APPLICATION NO:
LB/2000/1339

LOCATION:
Stanlake Farm Cottage Stanlake Park, Twyford Reading.

APPLICANT:
Mr Holdstock C/O Izod Design

PROPOSAL:
Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

EARLIEST DATE FOR DECISION: **08/06/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Nicola Lake**

DAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Holdstock
C/O Izod Design
14 Milton Road
Wokingham
Berks
RG40 1DB

Application Number: LB/2000/1339

Parish:	**TWYFORD**
Location:	**Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.**
Proposal:	**Proposed *single rear extension to dwelling*, new porch, replacement bay window, new car ports and resiting of outbuildings**

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. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

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

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

Informative
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:
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE13.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 04/09/2000

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

Date: 16 August 2000

To: Harold Sanders 08 AUG 2000

We have received Revised Plans for the following planning application:

Application Number: LB/2000/1339

Location: Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Proposal: Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Applicant: Mr Holdstock C/O Izod Design.

Case Officer: Nicola Lake

The new plans show the following: Revised plans showing alterations to the proposed dining room extension.

Drawing no's 3A

Comments are required by 26/08/2000.

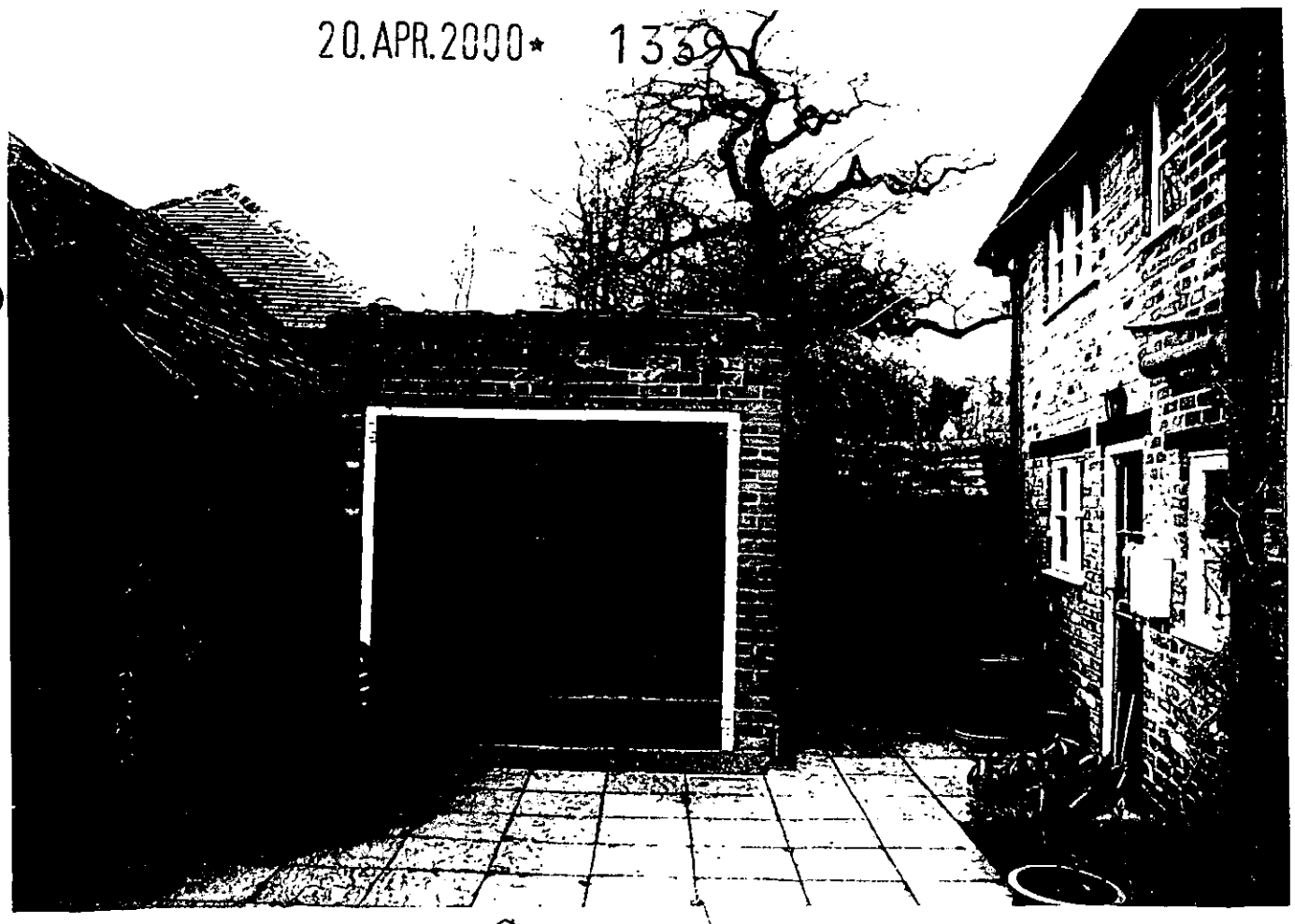
Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

1. I CONSIDER THE REVISED PLANS RESOLVE MY PREVIOUS CONCERNS.

2 DETAILS OF BAY WINDOW, PORCH + GLAZED SECTION OF NEW DINING ROOM TO BE AGREED AS A CONDITION OF ANY CONSENT

Harold Sanders.
CONSERVATION ARCHITECT
01.09.00.

