APPLICATION NO:
C/2000/0873

LOCATION:
Swan Inn Eversley Road, Arborfield Cross Reading.

APPLICANT:
Unique Pub Properties Ltd C/O Ridge Property & Construction Consultants

PROPOSAL:
Details to comply with condition 13 of consent 99/70857/LA for the approval of external decoration.

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Unique Pub Properties Ltd
C/O Ridge Property & Construction Consultants
Goldsmiths House
Broad Plain
Bristol
BS2 0JP

Application Number: C/2000/0873

Parish: **ARBORFIELD**

Location: **Swan Inn, Eversley Road, Arborfield Cross, Reading.**

Proposal: **Details to comply with condition 13 of consent 99/70857/LA for the approval of external decoration.**

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.

Informative

1. Details of external decoration submitted 3 March 2000 are acceptable.

Head of Planning and Transportation
Date: 13 April 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.

WORK SHEET FOR : Natalie Brown

Application Number : C/2000/0873

Applicant : Unique Pub Properties Ltd C/O Ridge Property & Construction Consultants.

Location : Swan Inn, Eversley Road, Arborfield Cross, Reading.

Proposal : Details to comply with condition 13 of consent 99/70857/LA for the approval of external decoration.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 28/04/2000

Consultation Responses :

Cons Officer: details supplied are fine

Planning Issues :

Application Number: C/2000/0873

Appraisal :

Details of the method of 'external decoration' have been submitted & are acceptable to the conservation officer so condition can be discharged.

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

Application Number C/2000/0873
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Details of external decoration submitted 3 March 2000 are acceptable.

RECORD OF SITE VISIT

SITE ADDRESS: Swan Inn Eversley Road Arborfield Cross Reading.

APPLICATION NUMBER: C/2000/0873

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

DOE 915

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 3/3/00	
Officer: NB	Application No.

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

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

Description:
(P.) Details to comply with condition 13 of consent 99/70857/LA for the approval of external decoration

Location: Swan PH Eversley Road.

Parish: Eversley Ward: .....

Applicant: Unique Pub Properties Ltd

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			
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 : ..... 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	: .....
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:

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NEIGHBOURS:

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To:
Harold Sanders, Conservation

20 MAR 2000

From: Natalie Brown

Date: 16 March 2000

Application Number: C/2000/0873

Proposal: Details to comply with condition 13 of consent 99/70857/LA for the approval of external decoration..

Site Address:
Swan Inn, Eversley Road, Arborfield Cross, Reading.

Applicant:
Unique Pub Properties Ltd C/O Ridge Property & Construction Consultants.

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

THE INFORMATION SUBMITTED IS ACCEPTABLE

THE CONDITION CAN BE DISCHARGED

Harold Sanders

31. March. 00

NATALIE

RIDGE

PROPERTY AND CONSTRUCTION CONSULTANTS

Goldsmiths House
Broad Plain
Bristol BS2 0JP
Tel: 0117 925 2050
Fax: 0117 [illegible]
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Chris Brown

Our ref 990599/CB/KB

2 March 2000

Mr H Sanders
Wokingham District Council
P O Box No 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Sanders

The Swan Public House, Eversley Road, Arborfield, Reading

Further to our meeting on site, dated 25 February 2000, we confirm the points raised with regard to the conditions attached with the Listed Building Consent, received in this office on 18 February. We refer to each condition as follows:

Condition 01

The works have commenced, therefore this condition can be removed.

Condition 02

As indicated on site, we are using the maximum number of existing tiles for recovery and all replacement tiles will match existing in material and colour.

Condition 03

The Spanish Natural Slate was taken away by yourself as a sample. Following a telephone conversation with Natalie Brown later that day, can we formally request that this condition is now removed.

Condition 04

We are using a lime:sand mix (1:3) throughout the works.

