APPLICATION NO:
F/2002/6316

LOCATION:
8 London Road, Twyford Reading.

APPLICANT:
J S Brar & P M Brar C/O Sedgman Noble

PROPOSAL:
Proposed change of use of first floor from offices B1 to residential C3.

EARLIEST DATE FOR DECISION: **10/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/06/2002

CASE OFFICER: **Heidi Lynch**

265

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

J S Brar & P M Brar
C/O Sedgman Noble
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
RG10 8PZ

Application Number: F/2002/6316

Parish: **TWYFORD**

Location: **8, London Road, Twyford, Reading.**

Proposal: **Proposed change of use of first floor from offices B1 to residential C3.**

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 use shall not begin until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved by the Local Planning Authority. Any works which form part of the approved scheme shall be completed prior to the occupation of the residential unit hereby approved.

Condition
3. No part of the residential flat hereby permitted shall be used until two vehicle parking spaces and turning space herein approved have been provided. The vehicle parking and turning spaces shall be permanently maintained and used for no other purposes.

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

Reason
2. To protect the occupiers from excessive road noise.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Berkshire Structure Plan Policies LD3, LD5, EN1, EN5, H4, H5, H9, H10, C4, C8 and EN2.

Loddon Area Local Plan Policies LTV1, LH1, LH5, LH8, LBE1, LBE2, LBE12, LBE14, LBE15 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WOS7, WBE1, WBE5, WHE2, WHE5, WH1, WH4, WH5 and WH6.

Anna Cronin
Head of Planning & Transportation
Date: 27/05/2002

Notice checked by: _____

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

Tel. 0118 974 6482 (Direct Line)

E-mail:

Date. 13 June, 2002

My ref. HL/MLT/F/2002/6316

Your ref.

Francis Sedgman
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading Berkshire
RG10 8PZ

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) 977 8909
DX: 33506 – Wokingham

Dear Sir,

RE: DISCHARGE OF CONDITIONS FOR 8 LONDON ROAD, TWYFORD – APPLICATION NO F/2002/6316

I refer to your letter submitted into this office on 6th June 2002. The following letter deals with the discharge of the conditions attached to the above decision.

Condition 2

This condition deals with protection from road traffic noise. Your letter states you will be installing secondary double glazing to the windows facing London Road to protect future occupants of the flat from road traffic noise. This is considered acceptable and the condition can be discharged once the glazing has been installed.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

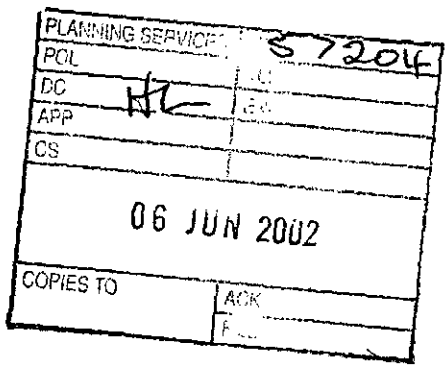
Yours sincerely,

M L THORP
Principal Development Control Officer

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

31 May 2002

EBS/fs/L4



Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Heidi Lynch

Dear Sirs

8 LONDON ROAD, TWYFORD
Application Number: F/2002/6316

Thank you for the Notification of Approval of Permission which we received today. I have spoken to my client and Tom Paine of Environmental Health about Condition 2. It is proposed that this condition will be met by installing secondary double glazing to the windows facing London Road and trust that this will be sufficient to discharge this condition.

Yours faithfully

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

copy to J.S Brar, EBS

Heidi Lynch

From: Tom Payne
Sent: 13 June 2002 08:20
To: Heidi Lynch
Subject: RE: 8 LondonRd, Twyford (F2002/6316)

Heidi,
I had spoken to the agent about this and agreed that secondary glazing will sufficiently mitigate road traffic noise.

Therefore this will be sufficient to discharge the planning condition.

Tom

-----Original Message-----
From: Heidi Lynch
Sent: Wednesday, June 12, 2002 3:58 PM
To: Tom Payne
Subject: 8 LondonRd, Twyford (F2002/6316)

Hi Tom,

I have had a letter form the applicants agent regarding the above planning permission in which you requested a condition regarding a sheme for protecting the proposed dwellings from road traffic noise.

The agent has stated that they intend installing secondary double glazing to the windows facing London Road.

Is this sufficient to discharge the condition?

Cheers
Heidi

Application Number: F/2002/6316

Appraisal:

The application is for a proposed change of use of the first floor from offices (sui generis), to residential (C3). The building in question is located in Twyford Town Centre, which is also a conservation area. It is also located on a primary shopping frontage. The ground floor of the building will continue to be utilized by EBS photocopier business and the first floor offices associated with this business and previously given planning approval under consent number F/2001/5311), will be converted to a two bedroomed flat. There are currently 12 off street car parking spaces located to the side of the building, one of which will be used for the proposed flat.

No material change to the exterior of the building will take place, the changes being all internal.

In principle the change in use from offices to a dwelling flat is considered acceptable. Policy WH6 allows for a variety of dwelling types and states specifically that emphasis will be given for need for smaller dwellings. The proposed flat complies with this. Policy WH5 encourages proposals for development of self-contained residential units above shops/offices. The proposal therefore also complies with this. As the proposed flat is at first floor level, it will not affect the primary street frontage and shops etc below it or along the street.

1. Impact upon neighbouring properties

The building already exists and therefore there will be no overbearing or daylighting issues. Overlooking will occur of the street however this provides natural surveillance for the town centre which is considered to be beneficial (in line with policy WBE5 Wokingham District Plan).

