APPLICATION NO:
LB/2002/6549

LOCATION:
Ye Olde Rose & 29 Market Place, Wokingham.

APPLICANT:
Whitbread Restaurant & Bar C/O Omega Signs

PROPOSAL:
Proposed removal of old signage and installation of new sign on listed building.

EARLIEST DATE FOR DECISION: **04/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2002

CASE OFFICER: **Elaine Vashi**

DO 491

RAILEX
Marbleboard

EASIFILE EP7

(EV)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Listed Building Consent

Whitbread Restaurant & Bar
C/O Omega Signs
Newmarket Approach
Leeds
LS9 0RJ

Application Number: LB/2002/6549

Parish: **WOKINGHAM**

Location: **Ye Olde Rose & 29 Market Place, Wokingham.**

Proposal: **Proposed removal of old signage and installation of new sign on listed building.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Listed Building Consent** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The signage is unsympathetic to the surrounding conservation area and does not reflect the architectural or historical quality of the area. Neither does the scheme respect the historic setting of the listed building in terms of design or massing. As such the proposal is contrary to policies WBE1, WBE16, WBE18 and WHE11 of the Wokingham District Local Plan (Deposit Draft), policy EN5 of the Berkshire Structure Plan and to policies SBE10 and SBE12 of the South East Area Local Plan.

Informative

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

Berkshire Structure Plan Policy OS1.
South East Area Local Plan Policy STV1.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/08/2002

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.

WORK SHEET FOR : Elaine Vashi

Application Number : LB/2002/6549

Applicant : Whitbread Restaurant & Bar C/O Omega Signs.

Location : Ye Olde Rose & 29, Market Place, , Wokingham.
Proposal : Proposed removal of old signage and installation of new sign on listed building.

Site Notice Displayed ? :

YES	NO	DATE
	✓	31·7·02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/07/2002

Earliest Date for Decision : 04/08/2002

Latest Consultation Date/Site Notice Expiry Date : 04/08/2002

This application will have expired on: 28/08/2002. 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 :
WOKINGHAM SOCIETY : object - see file for detailed comments
WOKINGHAM T. COUNCIL : object . " "
URBAN DESIGN & CONS : "
OBS LETTERS : 3 rec.

Planning Issues :

Application:LB/2002/6549

Appraisal:

The application being considered is retrospective, for the erection of 6 signs at Ye Old Rose (no.30) and no.29 Market Place. No.30 Market Place is long established as a public house in Wokingham Town Centre and is considered to be an important landmark building in the heart of the town centre. The building is a grade 2 listed, early 15th century building with 19th and 20th century alterations, and is also located in the conservation area. The building has recently undergone alteration and has been amalgamated with the neighbouring property no.29, which has recently had a change of use to A3 grillbar.

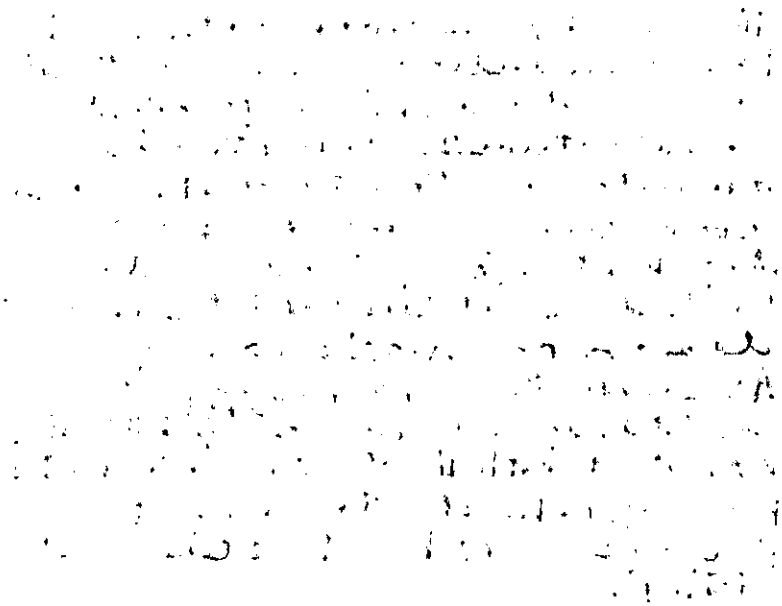
The scheme includes 6 signs; 1 large rectangular sign placed over the main entrance to the pub approximately 2.4m in length, consisting of an opaque aluminium fascia in violet with white lettering reading 'GRILLBAR.' The sign is internally illuminated. 2 banner signs are also positioned on the front of the building consisting of 2 brush stainless steel poles with double sided banners approximately 2m long in the colours mentioned above. These banners are illuminated by overhead stalk spotlights, one per side. The remaining three signs are positioned at the rear of the building. One appears over the back entrance and consists of individual lettering reading 'entrance.' The fifth sign spans the rear courtyard, between the rear projections of the building at the entrance to the patio area from the car park. This is similar to the sign, which appears over the front entrance and is also internally illuminated. The remaining sign is located on the rear gable wall of the pub and appears as individual violet lettering lit from below by a wall mounted white omnilight.

It is considered that the signage is not sympathetic to the surrounding conservation area and does not reflect the architectural or historical quality of it. Neither does the signage respect the historic setting of the listed building in terms of design or massing.

As such the scheme is contrary to policies WBE16, WBE18, and WHE11 of the Wokingham District Local Plan (Deposit Draft), policy EN5 of the Berkshire Structure Plan and policies SBE10 and SBE12 of the South East Area Local Plan

Application Number LB/2002/6549
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The signage is unsympathetic to the surrounding conservation area & does not reflect the architectural or historical quality of the area. Neither does the scheme respect the historic setting of the listed building in terms of design or massing. As such the proposal is contrary to Policies WBE1, WBE16, WBE18 & WHE11 of the WDLP (DD) Policy ENS of the BSP & Policies SBE10 & SBE12 of the SEALP.



RECORD OF SITE VISIT

SITE ADDRESS: Ye Olde Rose & 29 Market Place Wokingham.

APPLICATION NUMBER: LB/2002/6549

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 31/7/02

1 SITE/STATUTORY NOTICE DISPLAYED ? no.

2. DESCRIPTION OF SURROUNDINGS

Town centre location / cons. area mix of uses.

3. DESCRIPTION OF SITE/BUILDING

2 st. listed building recently altered & painted

4. RELATIONSHIP TO ADJOINING PROPERTIES

See site plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

E Vashi?

~~H Sanders~~?