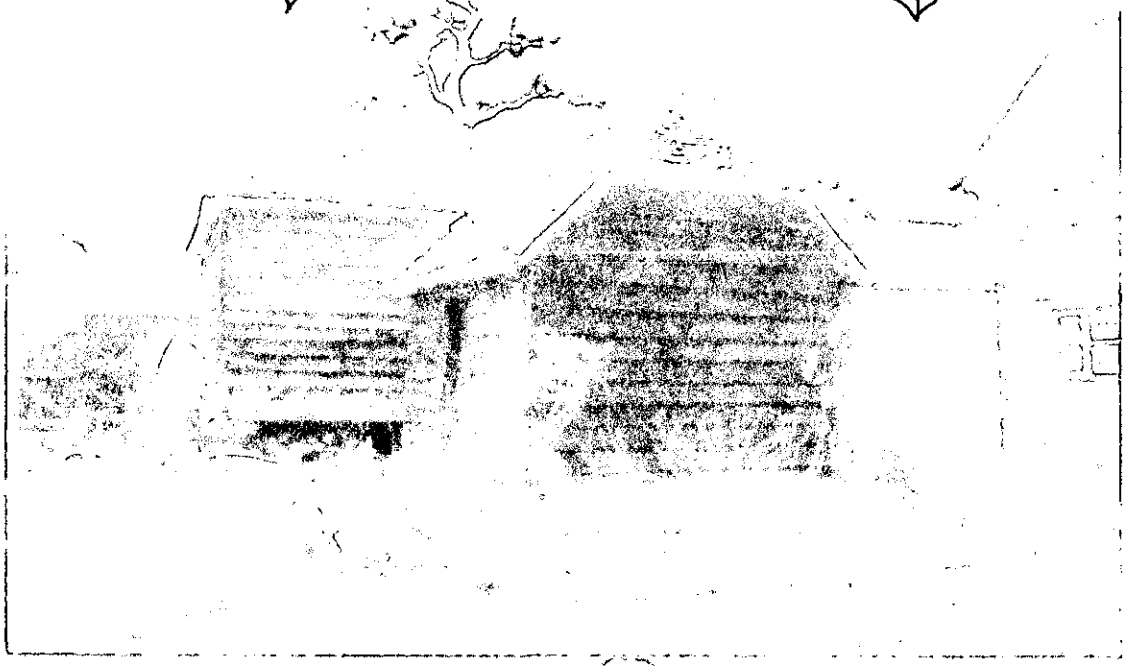

TO BE DEMOLISHED

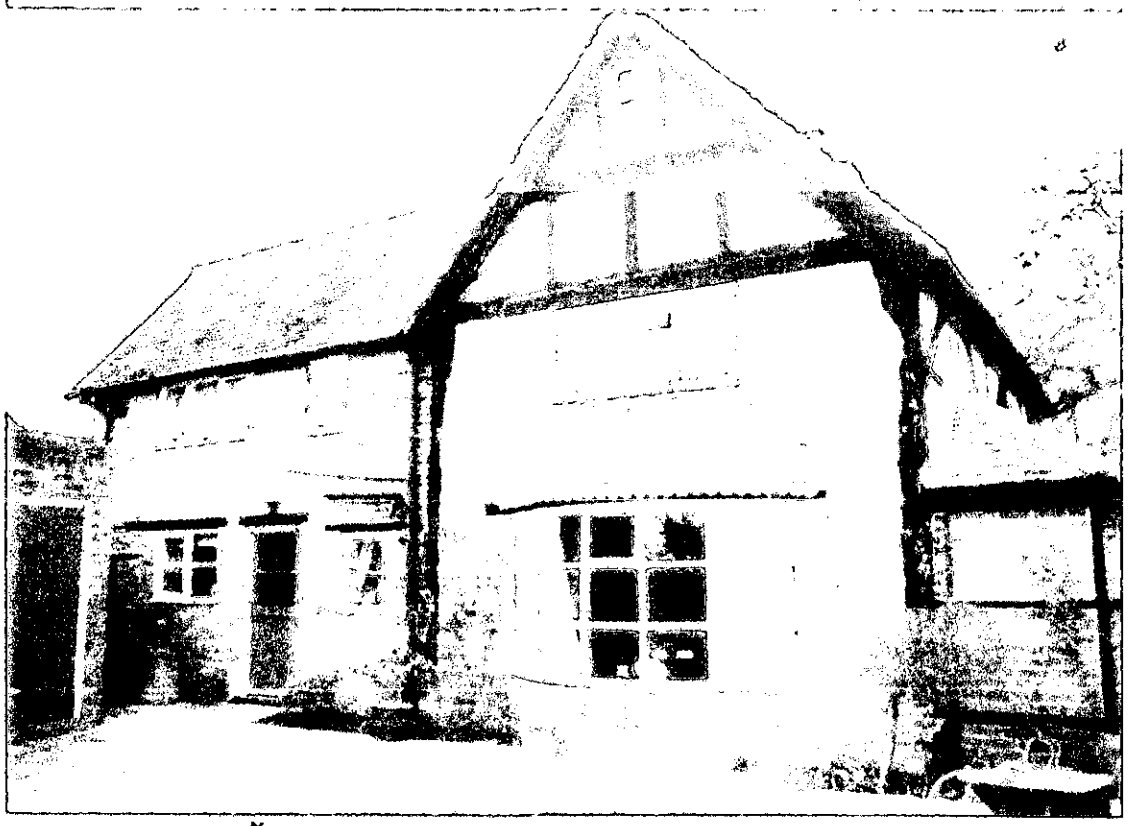

20.APR.2000* 1339
GARAGE TO BE DEMOLISHED

'STABBLE' BLDG RESITED

STORE RESITED

GARAGE DEMOLISHED





NEW PORCH PROPOSED

BAY WINDOW TO BE REPLACED

20.APR.2000* 1339

LB/2022/1339

STANLAKE FARM COTTAGE

TWYFORD

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 24 May, 2002
My ref. BC/DC/ LB/2000/1339 and 2000/1340

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr S Holdstock
c/o Izod Design
14 Milton Road
Wokingham
RG40 1DB

Dear Sirs

PLANNING PERMISSIONS LB/2000/1339 & 2000/1340
SITE: STANLAKE FARM COTTAGE, STANLAKE PARK, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permissions Numbers LB/2000/1339 & 2000/1340 have condition(s) attached to them. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake

NICOLA LAKE
Senior Planning Officer

WORK SHEET FOR : Nicola Lake

Application Number : LB/2000/1339

Applicant : Mr Holdstock C/O Izod Design.

Location : Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Proposal : Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Site Notice Displayed ? :	YES	NO	DATE
	✓		25-5-2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....25.5.2000.....

Date Registered : 20/04/2000

Earliest Date for Decision : 08/06/2000

Latest Consultation Date/Site Notice Expiry Date : 08/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

Conservation Architect - No objection subject to conditions

English Heritage - No comment.

Hurst P.C - 'No comment'

Twyford P.C - Have concerns about the proposals.

S.P.A.B. - No comments received.

Planning Issues :

Site designation - Grade II listed Building.

1.) Impact upon the amenity of the adjacent dwellings.

2.) Impact upon the character and appearance of the surrounding area and the setting of the listed Building.

Application Number: LB/2000/1339

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for the relocation of two of the existing out Buildings, the removal of the existing detached garage, the erection of a porch and the a single storey dining room extension. The closest residential dwelling is No 19 Harrison close, however the proposed development has no proposed first floor windows. Therefore, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the character and amenity of the surrounding area and the Setting of the Listed Building.

The proposed development will relocate the existing Traditional Buildings, and demolish a modern flat roofed garage, which is in an inappropriate position. The outbuildings, will help to create a more traditional courtyard arrangement. The creation of the porch will emphasis the entrance to the dwelling. The revised plans shows the relocation of the proposed dining room out to the existing edge of the 2/5 existing extension. This will create a large gap between the original dwelling and the proposed extension. This creates a better relationship for the existing windows. The insertion of the door in the rear elevation will help to break up the rear elevation. As such, the proposed development will have no detrimental impact upon the character of the surrounding area and the Setting of the Listed Building.