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the amenity of the Conservation Area and Town Centre

The site is located within the Twyford Town Centre and Conservation Area. The external appearance of the building itself will not be changed and so there will be no impact on the character of the conservation area. As the proposed flat is at first floor level only, shops and offices at ground floor level will not be affected. The town centre character is therefore not considered to be adversely affected.

3. Impact upon highway safety

The highways department are satisfied the change in use will have no significant highway safety as a parking space is to be provided for the flat, as well as a visitors car park space (confirmed by the applicant's agent).

Recommendation: Approval: ✓ ~~**Refusal:**~~

6316

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001	R001	Time limit
2.			The use shall not begin until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved by the Local Planning Authority. Any works which form part of the approved scheme shall be completed ~~in writing by the Local Planning Authority~~. prior to the occupation of the residential unit hereby approved . Reason: To protect the occupiers from excessive road noise.
3.		R122	No part of the residential flat hereby permitted shall be used until two vehicle parking spaces and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Informatives for Approvals:

1.	N16

Policies

Wokingham District Plan:	WOS3, WOS7, WBE1, WBE5, WHE2, WHE5, WH1, WH4, WH5, WH6, WSH5/6, WT6
Loddon Area Local Plan:	LTV1, LH1, LH5, LH8, LBE1, LBE2, LBE12, LBE14/15, LT6
Berkshire Structure Plan:	LD3, LD5, EN1, EN5, H4, H5, H9, H10, C4, C8, EN2

Signed:

Date: 27.5.02

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/6316

Applicant : J S Brar & P M Brar C/O Sedgman Noble.

Location : 8, London Road, Twyford, Reading.
Proposal : Proposed change of use of first floor from offices B1 to residential C3.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 24/5/02

Date Registered : 08/04/2002

Earliest Date for Decision : 10/05/2002

Latest Consultation Date/Site Notice Expiry Date : 10/05/2002

This application will have expired on: 03/06/2002. 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 :

Heritage - no objection, no implications on conservation area
Environ Health - approval subject to condition on sound proofing flats from road
Policy
Highways - no objections/complies with most policies in plans
Twyford Parish - no comment

Planning Issues :

Conservation Area (Twyford)
Proposed Environ Improvement
Identified Settlement
Town Centre

LTU1, LH1
LH5, LH8
LBE12, LBE14/15

Coddon Area

WSH5
WSH6
WOS3
WOS7 (noise)
WBE1 (development local context)
WBE5 (natural surveillance)
WHE2 (Conservation Area)
WHE5
WH1 - housing development
WH4 - conversions
WH5 - floorspace above shops

WH6 - need for smaller dwellings
WSH5, WSH6 } retail uses/character
WT6 parking provision.

LD3
EN5
H4
H5
H9 - variety of housing
H10

RECORD OF SITE VISIT

SITE ADDRESS: 8 London Road
Twyford Reading.

APPLICATION NUMBER: F/2002/6316

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 24/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
In town centre, busy intersection.

3. DESCRIPTION OF SITE/BUILDING
White building, part 2 sty part single sty.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Flats will look onto rear gardens of properties along Church St - no more than what they look onto existing building however

5. SITE CONSTRAINTS

TREES

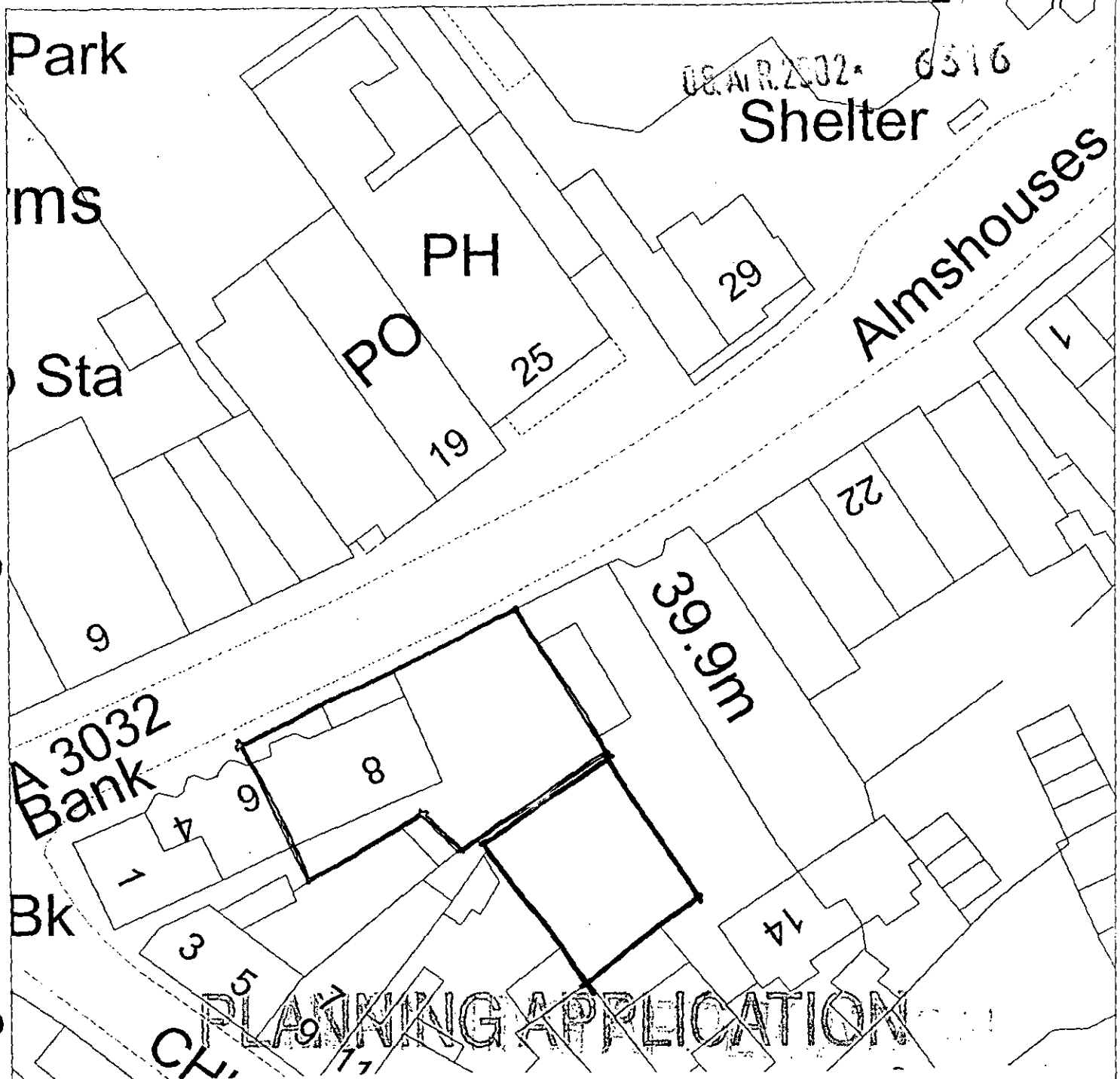
ACCESS/PARKING - Parking available on site.