19 Sturges Road
Wokingham
Berks. RG40 2HG

Telephone: 0118 978 0941

PLANNING SERVICE	HPT
POL	
DC	
APP	
CS	
01 AUG 2002	
COPIES TO	

30 July '02

The Planning Dept.
Wokingham Council.

The Rose Inn
Market Place.

Dear Sirs,

Over the years, this attractive building has had various make overs both internally and externally.

With the change of ownership, why have you permitted such an odious colour to the front lower half and the erection of appalling metal signs on the front elevation.

P.T.O

One does not expect, nowadays, much in the way of taste from a local authority, but it should, at least, be consistent in its planning rules!

Yours sincerely,

[illegible]

Tel: (0118) 974 6452(Direct Line)
Fax: (0118) 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 30 July 2002
My ref: DL/2 /RFS/02/5626

Whitbread Restaurant + Bar
PO Box 777
Dunstable
LU5 5XE

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir or Madam:

ERECTION OF ADVERTISEMENTS BANNERS AT YE OLDE ROSE & 29 MARKET PLACE, WOKINGHAM, BERKSHIRE.

It has been observed that a number of advertisement banners have been erected at the above site.

These advertisements are the subject of current applications for Listed Building Consent and Advertisement Consent, these applications have not yet been determined therefore they remain illegally displayed.

If the banners continue to be displayed then you run the risk of prosecution for the illegal display of advertisements and unauthorised works to a listed building.

A copy of this letter has been sent to your agents Omega Signs and Street Eite Associates.

Should you wish to discuss any of these matters please do not hesitate to contact me.

Yours sincerely

DL

Mr D B Ledger
Planning Enforcement Officer
C.C. Harold Saunders
Elaine Vashi

WOKINGHAM TOWN COUNCIL

Town Hall
Market Place
WOKINGHAM
Berkshire
RG40 1AS

Mr K. J. Abnett
Town Clerk

Tel: (0118) 978 3185
Fax: (0118) 979 2335
Email:
wtc@wokinghamtc.tele2.co.uk

Mrs Elaine Vashi
Planning Deprtment
Wokingham District Council
Shute End

16 August 2002

Dear Elaine

The Grillbar at Ye Olde Rose & 29 Market Place, Wokingham
Erection of assorted illuminated and non illuminated signs
Application Nos: A/2002/6548 and LB/2002/6549

I am forwarding to you copies of two letters, received by us from, residents who are very concerned about the external developments at the Olde Rose Inn in Market Place, and trust that you will consider these concerns when making your decision on the two applications.

I have written to both Mr Hayes and Miss Few to explain the situation , and enclose a copy of my replies for information.

Yours sincerely

Tricia Harcourt

Mrs Tricia Harcourt
Planning & Transportation Officer

Tel No 0118 9786030

23 Sewell Avenue
Wokingham
Berkshire
RG41 1NT

For the attention of
Councillor Wendy Benmesbah,
Chairman of the Wokingham Town Council
Planning & Transport Committee

Dear Councillor,

7 August 2002

Grill Bar, Market Place, Wokingham

I have read the article in this week's Wokingham Times concerning the above Grill Bar opening this week.

I fully agree with your view that this is an eyesore,it does not respect the tradition of the listed building that was "Ye Olde Rose Inn".We have visited the 'Rose' on a great many occasions over the 40 years we have lived in Wokingham and feel that the history of the buildiing should not be lost with this terrble 'make-over'.

Whilst I understand you do not objject to the colour scheme ,I DO,especially where the old entrance with its pillars and wooden doorway have been painted over in sandstone colour losing all the features of a listed building.If Whitbread cannot respect the character of the building they should pack up and leave.Surely this is the 'thin edge of the wedge' if you allow this situation to go unchecked as it will set a precedant for any other public house to do the same.

I trust you will do the following :-

1) restore the 'Ye Olde Rose Inn' signs at the front

2) allow only one small 'Grill Bar" sign

3) make Whitbreads change the frontage color sheme to reflect the character of the Listed Building,this to include restoring the original pillared entrance, and to maintain the appearance of a 1629 building

I would be pleased if you would arrange to advise me of the decisions that are reached on this issue at your forthcoming meeting on 28 August.

I await your reply,

Yours sincerely

C W Hayes

Mr C W Hayes

WOKINGHAM TOWN COUNCIL

Town Hall
Market Place
WOKINGHAM
Berkshire
RG40 1AS

Mr K. J. Abnett
Town Clerk

Tel: (0118) 978 3185
Fax: (0118) 979 2335
Email:
wtc@wokinghamtc.tele2.co.uk

Mr C W Hayes
23 Sewell Avenue
Wokingham
RG41 2EW

15 August 2002

Dear Mr Hayes

The Grillbar at the Olde Rose Inn, Market Place, Wokingham

Councillor Mrs Wendy Benmesbah has asked me to reply to your letter dated 7 August 2002.

Wokingham District Council are the planning authority which make decisions on all planning matters. The Town Council is a statutory consultee and can only make comments on planning applications. These are considered along with those from other consultees, neighbours and other interested parties, before the decision is made by the Wokingham District Council's Planning Officer or Development Control Committee.

The Town Council's Planning & Transportation Committee has strongly objected to the application to erect the 'grillbar' signs because they are out of character with the listed building and will have a detrimental visual impact on the character of the Market Place and the Conservation Area.

The objection also made reference to the fact that the name Ye Olde Rose must be retained, as the building and name are part of the Town's history. There was no consultation on the colour scheme. I know that there have been strong objections from other people as well, including the District Council's Conservation Architect.

I have established that the date mentioned in the newspaper article, 28 August, is not a meeting date, but the date by which the Planning Officer at the District Council will determine the application, after taking into account all the comments made. I have forwarded a copy of your letter to her so that your views can be considered.

Yours sincerely

Tricia Harcourt

Mrs Tricia Harcourt
Planning & Transportation Officer

cc Cllr Mrs Wendy Benmesbah
Elaine Vashi, Case Officer, Planning Department, Wokingham District Council

Cats Haven
14 Headington Drive
Wokingham, Berks
RG40 1XB
Tel: 0118 9785803

14th August 2002

The Town Clerk
Wokingham Town Hall
Wokingham.

WOKINGHAM TOWN COUNCIL
REC'D 15 AUG 2002
ACTION

Dear Sir —,

Would you please convey the contents of this letter to the persons concerned with the vandalism taking place in Wokingham?

I refer to two items in particular. As one enters the town there is/was a sign "Welcome to Wokingham, Ancient Market Town." Do why on earth are our Councillors, be they Town or District hell bent on destroying all that gives Wokingham its characteristic antiquity?