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

Application Number LB/2000/1339
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
		N16	LALP - LBE1, LBE2
			LDLP - LOOB3, LBE1, LHE13

John Murray
4/9/02

RECORD OF SITE VISIT

SITE ADDRESS: Stanlake Farm Cottage Stanlake Park Twyford Reading. APPLICATION NUMBER: LB/2000/1339	OFFICER: Nicola Lake DATE OF SITE VISIT: 25.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES Front of site on tree

2. DESCRIPTION OF SURROUNDINGS

Rural residential / rural

3. DESCRIPTION OF SITE/BUILDING

2/5 Detached listed Building

4. RELATIONSHIP TO ADJOINING PROPERTIES The existing bay is rounded and with a flat roof - proposal is in more keeping. Porch is open with pitched roof; the garage is a large flat roofed single garage. The dining area east is of concern check with conservation Arch. check relationship with house to the rear, Does not appear to be any of 3 o's site quite well landscaped.

5. SITE CONSTRAINTS

TREES - No specific mature trees affected.

ACCESS/PARKING

LEVELS - site slopes slightly to the rear & side faces - about 0.5m higher than house and property behind is about 50 cm higher

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: LB/2000/1339

Proposal:
Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 May 2000

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

Tel: (0118) 974 6481

Date: **15 May 2000**

My ref: LB/2000/1339

CONFIDENTIAL

Councillor 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: LB/2000/1339
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

I write to let you know that the above mentioned house holder 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 may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **LB/2000/1339**
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **15 May 2000**

My ref: LB/2000/1339

CONFIDENTIAL

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

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

Dear Councillor

Application Number: LB/2000/1339
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **LB/2000/1339**
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **15 May 2000**

My ref: LB/2000/1339

CONFIDENTIAL

Councillor 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: LB/2000/1339
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Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **LB/2000/1339**
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.
Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

(RING ONE)

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

App No. (Planaps) / (Ludhouse) Date Rec.

Location: _____

_____ Parish _____

Applicant: _____

Description of attached plans _____

_____

_____

_____

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

_____ Date for Responses

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Date: 16 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: LB/2000/1339

Location: Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Proposal: Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Applicant: Mr Holdstock C/O Izod Design.

Case Officer: Nicola Lake

The new plans show the following: Revised plans showing alterations to the proposed dining room extension.