LEVELS level.

BOUNDARY TREATMENT NA

OTHERS NA

*check for overlooking issues?



Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ Tel: 0118 940 4747 Fax: 0118 940 4749	Date: NOV '01 Scale: 1:500 Drawn:	Drawing Title: BLOCK PLAN
Project: EBS 8-12 LONDON ROAD, TWYFORD	Job No: EBS	Drawing No: S2 / Revision:

APPROVED

Site Plan, Scale: 1 to 500

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Date: 31 October 2001

N W E S

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 17 April 2002

Application Number: F/2002/6316

Proposal: Proposed change of use of first floor from offices B1 to residential C3.

Parish: TWYFORD PARISH

Site Address:
8, London Road, Twyford, Reading.

Applicant:
J S Brar & P M Brar C/O Sedgman Noble.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

1 designated car parking space for the flat,
plus use of office car park for any visitors (1 space).

Please can the applicant confirm this.

LD confirmed by phone
27 May by David Noble

Signed: _____ **Print name:** Adam 18/04/02.

Highways - place condition on regarding parking being permanently maintained.

To:
Harold Sanders
Urban Design And Conservation Officer

17 APR 2002

From: Heidi Lynch

Date: 17 April 2002

Application Number: F/2002/6316

Proposal: Proposed change of use of first floor from offices B1 to residential C3..

Site Address:
8, London Road, Twyford, Reading.

Applicant:
J S Brar & P M Brar C/O Sedgman Noble.

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

NO TPO
TWYFORD CA

I HAVE NO OBJECTION TO THIS CHANGE OF USE — . THERE ARE NO IMPLICATIONS ON THE CONSERVATION AREA. OTHER THAN POSSIBLE PARKING PROVISION?

Harold Sanders
01.05.02

Please see Part I from plans.

VB 55451 2/5

REPLY REQUIRED

To:
Policy And Plans Section

From: Heidi Lynch

Date: 17 April 2002

E/G

Application Number: F/2002/6316

Proposal: Proposed change of use of first floor from offices B1 to residential C3..

Site Address:
8, London Road, Twyford, Reading.

Applicant:
J S Brar & P M Brar C/O Sedgman Noble.

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

The principle of change of use from B1 to residential C3 is welcomed in principle. The introduction of residential development in town centres is a useful way of providing surveillance.

The proposed use would comply with Policy WH7 of WDLP both as set out on page 10 of the Plan and in paragraph 5.996 on page 5-210 of the Inspector's report. The size of unit would also be supported by Policy WH6 ~~to prev~~ which seeks a variety of dwelling types.

As the site is in a commercial area you should ensure that criterion b) of policy WSH 3 is also complied with. This will ensure that the accomodation is flexible, multipurpose and fit for use as separate accomodation.

Only sufficient parking for 1 vehicle will be necessary if the proposal is to comply with WT6.

Sean [illegible]

[illegible] 30/4/02

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/6316
From:	Tom Payne Environmental Health	My Ref:	001007
		Date:	26 April 2002

PROPOSED CHANGE OF USE OF FIRST FLOOR FROM OFFICES B1 TO RESIDENTIAL C3.

8 LONDON ROAD, TWYFORD, READING.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. The use shall not begin until a scheme for protecting the proposed dwellings from road traffic noise has been submitted to and approved by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Heidi Lynch

DATE: 17 April 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/6316

Proposal: Proposed change of use of first floor from offices B1 to residential C3..

Site Address: 8, London Road, Twyford, Reading.

Applicant: J S Brar & P M Brar C/O Sedgman Noble.

Your observations are required in respect of this application **by 10/05/2002** .