How dare they allow the ghastly disfiguration wrought upon the Old Rose Inn (?17th C.) with its abhorrent vomit yellow colours. And I am given to understand that the possibility of turning the covered market under the Town Hall, including part of the open market, into some sort of Continental Bistro has not gone away.

We do NOT NEED any more eating places here. At the last count there were 16 such places in Peach St., Rose St., and Broad St., up to and including the Market Place. This excludes Denmark St.,!

and Civil Servants

If our Councillors, continue to think that "Modernisation" is better than "Conservation and Preservation" in our ancient Market Town, then I suggest they resign en bloc Now and let people who really care replace them.

I am ashamed of them — but they should be ashamed of themselves.

Yours faithfully,

Joan Lew (Miss.)

CIVIC AWARD 1999.

Copies to:- The Editor, Wokingham Times.
Wokingham History Society.
Mr. K. Goatley.

WOKINGHAM TOWN COUNCIL

Town Hall
Market Place
WOKINGHAM
Berkshire
RG40 1AS

Mr K. J. Abnett
Town Clerk

Tel: (0118) 978 3185
Fax: (0118) 979 2335
Email:
wtc@wokinghamtc.tele2.co.uk

Miss Esme Few
Cats Haven
14 Headington Close
Wokingham
RG40 1XB

16 August 2002

Dear Miss Few

The Grillbar at the Olde Rose Inn, Market Place, Wokingham
Use of the Town Hall, Courtyard

Thank you for your letter dated 14 August 2002. The Town Clerk is on holiday until 2 September and will respond to your comments about the covered market when he returns.

Wokingham District Council are the planning authority which make decisions on all planning matters. The Town Council is a statutory consultee and can only make comments on planning applications. These are considered along with those from other consultees, neighbours and other interested parties, before the decision is made by the Wokingham District Council's Planning Officer or Development Control Committee.

The Town Council's Planning & Transportation Committee has strongly objected to the application to erect the 'grillbar' signs because they are out of character with the listed building and will have a detrimental visual impact on the character of the Market Place and the Conservation Area.

The objection also made reference to the fact that the name Ye Olde Rose must be retained, as the building and name are part of the Town's history. There was no consultation on the colour scheme. I know that there have been strong objections from other people as well, including the District Council's Conservation Architect.

The Planning Officer at the District Council will determine the application, after taking into account all the comments made, and I have forwarded a copy of your letter to her so that your views can be considered.

Yours sincerely

Tricia Harcourt

Mrs Tricia Harcourt
Planning & Transportation Officer

cc Elaine Vashi, Case Officer, Planning Department, Wokingham District Council

Recd 11.35AM 23.7.02

0188

The Wokingham Society
Registered with the Civic Trust, Affiliated to CPRE & Registered as a Charity (No. 274988)

Brian R Morris
1 Bird Mews
Wokingham
RG40 1DZ
Tel: 0118 9792611
Email brmbrian@waitrose.com
Mobile 07803 214540

PLANNING SERVICES DEPT
PO
EV
23 JUL 2002
COPIES TO
ACK 23.07.02
FILE:

Tuesday, 23 July 2002

Elaine Vashi
Development Control Officer
Wokingham Unitary Council
Shute End
Wokingham

Ref: Application Number: A/2002/6548/9
Ye Olde Rose

Dear Ms Vashi

This Society records its objection to the application for assorted illuminated & non-illuminated bar signs on the following grounds:

> The drawings attached to the application do not indicate that the name "The Rose" is being perpetuated on this historic building situated in the heart of Wokingham. My letter dated 13th March 2002 (copy attached) has been ignored although the reference to the Rose was included by the applicant on the drawings submitted for the structural and other alterations to the property. I believe that your council approved these drawings.

We accept that Whitbreads will wish to trade under the title Grill Bar but Wokingham residents will refer to the building as the Rose for many years to come. Please instruct the company to include a discreet reference to "The Rose" above the retained original entrance to the building.

Yours sincerely

Vice Chairman

The Wokingham Society
Registered with the Civic Trust, Affiliated to CPRE & Registered as a Charity (No. 274988)

Brian R Morris
1 Bird Mews
Wokingham
RG40 1DZ
Tel: 0118 9792611
Email BrianBRM@msn.com
Mobile 07803 214540

Tuesday, 13 March 2001

John Mitchell
Development Control Manager
Wokingham District Council

Application Number LB/2001/3316
Ye Olde Rose Inn, Market Place, Wokingham

Dear Sir

I am writing to set out the view of the Executive Committee of this Society concerning the application you have from Whitbreads to carry out substantial changes to this building.

1. We would wish to see the name "**The Rose**" retained in some way, as this is such a well-known venue in Wokingham's small town centre. We see no reason why this name cannot be continue to be used discretely over the existing entrance. We also would suggest that Whitbreads commission a display within the building with details of its history.

2. We note that Whitbreads will be trading under the "**Grillbar**" logo but we consider its repeated use over the front façade and on windows to be unnecessary and excessive in the Market Place setting.

3. We note and welcome the use of 29 Market Place and would hope that the applicants will be open to suggestions that the proportion of the window openings should be more sympathetic to the design of the existing 'period' building.

Whitbreads are in the early stages of developing a new 'formula' for its restaurants under the **Grillbar** banner. High quality modern graphics and furnishings are used. Interiors are open-planned with a continental and a touch of 'art-deco' theme designed to appeal to a wider clientele. This appears to follow the example of the Pizza Express chain that is trading so successfully in Wokingham and in period buildings in other towns. Whitbread currently have three "**Grillbar**" outlets, all relatively in modern buildings.

The Rose, under the Beefeater title has been allowed to deteriorate internally and in business terms and we welcome proposals that would bring about a new lease of life for this important building in the centre of Wokingham. Although listed the building has undergone many changes in its lifetime as a result of fires. We hope that as a result of negotiations between the applicants and your control team a satisfactory compromise solution can be achieved for this application to the benefit of the town centre.

Yours faithfully

SU 8168 NW | WOKINGHAM | MARKET PLACE (East side)

18/30
12.11.51
G.V.