Drawing no's 3A

Comments are required by 26/08/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

Date: 16 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1340

Location: Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Proposal: Proposed single storey rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Applicant: Mr Holdstock C/O Izod Deisgn.

Case Officer: Nicola Lake

The new plans show the following: Revised plans showing algterations to the proposed dining room extension.

Drawing no's 3A

Comments are required by 26/08/2000.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

By Hand 03/08

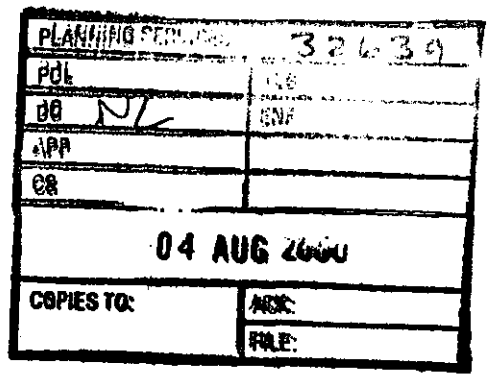
Izod DESIGN

Chartered Architects
Landscape Consultants

KPI/em/2648
3 August 2000

Wokingham District Council
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Attention: Nicola Lake
Planning Department



REVISED PLAN

Dear Sirs

STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD
Planning Application F/2000/1340
Listed Building Application LB/2000/1339

Following our meeting on site on 2 August 2000 I have revised the proposals for the kitchen/dining room extension as agreed, and now enclose ten copies of drawing 2648/3C for your consideration under the Planning and Listed Building applications.

You have advised that other elements of the proposals are acceptable as previously submitted, and I now await your early decision.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

By Hand
03/08

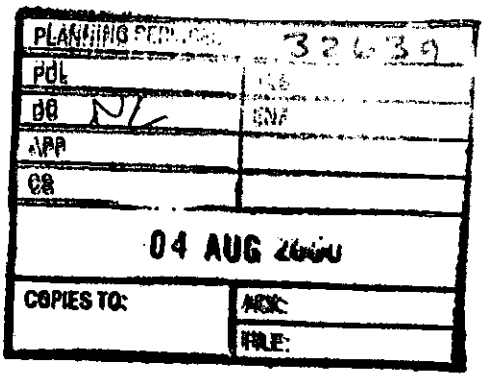
Izod
DESIGN

Chartered Architects
Landscape Consultants

KPI/em/2648
3 August 2000

Wokingham District Council
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Attention: Nicola Lake
Planning Department



REVISED PLAN

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Planning Application F/2000/1340
Listed Building Application LB/2000/1339

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Yours faithfully

PETER IZOD RIBA

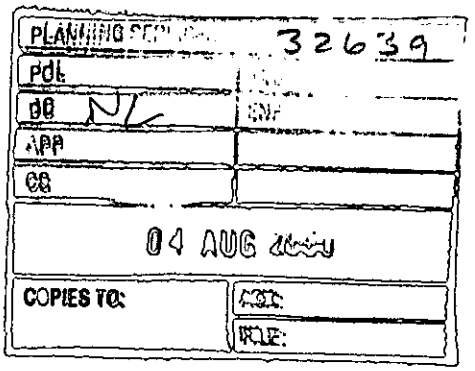
Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

By Hand
03/08

Izod DESIGN
Chartered Architects
Landscape Consultants

KPI/em/2648
3 August 2000

Wokingham District Council
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR



Attention: Nicola Lake
Planning Department

REVISED PLAN

Dear Sirs

STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD
Planning Application F/2000/1340
Listed Building Application LB/2000/1339

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Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Izod DESIGN
Chartered Architects
Landscape Consultants

PLANNING SERVICES | RPT 32091
POL | TLS
DC NL | ENF
APP |
CS |
21 JUL 2000
COPIES TO: | ACK:
FILE:

KPI/em/2648
20 July 2000

Wokingham District Council
Environmental Services Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Attention: Nicola Lake
Planning Department

Dear Sirs

STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD
Planning Application F/2000/1340
Listed Building Application LB/2000/1339

Further to your telephone call on 19 July 2000, I have discussed the proposals with my client.

I am pleased to note that the proposals are being favourably considered with the exception of the dining room extension, where you have some concerns. My client and I would wish to negotiate this element given that my client preferred a more 'solid' structure than a conservatory style extension. I believe the relationship to adjacent properties is important and would ask that a site meeting is arranged to review the situation as a means of progressing negotiations.

I now await your response and hope than an early meeting can be arranged.

Yours faithfully

PETER IZOD RIBA

c.c. Mr S Holdstock

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991302

Stanlake Farm Cottage.
Stanlake Park.
App. LB/2000/1339 + F/2000/1340

19 July 2000.

Spoke to Mr Igod. I explained that while the bulk of the extensions and alterations would be likely to be acceptable the proposed dining room extension is unacceptable due to its Bulk and its location in relationship to the building and windows.

I advised Mr Igod that they could either withdraw the dining room from the ~~[illegible]~~ application or we could negotiate now.

He said he would let me know by the end of next week (28 July)

ENGLISH HERITAGE

SOUTH EAST REGION

NV 31260

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

Tel: **01483 306730**

Fax: **01483 306433**

Date: 28th June 2000

Your ref: LB/2000/1339

Dear Sir

Notification under Environment Circular 14/97
Application for Listed Building Consent

ADDRESS: Stanlake Farm Cottage, Stanlake Park, Twyford, Reading

Thank you for your letter notifying English Heritage of the application for listed building consent for the above site.