No Comment

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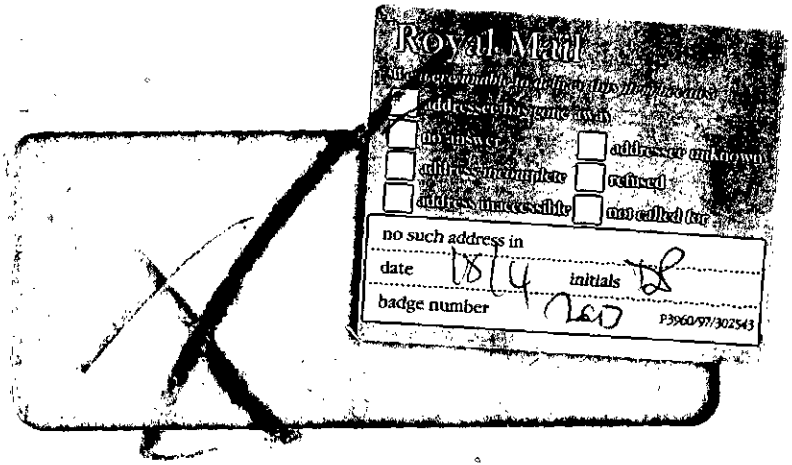
SIGNED: _____ DATE: 8/5/02

Clerk To Twyford Parish/Town Council.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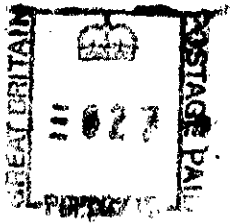
WOKINGHAM
BERKSHIRE


GREAT BRITAIN
POSTAGE PAI

Tel. (0118) 974 6482
Date: 17 April 2002
Your Ref:
My Ref:Heidi Lynch
F/2002/6316

The Owner / Occupier
9
SOMERFIELD STORES
LONDON ROAD
TWYFORD
READING
RG109EH

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

Dear Sir/Madam
Application Number: F/2002/6316
Site Address: 8, London Road, Twyford Reading.
Proposal: Proposed change of use of first floor from offices B1 to residential C3..

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6316 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6316.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Heidi Lynch on (0118) 974 6482.

Yours faithfully,

Heidi Lynch

Development Control Officer

WOKINGHAM UNITARY
Aiming for Excellence

Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

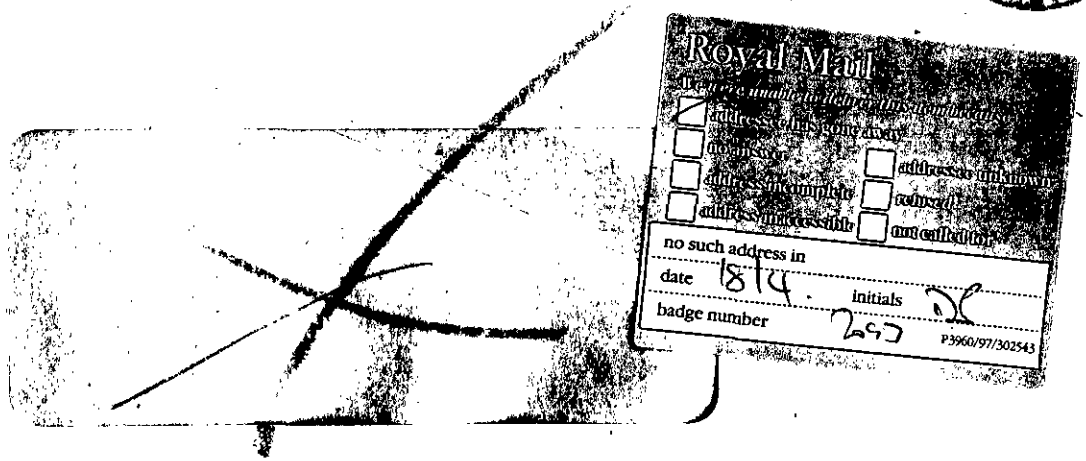
The developer's morals, motives or past record

Possible future development

The fact that the development may have started

Trade objections based on competition

Moral objections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date 18/4
initials
badge number 269
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WOKINGHAM
17.04.02
BERKSHIRE


GREAT BRITAIN
027
POSTAGE PAID

Tel. (0118) 974 6482
Date: 17 April 2002
Your Ref:
My Ref:Heidi Lynch
F/2002/6316

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The Owner / Occupier
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TWYFORD
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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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WOKINGHAM UNITARY
Aiming for Excellence

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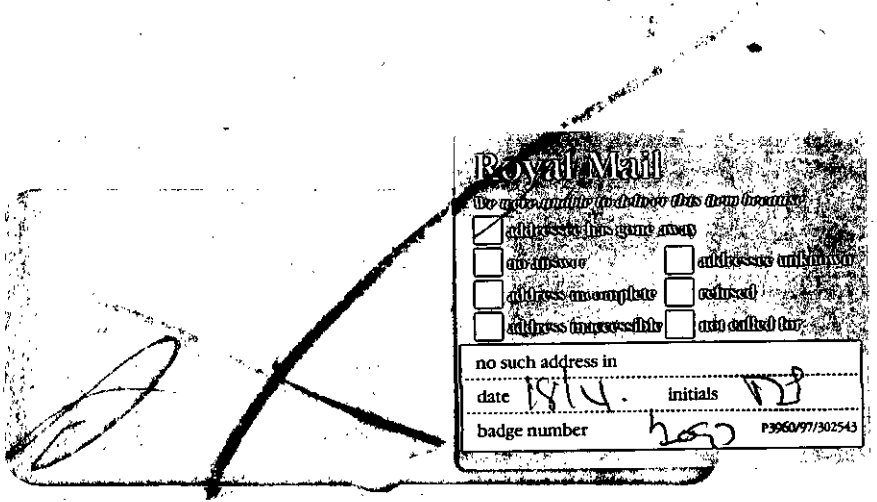
Royal Mail
addressee has gone away
no such address in
date 18/4
initials
badge number
P3960/97/302543


WOKINGHAM
GREAT BRITAIN


GREAT BRITAIN
027

Tel. (0118) 974 6482
Date: 17 April 2002
Your Ref:
My Ref:Heidi Lynch
F/2002/6316

The Owner / Occupier
4-6
FORBUOYS PLC
LONDON ROAD
TWYFORD
READING
RG109ES

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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
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The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/6316 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/6316.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive.