No.30 (Ye Olde Rose Inne)

II

Inn, now restaurants and bars. Early C15, altered C19 and C20. Part timber framed, part painted brick; old tile gabled roofs. Formerly H-plan now L-plan; front section partly rebuilt replica, in late C20 of C18 re-fronting destroyed by fire, but still retaining 2 timber framed bays. A further 6 framed bays behind this with the last a gabled crosswing framed separately. Adjoining this a former brick stable block. C20 extensions within internal angle. 2 storeys with one storey extensions. Road front:- black painted plinth, bracketed cornice, parapet with small coping. 8 bays, with wide angular bay on first floor to left of centre, projecting on cast iron columns, over recessed entry with a pair of large 6-panelled doors, flanked by Doric pilasters. Sash windows with glazing bars. The rear is irregular. The former stable block has an old tile gabled roof and a chimney cut down on ridge; Two 2-light and one 3-light casements with glazing bars in openings with chamfered brick jambs and heads with plain stops; wooden cills. Ground floor windows similar but without chamfered openings. Interior:- Large fine quality timbers visible mostly on ground floor with heavy joists and large principal beams, some plain, some chamfered with lamb's tongue stops. First floor open to roof with mostly C20 softwood timbers set in a traditional form. The original timbers remain in the principal roof trusses. The end cross wing of 2 framed bays has heavy jowled posts, redundant crown post and clasped side purlins; with C20 replacement rafters and curved windbraces. V.C.H. Vol. 111 p.226.

SU 8168 NW | WOKINGHAM | MARKET PLACE (West side)

18/31
12.11.51
G.V.

Nos. 1 and 2

II

Town house, now shop and offices. Late C18 altered early C20. Brick, tiled, hipped roof. Open plan ground floor, on corner site. 3 storeys and basement. 4 bay front; tall sash windows with glazing bars and slightly cambered brick arches. C20 shop front on ground floor of no special interest. Similar elevation on return front along Broad Street, but with 6 bays, 2 of which are recessed brick panels.

NO LONGER LISTED (DE-LISTED ON 5.12.95) SEE LETTER @ FRONT OF PART SECTION

19/12/95

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2002/6549
CASE OFFICER: Elaine Vashi

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

To:
Harold Sanders
Urban Design And Conservation Officer

15 JUL 2002

From: Elaine Vashi

Date: 11 July 2002

Application Number: LB/2002/6549

Proposal: Proposed removal of old signage and installation of new sign on listed building..

Site Address:
Ye Olde Rose & 29, Market Place, , Wokingham.

Applicant:
Whitbread Restaurant & Bar C/O Omega Signs.

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

TOTALLY UNACCEPTABLE

REJECT.

Harold Sanders
16.07.01.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: LB/2002/6549

Proposal: Proposed erection of assorted illuminated & non illuminated bar signs

Site Address: Ye Olde Rose & 29 Market Place, Wokingham

Applicant: Whitbread Restaurant & Bar C/O Omega Signs

Your observations are required in respect of this application **by 04/08/02**

Strongly object on the following grounds:

- **The signs will have a visual impact that is detrimental to the character of the Market Place and the Conservation Area**
- **The 4 projecting banner signs are excessive**
- **All the signs are out of character with the listed building**
- **It is imperative that the name " Ye Olde Rose" is retained, as this building and the name are part of the Town's history.**



SIGNED: _____ **DATE:** 26/07/02

CLERK TO Wokingham Town Council

Application Number : LB/2002/6549	**Map No :** 7513
Case Officer : EV	**Site Area :** 0·27
Valid Date : 10 JUL 2002	**Received Date: 07/05/2002**

Level : Delegated Application

Description : Proposed removal of old signage and installation of new sign on listed building.

Location : Ye Olde Rose & 29, Market Place, , Wokingham.

Parish : WK **Ward : WES** 11.7.02-B.

Applicant : Whitbread Restaurant & Bar C/O Omega Signs.

Fee Required: £0 **Fee Received: £0** – Not required

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line to include no 29	17/5	3/7
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elev of sign 5	17/5	3/7
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Photos of signs to be removed? (or show positions on block plan)	17/5	3/7

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

Is the site a Listed Building: ☑ Yes ☐ No

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

INTERNAL CONSULTATIONS 11.7.02 B

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

.....

S/N + See map

.....

+ The Wokingham Society ✓
c/o Brian Morris
1 Bird Mews
Wokingham RG40 1DZ

& A. Barzycki,
1 Denton Road
Wokingham
RG40 2DX

No pre-appn.

Organisation_Name	Building_Name	address1	Postcode
WOKINGHAM TOWN COUNCIL	THE TOWN HALL CHAMBE	THE TOWN HALL CHAMBERSMARKET PLACEWOKIN	RG401AS
SPRING SKILLS	26-28	26-28MARKET PLACEWOKINGHAM	RG401AP
W H SMITH LTD	26-28	26-28MARKET PLACEWOKINGHAM	RG401AN
BARCLAYS BANK PLC		31MARKET PLACEWOKINGHAM	RG401AR
ABBEY NATIONAL PLC		28MARKET PLACEWOKINGHAM	RG401LD
		29MARKET PLACEWOKINGHAM	RG401AP
		30MARKET PLACEWOKINGHAM	RG401AP
THE FINANCIAL TRAINING CO LTD	SWIFT HOUSE	SWIFT HOUSEMARKET PLACEWOKINGHAM	RG401AP
YE OLDE ROSE INN			RG401AP
		30DENTON ROADWOKINGHAM	RG402DX
TREDRAY & CO	THE TOWN HALL CHAMBE	THE TOWN HALL CHAMBERSMARKET PLACEWOKIN	RG401AS
ICELAND FOODS PLC	32-33	32-33MARKET PLACEWOKINGHAM	RG401AP
PROFESSIONAL IT	26-28	26-28MARKET PLACEWOKINGHAM	RG401AP
	26-28	26-28MARKET PLACEWOKINGHAM	RG401AP
COGNALITY LTD	26-28	26-28MARKET PLACEWOKINGHAM	RG401AP
LAND AT	YE OLD ROSE INNE & 29		

The Wokingham Society Brian Morris 1 Bird Mews Wokingham

The owner/occupier 1 Denton Road Wokingham

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

Tel: (0118) 974 6451

Date: 11 July 2002

My ref: LB/2002/6549

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/6549
Ye Olde Rose & 29, Market Place, , Wokingham.
Proposed removal of old signage and installation of new sign on listed building.

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **LB/2002/6549**
Ye Olde Rose & 29, Market Place, , Wokingham.
Proposed removal of old signage and installation of new sign on listed building.
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 R Wyatt

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

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

Tel: (0118) 974 6451

Date: 11 July 2002

My ref: LB/2002/6549

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: LB/2002/6549
Ye Olde Rose & 29, Market Place, , Wokingham.
Proposed removal of old signage and installation of new sign on listed building.