On the basis of the submitted documentation which we have listed below, English Heritage has no need to be consulted further on this application.

If your authority is minded to grant consent, you are reminded that the Directions in Environment Circular 14/97 require you to notify the Secretary of State. In doing so, you will speed up the response if you attach a copy of this letter to your notification (including the attached list of the documentation) and confirm that the plans and drawings have not changed. You will also need to let the Government Office have a list of all the conditions to which the consent will be subject.

Where the plans and drawings change after we have been consulted, I would be grateful if you would come back to me for further comments. It would also be helpful if you could draw these changes to the attention of the Government Office.

Drawings: 2648/4a, 3a, 2

Yours sincerely

pp S. Angell

Mrs P A Monroe
Historic Buildings Advisor
South East Region

To:
Harold Sanders
Urban Design And Conservation Officer

16 MAY 2000

From: Nicola Lake

Date: 15 May 2000

Application Number: LB/2000/1339

Proposal: Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings.

Site Address:
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Applicant:
Mr Holdstock C/O Izod Design.

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

---

1. EXISTING PLANS MUST INDICATE INTERNAL LAYOUT ON ALL FLOORS. IN ORDER TO ESTABLISH THE IMPACT OF THE PROPOSED DINING EXTENSION ON THE INTERNAL ROOMS.

2. PHOTOGRAPHIC RECORD OF STORES TO BE PROVIDED + SCHEDULE OF CONDITION AND METHOD STATEMENT TO CLARIFY THE SCHEDULE FOR TAKING DOWN AND REBUILDING, INCLUDING REPAIRS, WHERE NECESSARY.

3. A PHOTOGRAPHIC RECORD + CONDITION SURVEY OF ALL WINDOWS AND DOORS TO BE PROVIDED, FOR ALL ITEMS PROPOSED FOR ALTERATION.

4 DETAILS OF NEW PORCH + BAY WINDOW TO BE SUBMITTED.

5. I CANNOT SUPPORT THE PROPOSED NEW DINING AREA IN THIS FORM OR TO THIS EXTENT. I CONSIDER ITS IMPACT WOULD BE DAMAGING TO THE REAR ELEVATION, WOULD HAVE AN UNFORTUNATE RELATIONSHIP WITH THE HOST BUILDING. AND WINDOWS TO THE LIVING AREA.

6 I QUESTION THE USE OF A CATS-SLIDE ROOF WITH ROOFLIGHTS FOR THIS PROPOSED ADDITIONAL AREA.

7. THE EXISTING GARAGE IS A RECENT ADDITION AND IT SERIOUSLY IMPINGES ON THE SETTING OF THE LISTED BUILDING I SUPPORT ITS REMOVAL.

8 THE STORAGE ARRANGEMENT IS IRREGULAR BUT APPEARS TO RELATE TO THE WIDER FARM COMPLEX, PRIOR TO THE ADJOINING BARN BEING SOLD FOR HOUSING.

9 THE MORE ORDERED LAYOUT WILL PROVIDE A LONGER FRONTAGE OF BUILDINGS WHEN APPROACHING THE LISTED BUILDING. THE ILLUSTRATION SUGGESTS A FRAGMENTED FORM AND ROOFLINE AND SHOULD BE SUBSERVIANT TO THE HOST BUILDING

10. THE GENERAL PRINCIPLES OF WORKS TO OUT BUILDINGS, PORCH + BAY WINDOW I CAN SUPPORT

THE NEW DINING EXTENSION + WINDOW CHANGES REQUIRE RE-CONSIDERATION OF APPLICATION (FOR WINDOWS)

Harold Sanders

CONSERVATION ARCHITECT

09.06.00.

To:
Harold Sanders
Urban Design And Conservation Officer

16 MAY 2000

From: Nicola Lake

Date: 15 May 2000

Application Number: LB/2000/1339

Proposal: Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings.

Site Address:
Stanlake Farm Cottage, Stanlake Park, Twyford, Reading.

Applicant:
Mr Holdstock C/O Izod Design.

NICKY

THIS MAY BE A DUPLICATE COPY. H.

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

---

1. EXISTING PLANS MUST INDICATE INTERNAL LAYOUT ON ALL FLOORS IN ORDER TO ESTABLISH THE IMPACT OF THE PROPOSED DINING EXTENSION ON THE INTERNAL ROOMS.

2. PHOTOGRAPHIC RECORD OF STORES TO BE PROVIDED + SCHEDULE OF CONDITION AND METHOD STATEMENT TO CLARIFY THE SCHEDULE FOR TAKING DOWN AND REBUILDING, INCLUDING REPAIRS, WHERE NECESSARY.

3. A PHOTOGRAPHIC RECORD + CONDITION SURVEY OF ALL WINDOWS AND DOORS TO BE PROVIDED, FOR ALL ITEMS PROPOSED FOR ALTERATION.

4 DETAILS OF NEW PORCH + BAY WINDOW TO BE SUBMITTED.

5. I CANNOT SUPPORT THE PROPOSED NEW DINING AREA IN THIS FORM OR TO THIS EXTENT. I CONSIDER ITS IMPACT WOULD BE DAMAGING TO THE REAR ELEVATION, WOULD HAVE AN UNFORTUNATE RELATIONSHIP WITH THE HOT BUILDING AND WINDOWS TO THE LIVING AREA.