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Heidi Lynch on (0118) 974 6482.

Yours faithfully,

Heidi Lynch

Development Control Officer

WOKINGHAM UNITARY
Aiming for Excellence

Relevant issues when Planning Applications are considered:

Government Guidance

Development Plan Policy

Highway Safety and Traffic

Design, appearance and layout

Effect on Daylight and Privacy

Conservation of Buildings, Trees and Open Land

Need to safeguard the Countryside

Noise, smells and disturbance

NB: The following matters are NOT relevant planning matters and CANNOT be considered:

Effect on the value of property

Loss of a private view

Inconvenience or other problems caused by building works

Matters covered by other laws

Private property rights

The developer's morals, motives or past record

Possible future development

The fact that the development may have started

Trade objections based on competition

Moral objections

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/6316

Proposal:
Proposed change of use of first floor from offices B1 to residential C3.

Location:
8 London Road Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 03/05/2002 for the following reason(s);

SITE 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **24/05/2002**. Written comments submitted will become available for public inspection.

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

Date: 03/05/2002



Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: NOV '01	Drawing Title: LOCATION PLAN
Scale: 1.2500	
Drawn: ~	
Project: EBS 8-12 LONDON ROAD, TWYFORD	Job No: EBS
Drawing No: S1	Revision:

Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 31 October 2001

N W E S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6316
CASE OFFICER: Heidi Lynch

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

Application Number : F/2002/6316

Case Officer : HL

Valid Date : 8/04/02

Map No : 29

Site Area : 0.04

Received Date: 08/04/2002

Level : Delegated Application

Description : Proposed change of use of first floor from offices B1 to residential C3.

Location : 8, London Road, Twyford, Reading.

Parish : TW Ward : TWY

Applicant : J S Brar & P M Brar C/O Sedgman Noble.

Fee Required: £220 Fee Received: £~~190~~ 220 (12)

Additional: 30.00 received 9/4 or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No IN CONS AREA

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..... ✓

SIN + See map

+ Name & address on attached sheet

No relevant pre-apps

Applicationo

F/2001/5311

Application approved

Name & Address

R J Howeson
Box 4853
TWYFORD
RG10 9WW
Letters sent 07.03.02

WOKINGHAM UNITARY
Aiming for Excellence

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

Tel: (0118) 974 6482

Date: 17 April 2002

My ref: F/2002/6316

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6316
8, London Road, Twyford, Reading.
Proposed change of use of first floor from offices B1 to residential C3.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6316**
8, London Road, Twyford, Reading.
Proposed change of use of first floor from offices B1 to residential C3.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor S Conway

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

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

Tel: (0118) 974 6482

Date: 17 April 2002

My ref: F/2002/6316

WOKINGHAM UNITARY
Aiming for Excellence

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

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Trevor Watson
Development Control Manager

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Proposed change of use of first floor from offices B1 to residential C3.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor C A Ferris

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

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

Tel: (0118) 974 6482

Date: 17 April 2002

My ref: F/2002/6316

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6316**
8, London Road, Twyford, Reading.
Proposed change of use of first floor from offices B1 to residential C3.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor D Tomlin

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

Received by Wokingham District Council

Application No: F/2002/6316

Proposal:
Proposed change of use of first floor from offices B1 to residential C3.

Location:
8, London Road, 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 quote application number F/2002/6316 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

17 April 2002

Organisation_Name	Building_Name	address1	Postcode
THE DESIGN ASSOCIATION		11CHURCH STREETREADING	RG109DR
FORBUOYS PLC	4-6	4-6LONDON ROADREADING	RG109ES
L J JENNINGS		7LONDON ROADREADING	RG109EH
		17CHURCH STREETREADING	RG109DN
		21CHURCH STREETREADING	RG109DN
		14LONDON ROADREADING	RG109ER
		16LONDON ROADREADING	RG109ER
TWYFORD TANDOORI		5CHURCH STREETREADING	RG109DN
BATEMANS (OPTICIANS) LTD		7CHURCH STREETREADING	RG109DN
AMERICAN HAIR REMOVAL UK		9CHURCH STREETREADING	RG109DN
		19CHURCH STREETREADING	RG109DN
OAKLEY CONSTRUCTION		11CHURCH STREETREADING	RG109DR
H F NEWBERRY		11LONDON ROADREADING	RG109EH
THAMES VALLEY TRAVEL		13LONDON ROADREADING	RG109EH
CORAL		15LONDON ROADREADING	RG109EH
FULLERS OFF LICENCE		17LONDON ROADREADING	RG109EH
RANKINS CHEMIST		19LONDON ROADREADING	RG109EH
STRICKLANDS ELECTRICAL SHOP		18LONDON ROADREADING	RG109ER
THE J W GREENS		25LONDON ROADREADING	RG109EH
NATWEST		1CHURCH STREETREADING	RG109GZ
CHURCH STREET DENTAL SURGERY		3CHURCH STREETREADING	RG109DN
BARCLAYS PROPERTY HOLDINGS LTI		21LONDON ROADREADING	RG109EZ
SOMERFIELD STORES		9LONDON ROADREADING	RG109EH
ST OFFICE		19LONDON ROADREADING	RG109EH
REAR OF 17-21			
NATWEST		1CHURCH STREETREADING	RG109DP
		~~8LONDON ROADREADING~~	~~RG109ER~~
21A & 21B	Church Street	Twyford.	
RJ HONESON	BOX 485.3	Twyford	

Neighbour consultation list F/2002/6316.