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 **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **LB/2002/6549**
Ye Olde Rose & 29, Market Place, , Wokingham.
Proposed removal of old signage and installation of new sign on listed building.
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 J Green

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

Received by Wokingham District Council

Application No: LB/2002/6549

Proposal:
Proposed removal of old signage and installation of new sign on listed building.

Location:
Ye Olde Rose & 29, Market Place, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 LB/2002/6549 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2002. 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

11 July 2002

03.JUL.2002 6549

Tel. (0118) 974 6429 or 6433

Date: 17 May 2002

Your Ref:

My Ref: LB/2002/6549

Whitbread Restaurant & Bar
C/O Omega Signs
Newmarket Approach
Leeds
LS9 0RJ

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 Sir/Madam

Reference Number: 2002/6549

Site Address: Ye Olde Rose & 29, Market Place, , Wokingham.

Proposal: Proposed removal of old signage and installation of new sign on listed building.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The red line on the location plan should include no. 29 Market Place also.

Please provide 5 copies of side elevations of sign 5 with lighting.

Please provide photos of signs to be removed or show position on plans.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

03.JUL.2002 6549

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

---

1. APPLICANTS NAME Whitbread Restaurant + Bar
ADDRESS PO Box 777
Dunstable
POST CODE LU5 5XE
PHONE 01582 424200

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

AGENTS NAME Omega Signs
ADDRESS Newmarket Approach
Leeds
POST CODE LS9 0RJ
PHONE 0113 2403000

---

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

BUILDING LOCATION 4E Olde Rose Market Place Wokingham RG40 1AP

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

BUILDING TYPE Public House

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

BUILDING USE Pub + Restaurant

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

LISTING GRADE Not Known

---

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

Scheme Drawing With Location Plan
Ordnance Extract With Spec Sheets

---

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.

Remove old signage and install new to corporate image

---

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

Please See Att Spec Sheets

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. NOT KNOWN

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?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

N/A

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 G CARR on behalf of WHITBREAD RESTAURANTS

Date 2/7/2

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.'

1933

①

ADDRESS 29 MARKET PLACE PARISH WOKINGHAM

PLOT No. NATIONWIDE BUILDING SOCIETY ORD. SHEET No. 75B

BUILDER COPY - ORIGINAL MISSING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/28/61	WORLD STEAM	ADS./ALTS.	W/DR.	
R/45/61	"	"	21.8.61	APP
R/31/63	"			C/A
R/39/66	KEY MARKETS	ADVT. & REDEV.	DEEMED	REFUSED
R/45/66	"	"	"	
R/141/69	LGARNI INNS	ALTS/ADS.	19.2.70	C/A
R/140/71	LGARNI INNS	REINSTATE (DESTROYED BY FIRE)	29.9.71	C/A
R/223/72	NATIONWIDE	REBUILD / SHOP FRONT ETC.		C/A

MINISTRY DECISION

SPECIAL ORDERS

ADDRESS 29 MARKET PLACE PARISH WOKINGHAM

PLOT No. NATIONWIDE BUILDING SOCIETY ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12919	Nationwide Building Soc	New fascia sign	10.4.80	N/A Ref
26328	"		7.11.86	C/A
BRA 1343	"	AUTOMATIC TELLER MACHINE	26.8.86	APP
29224	"	ILL. FASCIA SIGN	26.11.87	C/A
34957 CAC		DEMOL. REAR BOUNDARY WALL	21-5-91	SEC STATE C/A
LB/2001/3316	Whitbread Plc			
F/2001/5144	Beefeater Restaurant + Pub	C. of U. from (A2) Finan. Srvs to (A3) Food + Drink + new frontage + toilet exts. + new rear lobby + int. alts.	4.3.02	C/A
LB/2001/5142	Beefeater Rest. + Pub	WC + lobby ext + int alts.	4.3.02	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1) ADDRESS 30 MARKET PLACE PARISH WOK

PLOT No. Ye Old Rose Inn ORD. SHEET No. 75B

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 174	County Inns	Neon Lettering	18/4/50	app
A/5/58	do	Advertisement	10/4/58	Ref
A/9/58	do	do	10/7/58	S/C
R/18/59		Change of use	9/7/59	app
R/45/61		Alts	31/8/61	app
R/31/63	World Stores	Form accessed rear	27/6/63	C/A
A/9/63		Advertisement	25/7/63	S/C
A/33/69	Berni Inns	Fascia	27/11/69	S/C
R/141/69	do	Alts & adds	19/2/70	C/A
A/32/69	do	Advertisement	27/11/69	Ref
A/8/71	do	Illum & non Illum signs	23/11/71	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

2) ADDRESS 30 MARKET PLACE PARISH WOK

PLOT No. ROSE INN ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/140/71	Berni Inns	Reinstate property		
8492x		destroyed by fire	29/9/71	C/A
			11/10/71	
8529x		Rebuilding: 29		
BR 18470	"	RECONSTR. LR ROOF (DESTROYED BY FIRE)	7.4.82	APP N/A
BR19136	"	" REAR " "	18.8.82	APP. N/A
17974	" LBC	DEM. OF FIRE DAMAGED STRUCTURE RESTORE BY END ST. SERVICE AREAS, RESTAURANT, BARS, RECONSTR. ROOF.	26.8.82	N/A C/A
17975	"	"	26.8.82	N/A C/A
BR19353	"	INT. REDEVELOPMENT	17.9.82	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) Ye Olde Rose Inn

ADDRESS 30 Market Place PARISH Wokingham

PLOT No. ORD. SHEET No. SU 7JB

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18527	BERNI WNS LTD. LBC	RE-DEC. FR. ELEVATION, NEW BLINDS, NEW SIGN AT REAR	16.12.82	N/A REF
18528	"	"	16.12.82	N/A REF
18592	"			
GR19912	"	SIDE EXT. & GR. FLOOR ALTS.	4.2.83	APP. N/A
18896	" LBC	DEM. OF 2 GR. FLOOR CHIMNEY STACKS & REBUILD SURROUNDS IN REVISED POSITIONS.	10.3.83	N/A C/A
38997	WHITBREAD	ILL. & GEN. SIGNS	21.4.92	C/A
38998 LBC	WHITBREAD	RETURB. / INT. STAIRCASE	23.3.92	C/A
39074 LBC	"	ILL. SIGN	21.4.92	C/A
[illegible]/92/0197	"	INT. ALTS / DIS. TOILET	27.3.92	APP
34957 CAC		DEM. REAR BOUNDARY WALL	21.5.91	SEE STATE C/A
99/70291/LA	"			
LB/2001/3316				

