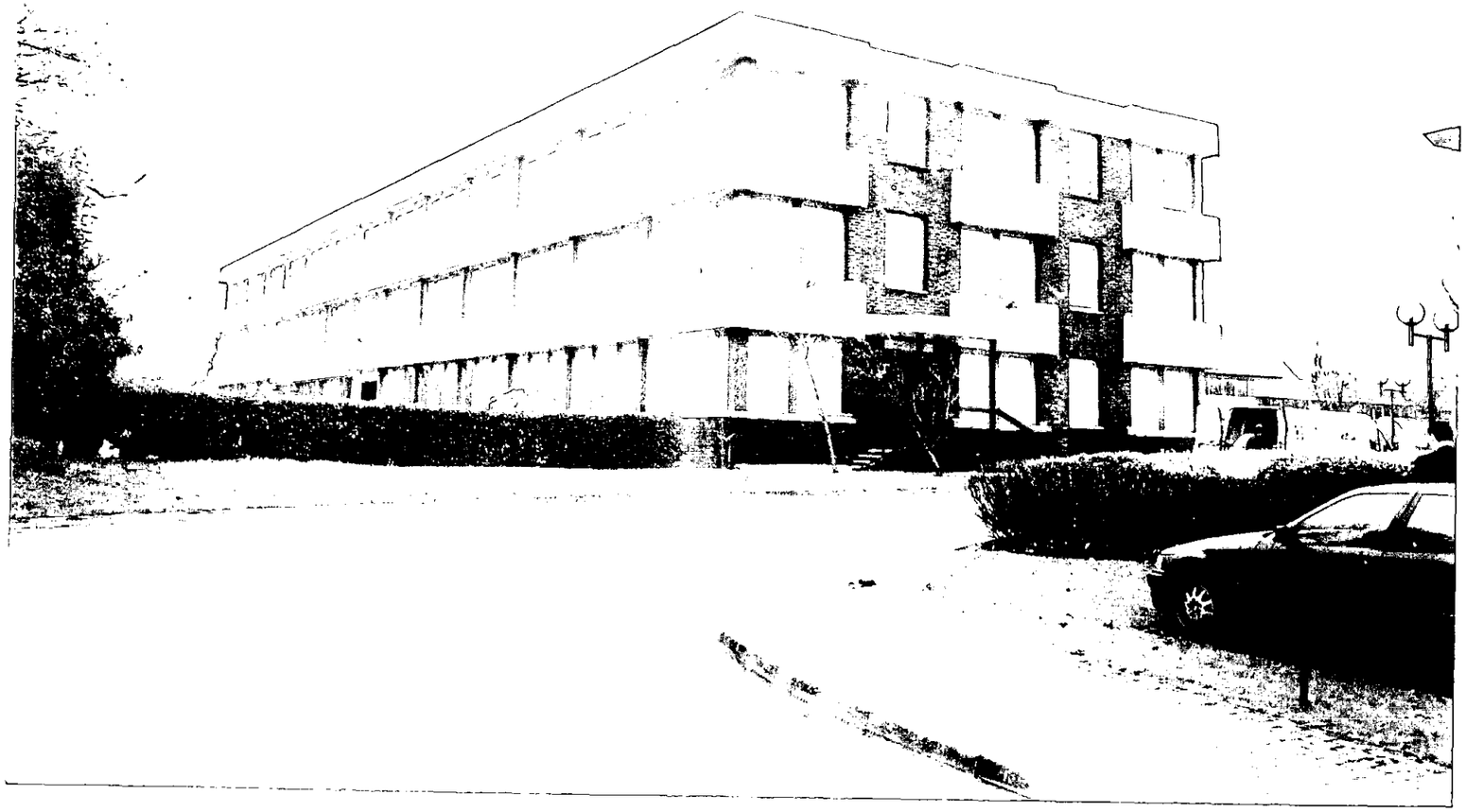
10031/SK 2

Fitzroy Robinson

Architecture
Masterplanning
Space planning

46 Portland Place
London W1N 3DG
Tel +44 (0)20 7636 8033
Fax +44 (0)20 7580 3996
london@fitzroyrobinson.com

APPROVED



Existing South West

View point C. Site plan 10031/00/04.

Tilbury Douglas PLC

No proposed alteration

10031/SK 3

Fitzroy Robinson

Architecture
Masterplanning
Space planning

46 Portland Place
London W1N 3DG
Tel +44 (0)20 7636 8033
Fax +44 (0)20 7580 3996
london@fitzroyrobinson.com





Existing entrance
Site of proposed Glazed Porch.
South East
View point D. Site plan. 10031/00/04

Existing recently installed additional emergency exit.
North West (North corner)
View point E. Site plan 10031/00/04.

10031/SK4

Fitzroy Robinson

Architecture
Masterplanning
Space planning

46 Portland Place
London WIN 3DG
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london@fitzroyrobinson.com