6 I QUESTION THE USE OF A CATS-SLIDE ROOF WITH ROOFLIGHTS FOR THIS PROPOSED ADDITIONAL AREA.

7. THE EXISTING GARAGE IS A RECENT ADDITION AND IT SERIOUSLY IMPINGES ON THE SETTING OF THE LISTED BUILDING, I SUPPORT ITS REMOVAL.

8 THE STORAGE ARRANGEMENT IS IRREGULAR BUT APPEARS TO RELATE TO THE WIDER FARM COMPLEX, PRIOR TO THE ADJOINING LAND BEING SOLD FOR HOUSING.

9 THE MORE ORDERED LAYOUT WILL PROVIDE A LONGER FRONTAGE OF BUILDINGS WHEN APPROACHING THE LISTED BUILDING. THE ILLUSTRATION SUGGESTS A FRAGMENTED FORM AND ROOFLINE AND SHOULD BE SUBSERVIANT TO THE HOST BUILDING.

10. THE GENERAL PRINCIPLES OF WORKS TO OUTBUILDINGS, PORCH + BAY WINDOW I CAN SUPPORT

THE NEW DINING EXTENSION + WINDOW CHANGES REQUIRE RE-CONSIDERATION OF AMPLIFICATION (FOR WINDOWS)

Harold Sandom

CONSERVATION ARCHITECT

09.06.00.

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: LB/2000/1339

Proposal:
Proposed single rear extension to dwelling, new porch, replacement bay window, new car ports and resiting of outbuildings

Location:
Stanlake Farm Cottage Stanlake Park Twyford Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/06/2000 for the following reason(s);

SITE IS A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **23/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 02/06/2000

COUNCIL FOR BRITISH
ARCHAEOLOGY

29554

COPIES TO:

Reply rqd

Nicola Lake
Wokingham District Council
Environmental Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

URGENT REQUEST

17 May 2000

Dear Ms Lake

STANLAKE FARM COTTAGE, STANLAKE PARK, TWYFORD
APPLICATION NO. LB.15717.005 and F/2000/1340

Thank you for consulting us on the above application for listed building consent. Unfortunately a copy of the listing description was not enclosed with the consultation and I would be grateful therefore if you could arrange to have this sent to me as soon as possible. For your convenience our fax number is 01904 671384.

I note from your letter that you require a response by 2 June, and would be pleased if this request could be dealt with as a matter of urgency.

Thank you for your assistance.

Yours sincerely

Carole Barrowclough
Conservation Assistant

COUNCIL FOR BRITISH ARCHAEOLOGY
Bowes Morrell House, 111 Walmgate, York YO1 9WA · Telephone: 01904 671417 · Fax: 01904 671384
email: archaeology@compuserve.com · web: http://www.britarch.ac.uk

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Registered Charity No. 287815

Patron: HRH The Prince of Wales

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 2? APR 2000	
Officer: NL	Application No. LB/2000/1339

Map No. 33 Site 0:11

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LA) PROPOSED SINGLE REAR EXTENSION TO DWELLING NEW PORCH REPLACEMENT BAY WINDOW NEW CAR PORTS AND RESITING OF OUTBULDINGS

Location: STANLAKE FARM COTTAGE STANLAKE PARK WALTHAM ROAD

Parish: TWYFORD Ward: Twyford

Applicant: MR HOLDSTOCK

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	VELUX WINDOWS IN EXTENSION NOT SHOWN ON FLOOR PLAN. ← request with SN		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required .....

Date Site Notice Sent : 15.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
(Conservation Officer)	(NK: ✓) .....
Environmental Health	NA: .....
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) Horse + Ruscombe	: .....
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:

- THE VICTORIAN SOCIETY ✓
- SOCIETY FOR PROTECTION OF ANCIENT BUILDINGS ✓
- ENGLISH HERITAGE ✓

NEIGHBOURS:

S/N + 18+19 Harison Close
20, 21 + 22 Cotterell Gardens ✓
Stanlake Park North Lodge - Stanlake Park.

STANLAKE FARM COTTAGE

ADDRESS WALTHAM ROAD PARISH TWYFORD

PLOT No. LISTED ORD. SHEET No. SU. 7976 3.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/94/61	MR A.H. CAVE	ALTERATIONS & ADDITIONS	15.6.61	APP. C/A
R/18/63	MR. H. PORTEOUS	ALTERATIONS & IMPROVEMENTS	21.2.63	APP. C/A
36547	MISS H. MALEKIN	2/ST. EXT.	17.10.90	C/
36552 LBC	MISS H. MALEKIN	"	17.10.90	C/
BRA 96493	MISS. H. MALEKIN	EXT. TO (19) WING	12.9.90	APP

DATE OF COMPLETION

MINISTRY DECISION 20.APR.2000* 1339

SPECIAL ORDERS

DRAINAGE

091074

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

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

I hereby certify that:-

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

or:-

~~CERTIFICATE B~~

I hereby certify that:-

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

~~Name of owner~~ ~~Address~~ ~~Date of service of notice~~

20.APR.2000* 1339

20.APR.2000*

or:-

~~CERTIFICATE C~~

I hereby certify that:-

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

† See note (a) to Certificate A

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

Name of owner Address Date of service of notice

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

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

(c) .....