SPECIAL ORDERS

DRAINAGE

091074

1933 4

ADDRESS 30 Market Place (The Rose) PARISH Wok

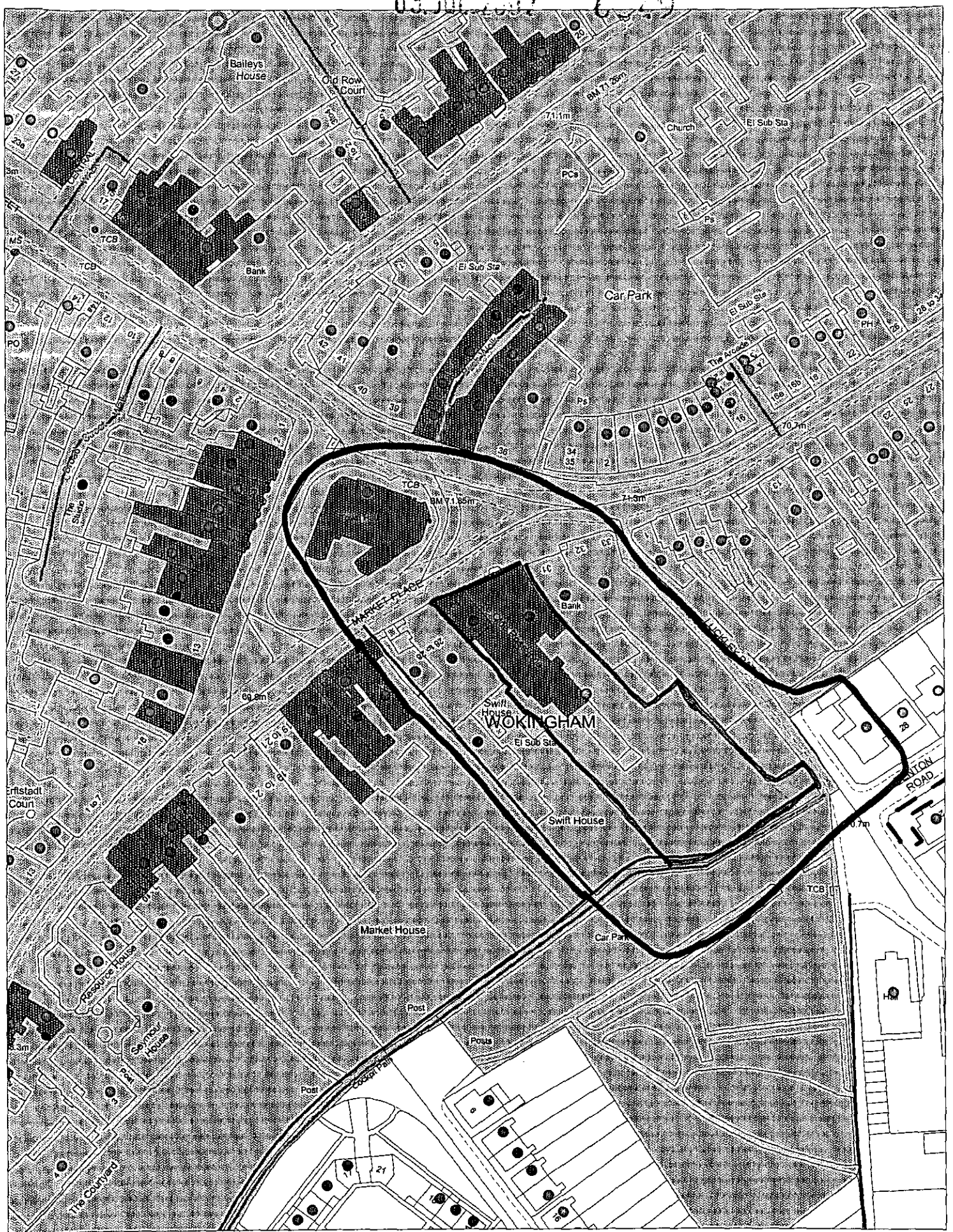
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
LB/2001/4836		Wok Town Council	Attachment of bracket to listed bldg for Xmas tree	25.10.01		C/A
LB/2001/5142		Beefeater Restaurant	WC + lobby ext + int alts	4.3.02		C/A
F/2001/5144		"	C. of U. from (A2) Financial Svcs. to (A3) Food & Drink + new frontage & toilet exts. + new new lobby + int. alts	4.3.02		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

03 JUL 2002 6549



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Development Control Section, Environmental Services, Wokingham District Council.
13 May 2002