8/4 2002/6316

8 April 2002

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

09 APR 2002 6316

COPIES TO	ACK:
	FILE:

With Compliments

Mrs Hurst, WBC Planning Department

Cheque for £30-00 enclosed as discussed for revised planning fee — EBS, 8-12 London Road, Twyford.

Francis Sedgman

Francis Sedgman, B.A.(Hons), B.Arch, RIBA

David Noble, Dipl. Arch (Oxford), RIBA

6316

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

08 APR 2002 6316

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	J. S. BRAR AND P.M. BRAR trading
	ADDRESS	8-12 LONDON ROAD as EBS TWYFORD, READING
	POST CODE	RG10 9ER PHONE 0118-934-4003
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO, SPRING MEADOWS BUSINESS CENTRE, HIGHFIELD FARM, WARGRAVE.
	POST CODE	RG10 8PZ PHONE 0118-940-4747
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	8-12 LONDON ROAD TWYFORD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF FIRST FLOOR FROM OFFICES TO FLAT (C3).
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	EBS / S1, S2, SK1A

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.

AS DESCRIBED ON APPLICATION NO: F/2001/5311

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.

N/A

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 WALLS/FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING

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

EXISTING BUILDING.
NO CHANGES PROPOSED.

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	0	*	1	*	1	*
BUNGALOW	0	*	1	*	1	*
FLAT/MAISONETTE	1	*	1	*	1	*
OTHER	0	*	1	*	1	*

* STATE No. OF HABITABLE ROOMS

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

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

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

£190-00

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 J.A. Sedgman for SEDGMAN NOBLE ARCHITECTS ON BEHALF OF EBS DATE 5 APRIL 2002

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AS APP NO: E/2001/5311	201	65		
OTHER	Please Specify				
	TOTAL	201	65		

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	12	
Proposed	11	

1 parking space to be provided for flat.

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.
GROUND FLOOR WILL CONTINUE TO BE OCCUPIED BY EBS CARRYING OUT THEIR BUSINESS OF RENTAL, SALE, REPAIR AND REFURBISHMENT OF PHOTOCOPIERS.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
a) EBS
b) 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
7	—	—	7

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 08. APR. 2002* 6516

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:

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:

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

- 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

- 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) .....

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

① BARCLAYS BANK

ADDRESS 8-12 LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
641/56	MANAGER	INT. ALTS.	11.9.56	APP
O/120/63	"	9 ADV. RES. ACC TO BANK	15.6.63	
R/162/64	BARCLAYS BANK	ALTS. & ADDS.	3.9.64	APP
R/164/64	"	TEMP PREMISES DURING ALTS	6.8.64	APP
A/23/65	"	1&6. SIGN	27.5.65	
00989	"	2 "	11.7.74	
01438	"	1 "	3.10.74	
05672	"	1&1. FASCIA SIGN	16.12.76	
07449	MR & MRS H. COALS	REAR. RETAIL PREMISES & RES. ACC. OVER (12)	16.2.78	
07548	"	L.B.C. - DEM. UNLISTED BLDG IN CONSERVATION AREA (12)	16.2.78	
08173	BARCLAYS BANK	" (12)	11.5.78	
08174	"	EXT. TO CAR PARK. (12)	11.5.78	

DATE OF COMPLETION

MINISTRY DECISION 05672 - APPEAL GRANTED (5 YEARS) - 2.8.77

SPECIAL ORDERS

DRAINAGE

091074

② BARCLAYS BANK

ADDRESS 8-12 LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17395	BARCLAYS BANK	REDUCE BRICK WALL & ERECT STEEL GATE	7.5.82	N/A
18443	"	RENEWAL 05672	18.11.82	N/A
18472	" LBC	RE - 17395	16.12.82	N/A
25091	"	FR. ENTRANCE ALTS. TO WINDOWS	26.3.86	
33238/9	"	CASH DISPENSER/ADV./ FREE EXIT	5.7.89	
BRA 7057	"	LIFT EXT.	7.6.89	APP
42294	P.S. SURVEY	% LLOYDS BANK (AR) TO GYM, BEAUTY & SLIMMING SALON	15.3.94	
FP94/2409	FIGURE SHAPERS	BANK TO FITNESS STUDIO	16.5.94	APP
LB/2000/2250				
F/2001/5311	Mr. J.S Brar + P.M. Brar	C. of U. from D1 (Fitness studio & rental, sale repair & refurbishment of playscapes & assoc. offices (Sui Generis)	4.3.02	