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

~~(d) on.....~~

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

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

.....

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

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

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

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

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

(c) .....

(d) on .....

Copy of notice as published

Signed [signature] 1200 DESIGN

*On behalf of MR S. HOLDSTOCK

Date 19 APRIL 2000

* Delete where inappropriate

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

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

Date Received _____

APPLICATION FOR LISTED BUILDING CONSENT

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

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

20.APR.2000* 1339

---

1. APPLICANTS NAME MR S. HOLDSTOCK
ADDRESS STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD
POST CODE RG 10 0BN
PHONE 0118 934 4368

2. If the applicant has an agent, all correspondence will be send to the agent.

AGENTS NAME IZOD DESIGN
ADDRESS 14 MILTON ROAD WOKINGHAM
POST CODE RG40 1DB
PHONE 0118 977 0075

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.

BUILDING LOCATION STANLAKE FARM COTTAGE WALTHAM ROAD TWYFORD

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

BUILDING TYPE RESIDENTIAL HOUSE + OUTBUILDINGS

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

BUILDING USE RESIDENTIAL

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.

LISTING GRADE TWO

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)

DRGS 2648/2, 3A, 4A and location Plan.

---

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

OWNER

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.

REAR SINGLE STOREY EXTENSION
NEW PORCH, REPLACEMENT BAY WINDOW
NEW CAR PORTS
RESITING OF EXISTING OUTBUILDING

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.

ALL MATCHING EXISTING
WHITE PAINTED BRICK
RED FACING BRICKS TO OUTBUILDINGS
PLAIN RED CLAY ROOF TILES

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

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

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

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

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

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

(a) What is the cubic content of the building as originally listed? — HOUSE 284M³, OUTBUILDINGS 121M³
(b) What is the cubic content of the part to be removed? — BAY WINDOW 2.2M³, EXISTING GARAGE 33M³
(c) What was the date (approx.) of the erection of the section to be removed? — 1960's

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

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

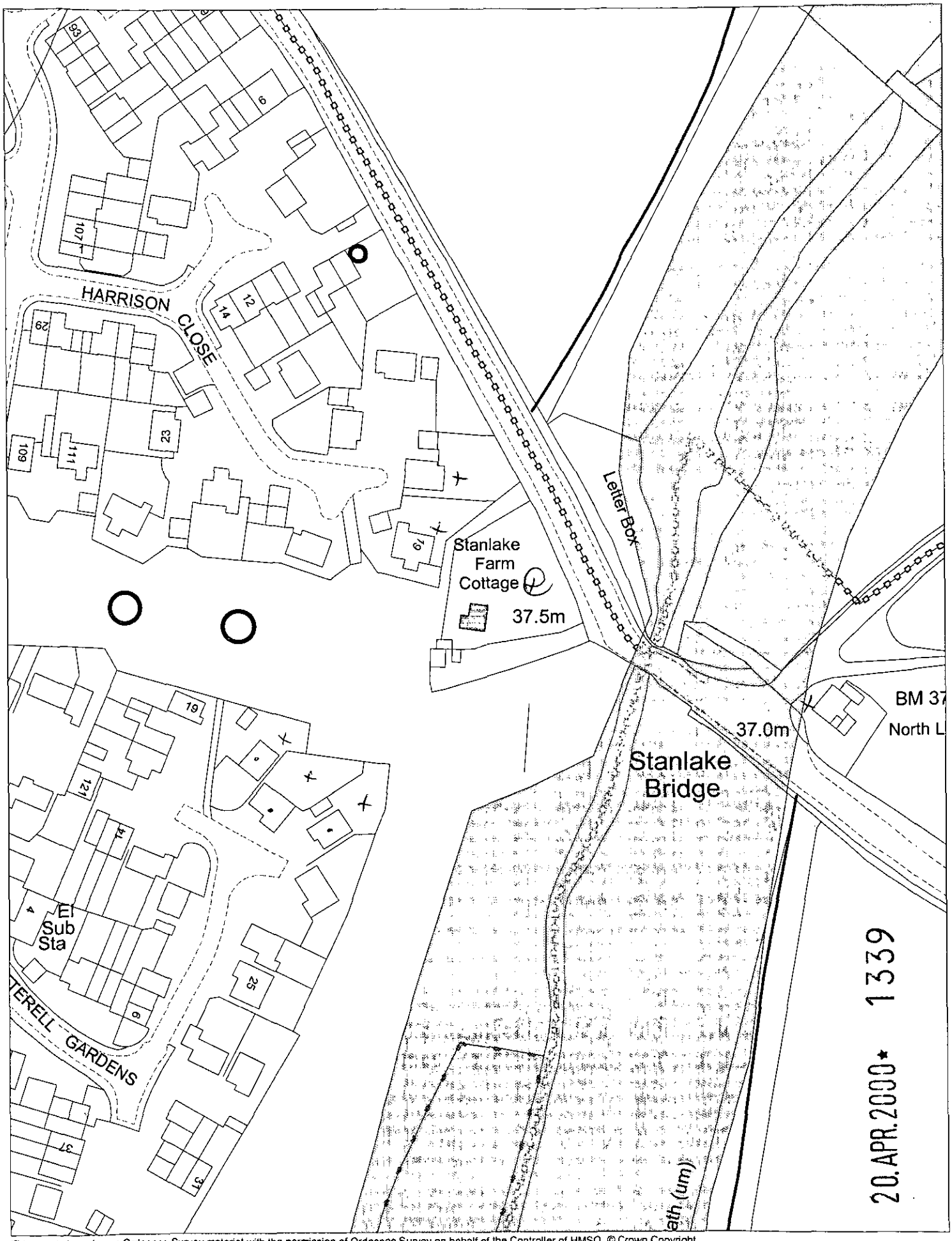
Signed ..... on behalf of MR S. HOCKSTOCK