Scale: 1 : 1250

N W E S

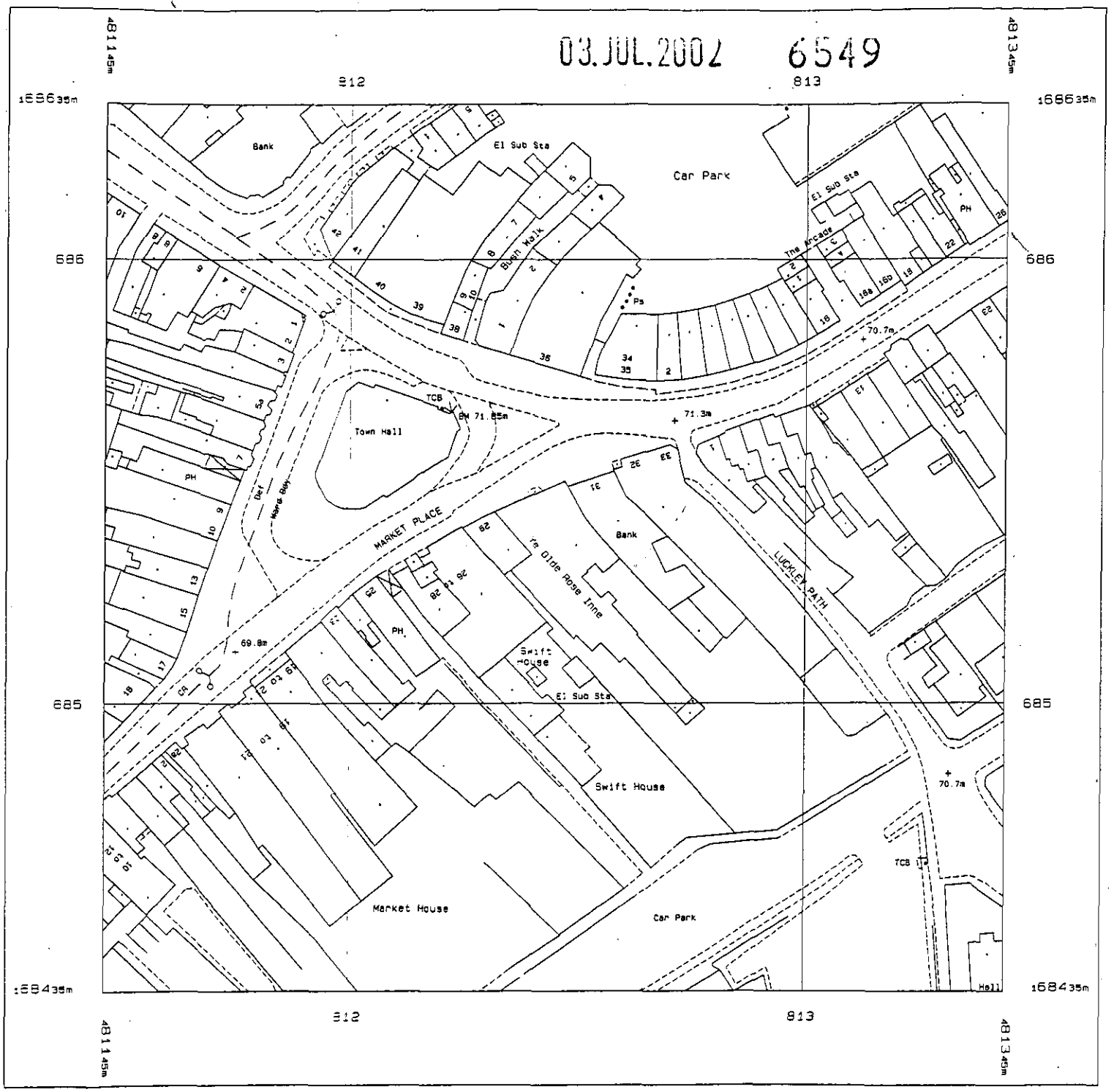
Survey

Superplan®

Planning Extract - 1

Site-centred

03.JUL.2002 6549



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8168NW

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

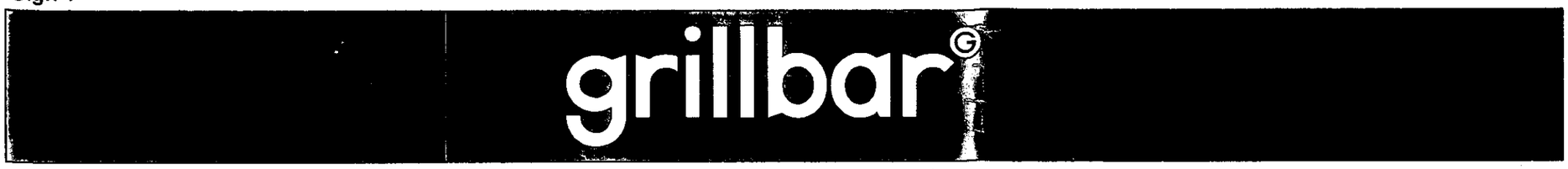
Centre Coordinates: 481245 168535

Supplied by: Blackwell's, Leeds

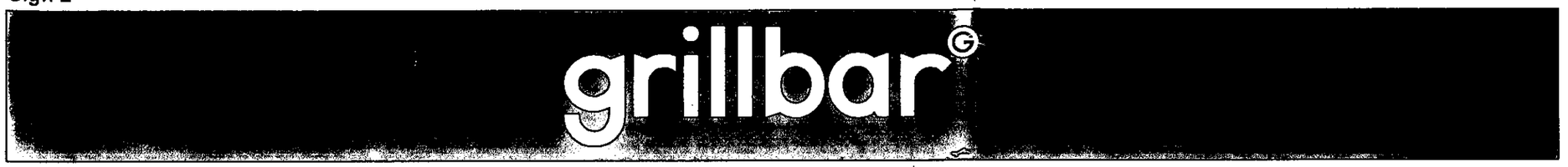
Serial Number: 25813

03.JUL.2002 0549

Sign 1

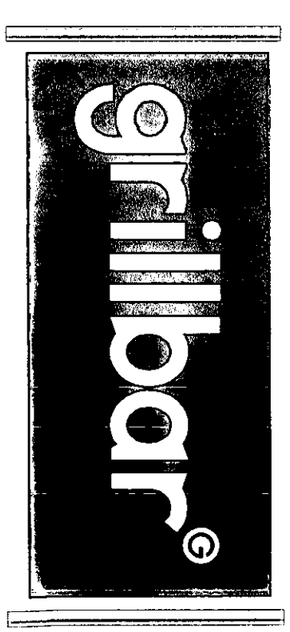


Sign 2



Sign 1
Specification - Internally illuminated to front of entrance canopy complete with side panels. Panel will be manufactured from opaque aluminium based material with the front fascia being fret cut and backed up to reveal lettering reading "grillbar".
Sprayed colour panels to pms violet, lettering in white, typeface dinMittleschrift
Height of panels 630mm with display area of 605mm, front panel 2456mm long with side panels of 1765mm and 1730mm.
Grillbar letters only to illuminate

Sign 2
Specification - Internally illuminated lightbox centrally positioned with side panels each side mounted to existing metal framework spaning rear courtyard.
Colour matched panels to the rear of the framework complete the cladding. Panel will be manufactured from opaque aluminium based material with the outward facing centre panel being fret cut and backed up to reveal lettering reading "grillbar".
Sprayed colour panels to pms violet, lettering in white, typeface dinMittleschrift
Height of panels 760mm with the illuminated section being approx 3000 long.
Grillbar letters only to illuminate



Sign 3
Specification - the banner is double sided. The poles are brush stainless finish.
quantity: Four all the same size colour pms violet with white grillbar text to usual typeface.
quantity: One one each side of building and two above main entrance.
Illuminated by overhead stalk spotlights, one per side,
Length of banners 2m



Sign 4
Apex wall lettering
"grillbar" logo in pms violet
text typeface DinMittleschrift and colour opal.
Logo to be lit from below by wall mounted omnilight with white light.
letter height - 545

Sign 5

Sign 5
Individual letters reading "entrance" to be mounted in apex to rear entrance.

sign 2



sign 5



CLIENT : Whitbread	**DATE : 20-06-02**	
TITLE : grillbar Wokingham	**DESIGNER :**	

COLOURS :	**LETTER STYLES :**	**SCALES USED :**
Violet	Corporate	1:20 1:100

Issue No.	Date	Brief Description	Raised By :