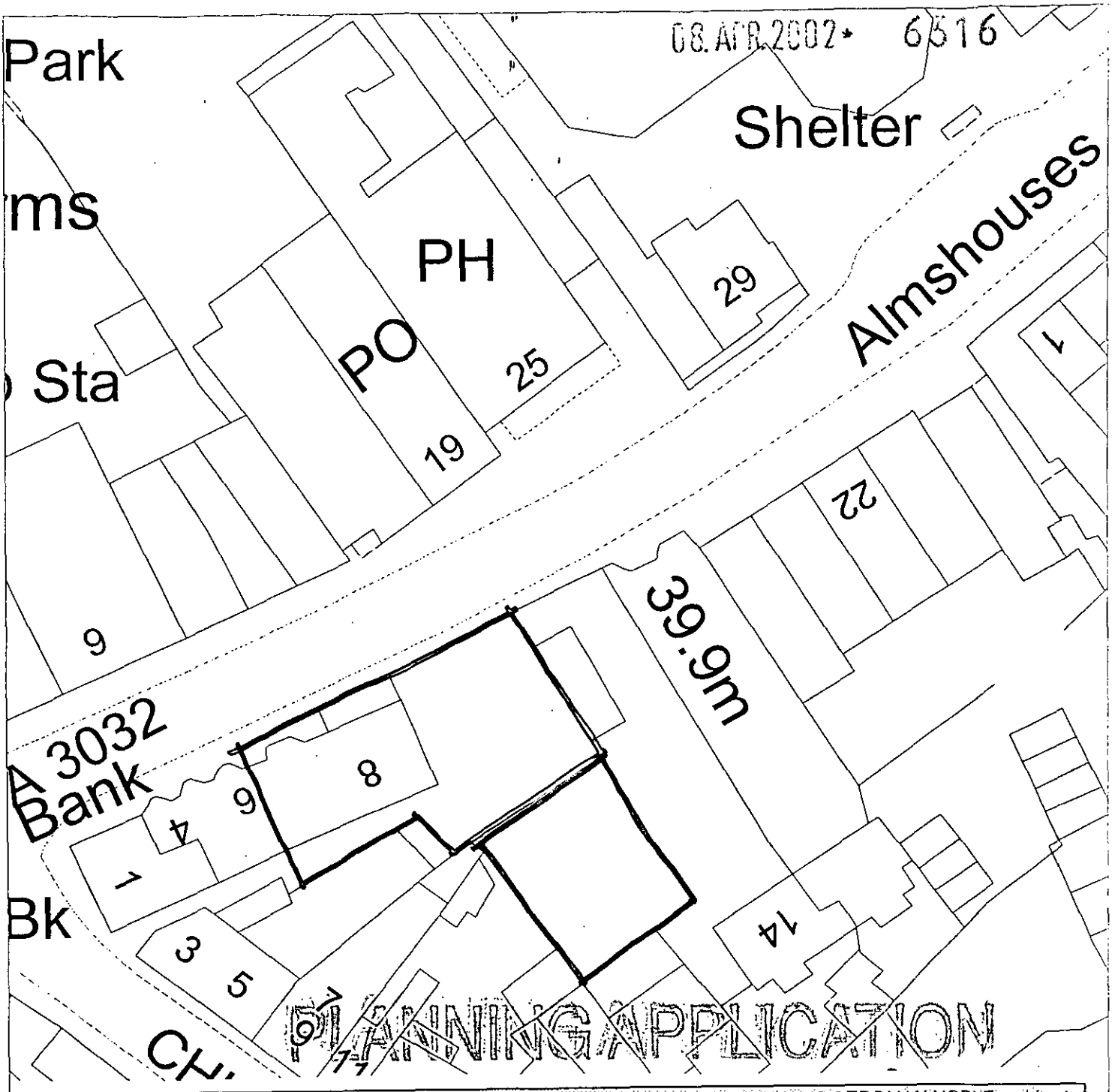
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.P. EXT. - CRECHE - 11.10.95

DRAINAGE F/2002/6316 Brar, Brar C. of U. 1st/fl from offices B1 to residential

091074



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SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date:	Drawing Title:
NOV'01	BLOCK PLAN
Scale: 1:500	
Drawn:	
Job No: EBS	Drawing No: S2

Project: EBS
8-12 LONDON ROAD, TWYFORD

Revision:

ADOPTED

Site Plan, Scale: 1 to 500

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Date: 31 October 2001

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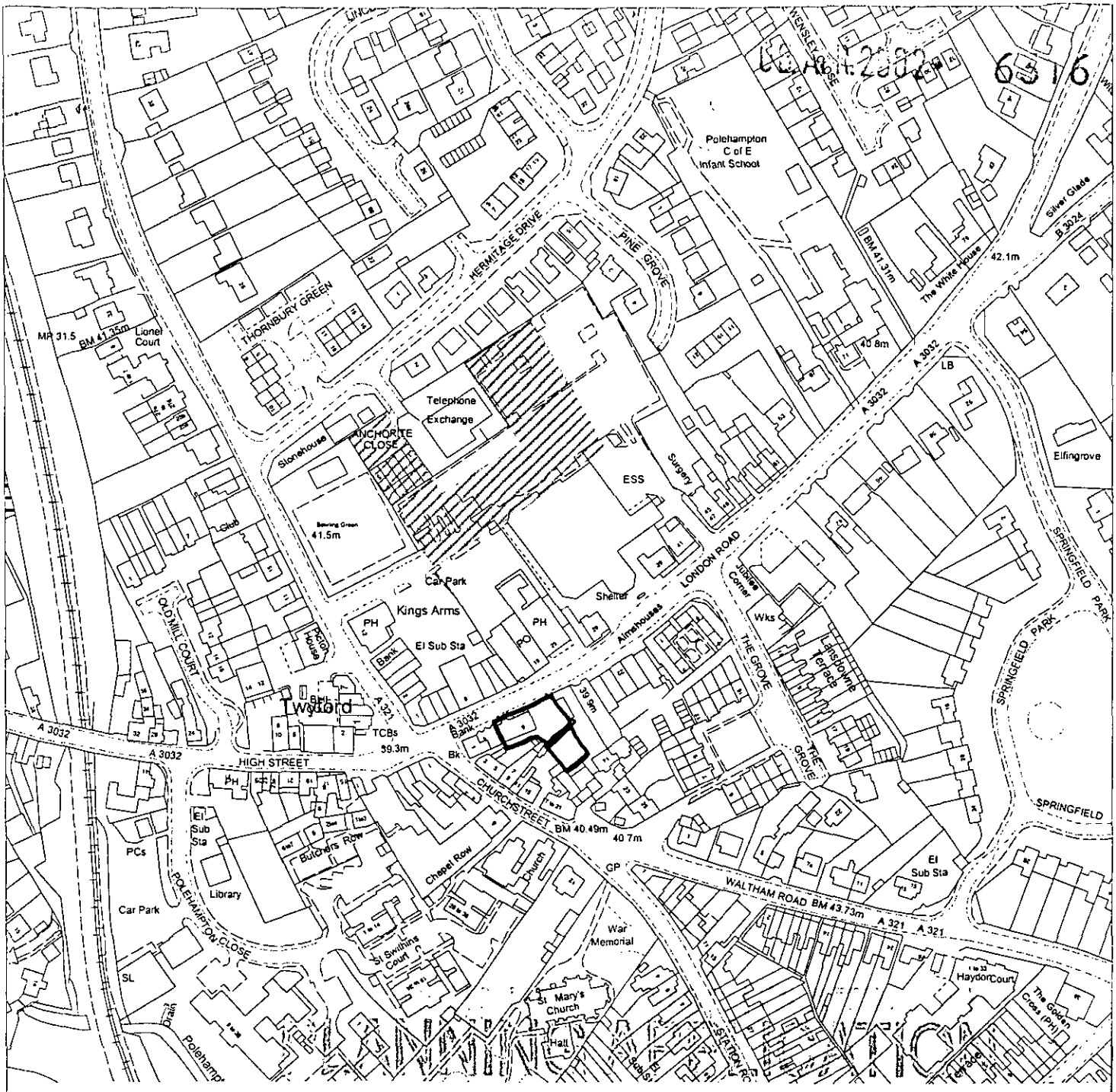