Continued.../

\\BRISTOL2\SYS\Data\Jobs\Team316\990599\Correspondence\ltr wokinghamDC 00.03.02.doc

Partners Guy Austin BSc ARICS • Kenneth Brown [illegible] • [illegible] • Christopher [illegible]
Adrian C Hicker [illegible] • [illegible]
[illegible] BSc ANCS RQS MAQS • [illegible]
[illegible]

COPY

Condition 05

As you will have noted from your inspection we are using Tyvek sarking felt for the recovering of all pitched roofs.

Condition 06

As indicated in the Application and discussed on site, it is our intention to replace the existing skylights to match existing ie polycarbonate. We await the manufacturer's brochure details from the Main Contractor and will forward them as soon as they are received.

Condition 07

When this roof was stripped we discovered that the original oak roof frame was completely overlaid with softwood machined timbers, comprising 50 x 100mm rafters at 400mm centres with new purlins, collars over. As discussed on site on 25 February we have installed some additional collars in softwood to match the existing roof frame and will forward photographic details when we have accessed the roof space from the landlord's lounge area.

Condition 08

We attach sketch (drawing No 990599/SK1) indicating the over-flooring to the existing timber flooring to the small cupboard under roof B. All the existing timbers are to remain, as discussed on site.

Condition 09

We attach a sketch of the internal works to the floor in the bar area indicated on the Application drawings (drawing No 990599/SK2), which, as you will note from our meeting on 25 February, matches the solid floor under the adjacent servery and is assumed to follow through into the lounge bar. We also indicate a proposal (drawing No 990599/SK3) of the fireplace which the landlord, Mr Dave Woodward, wishes to undertake independently of our works which you have agreed can form part of this Application. We also enclose a photograph of the existing fireplace.

Condition 10

We enclose sketch (drawing No 990599/SK4) indicating the proposed dry lining within the function room area which matches the Application.

Continued.../

Condition 11

We confirm that the ground floor windows on the front elevation, denoted W4, W5 and W6, will finish flush with the building line, as per the revised Application to match the windows on the first floor. See attached photograph of existing on first floor.

Condition 12

Profiles of windows W4, W5 and W6 will match existing on the first floor. See typical profile of same on drawing No 990599/SK2.

Condition 13

External masonry will be cleaned down and two coats of Dulux Weathershield masonry paint applied – colour white. Existing and new timber and metal surfaces will be finished in gloss paint to match existing. All colours to match existing black and white.

We trust the above information discharges all the conditions. As indicated above, we will forward details of the skylights and photographs of the roof space to roof B in the next few days.

Yours sincerely

Chris Brown
Chartered Building Surveyor

cc: Ms Natalie Brown – Planning Dept, Wokingham District Council
Leighton Griffiths – Unique Pub Company, c/o Faithful & Gould
Graham Boswell – Martell Contracts

NATALIE

RIDGE

PROPERTY AND CONSTRUCTION CONSULTANTS

Please ask for Chris Brown

Your ref

Our ref 990599/CB/KB

Goldsmiths House
Broad Plain
Bristol BS2 0JP

Tel: 0117 925 2050
Fax: 01865 268702
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

2 March 2000

Mr H Sanders
Wokingham District Council
P O Box No 157
Shute End
Wokingham
Berkshire
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Senior Associates Murray Farrant BSc ARICS • Michael Rumbelow ARICS • Adrian Westbury BSc ARICS • David Woodnorth BSc ARICS
Associates Daryl Atkinson MSc Dip M MCIM • Graham Blackburn BA Dip Arch RIBA • Chris Ford BSc ARICS James Hamilton BSc ARICS • John Turnbull LCIBSE

Financial Controller Russell Cannings BA ACA ***Consultant*** Michael Taylor FRICS FCI Arb

Certificate No FS 28479
Also at Oxford, Reading and London

RIDGE IS THE TRADING NAME OF RIDGE AND PARTNERS, INCORPORAT NG RIDGE MANAGEMENT AND RIDGE SERVICES

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