Date 19 APRIL 2000

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

DATE PROTECTION ACT 1984

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



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Development Control Section, Environmental Services, Wokingham District Council.

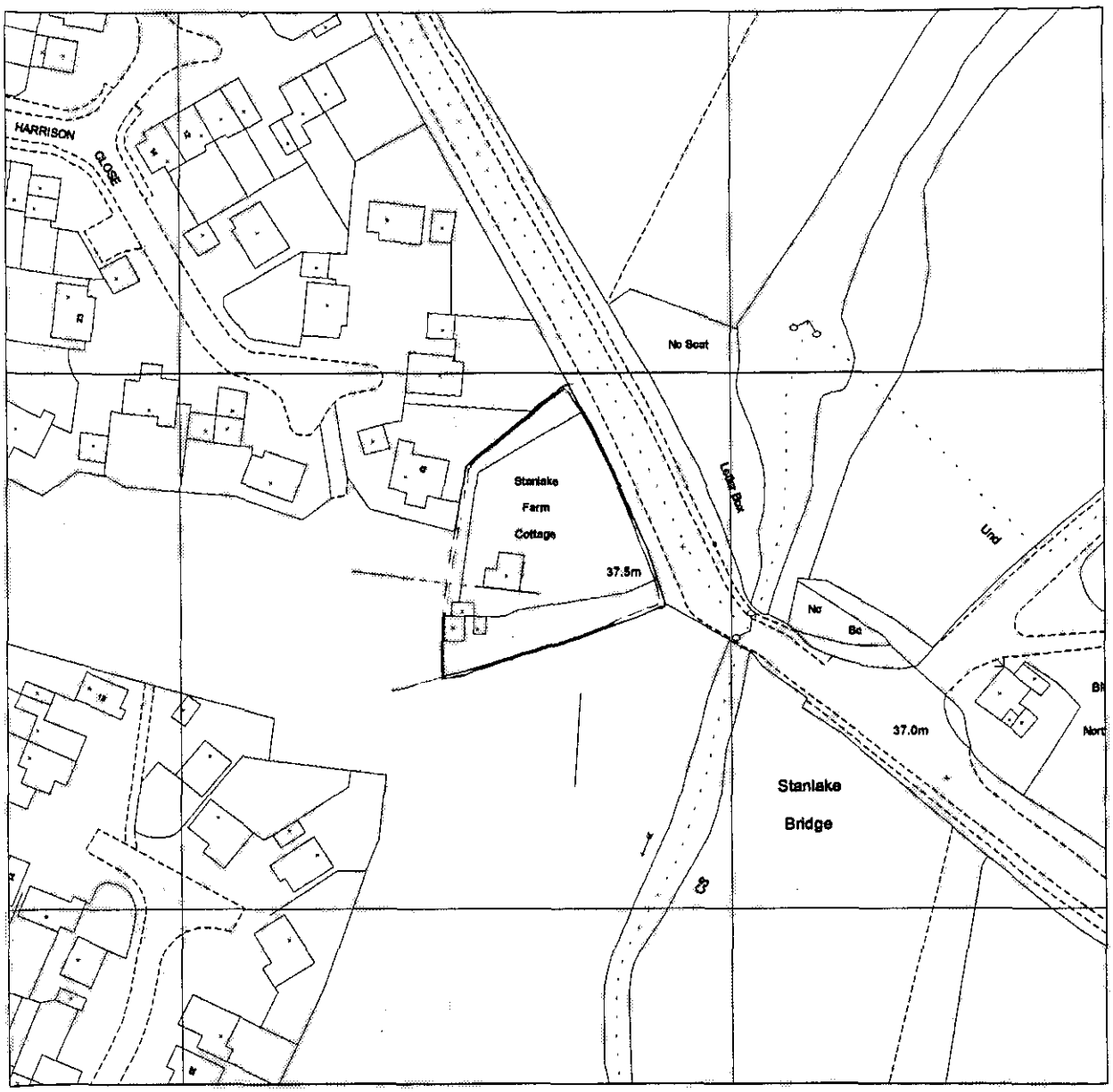
4 May 2000

Scale: 1 : 1250

Ordnance Survey

Siteplan

1:1250 Scale



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20 0 20 40 60 80
Metres

Part or all of this Siteplan is enlarged from mapping produced at one or more of the following scales 1:1250, 1:2500, 1:10000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20.APR.2000 1339
ENCLOSED

Centre coordinates : 479868mE 175267mN

National Grid sheet reference at centre of this Siteplan: SU7975SE.

Supplied by : Blackwell's Reading
Serial Number : 587

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3

Ordnance Survey

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KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Mem'l.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/