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Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: NOV'01
Scale: 1.2500
Drawn: ~

Drawing Title: LOCATION PLAN

Project: EBS
8-12 LONDON ROAD, TWYFORD

Job No: EBS

Drawing No: S1

Revision:

Site Plan, Scale: 1 to 2500

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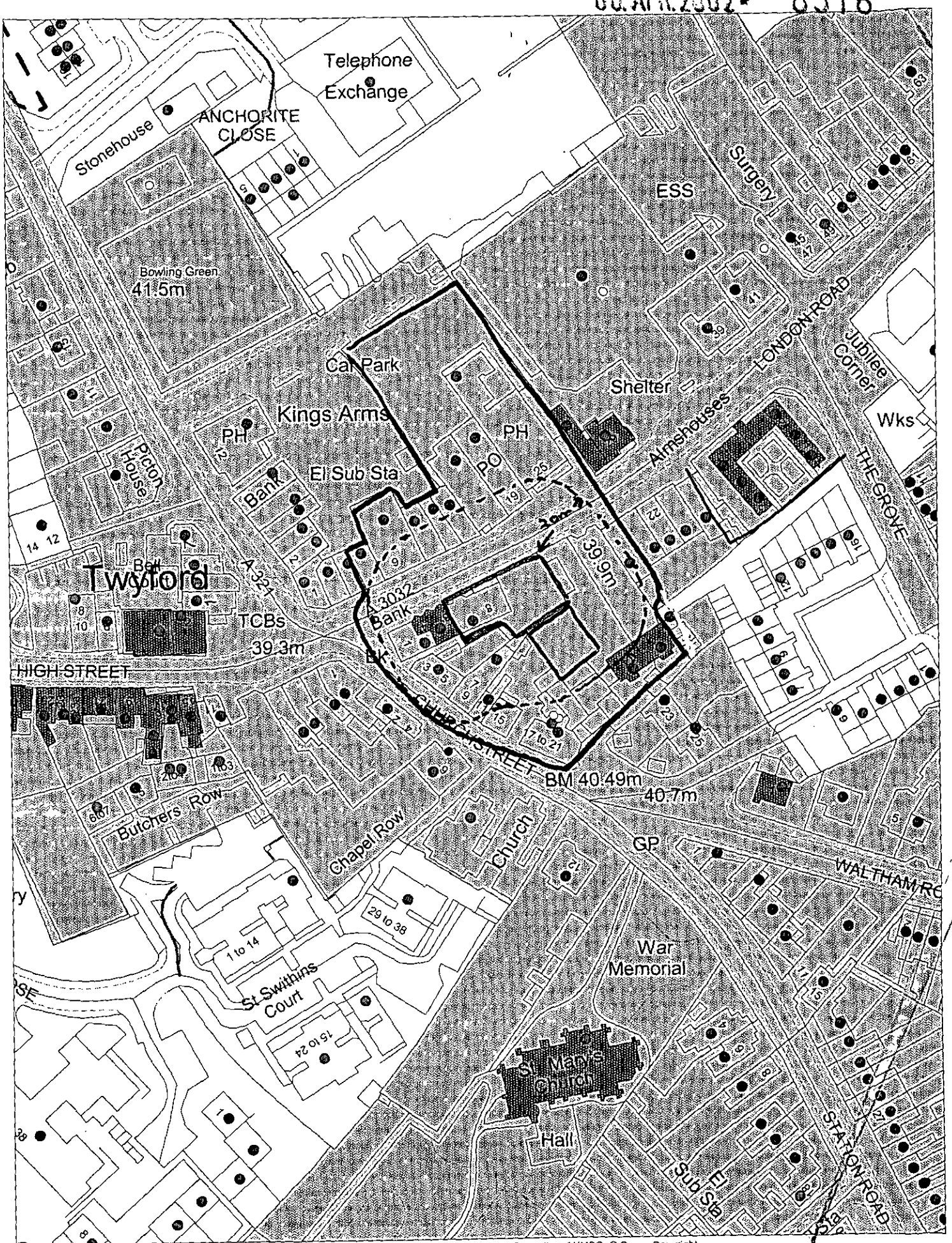
08 APR 2002 6316



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Development Control Section, Environmental Services, Wokingham District Council.

12 April 2002

Scale: 1 : 1250

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