AMENDMENTS *(Latest issue number applies)*

OMEGA SIGNS
OMEGA SIGNS LTD
NEWMARKET APPROACH
LEEDS LS9 0RJ
TELEPHONE: 0113 240 3000
FAX: 0113 249 2228
website: www.omega-signs.co.uk
e-mail address: info@omega-signs.co.uk

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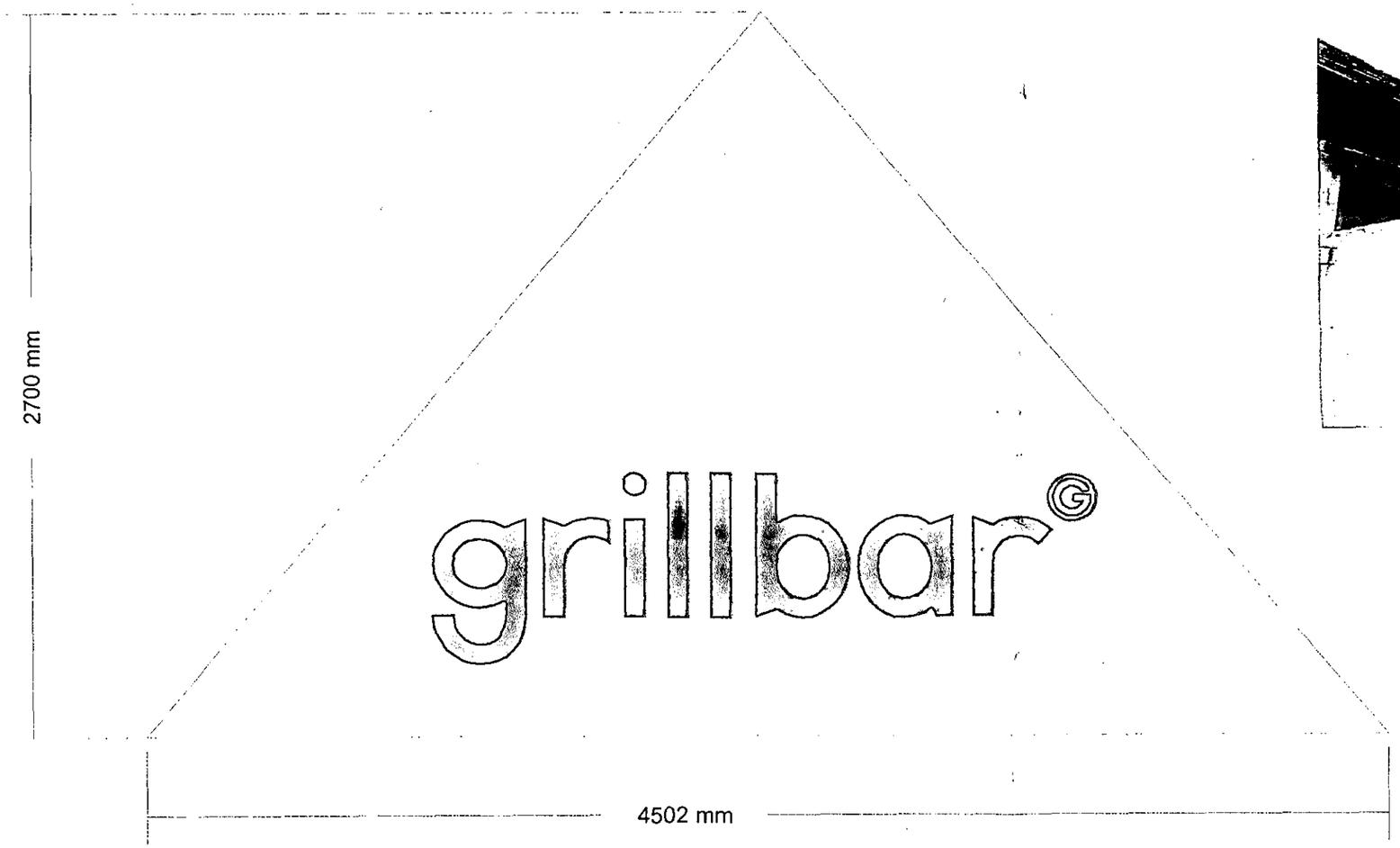
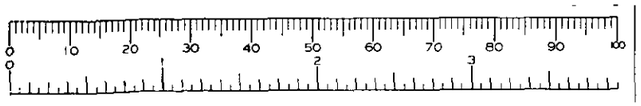
Sign 4







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e-mail address: info@omega-signs.co.uk

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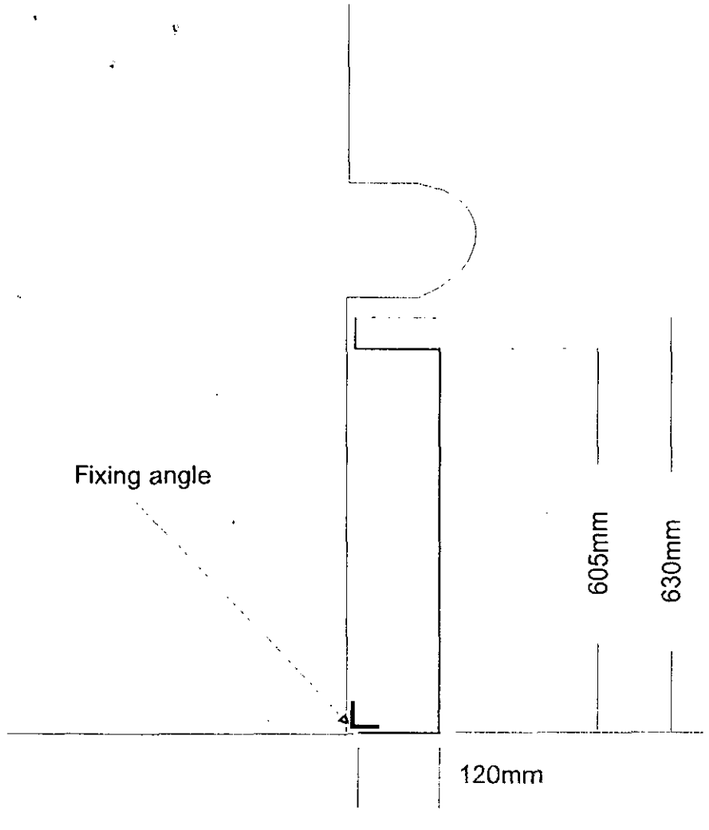



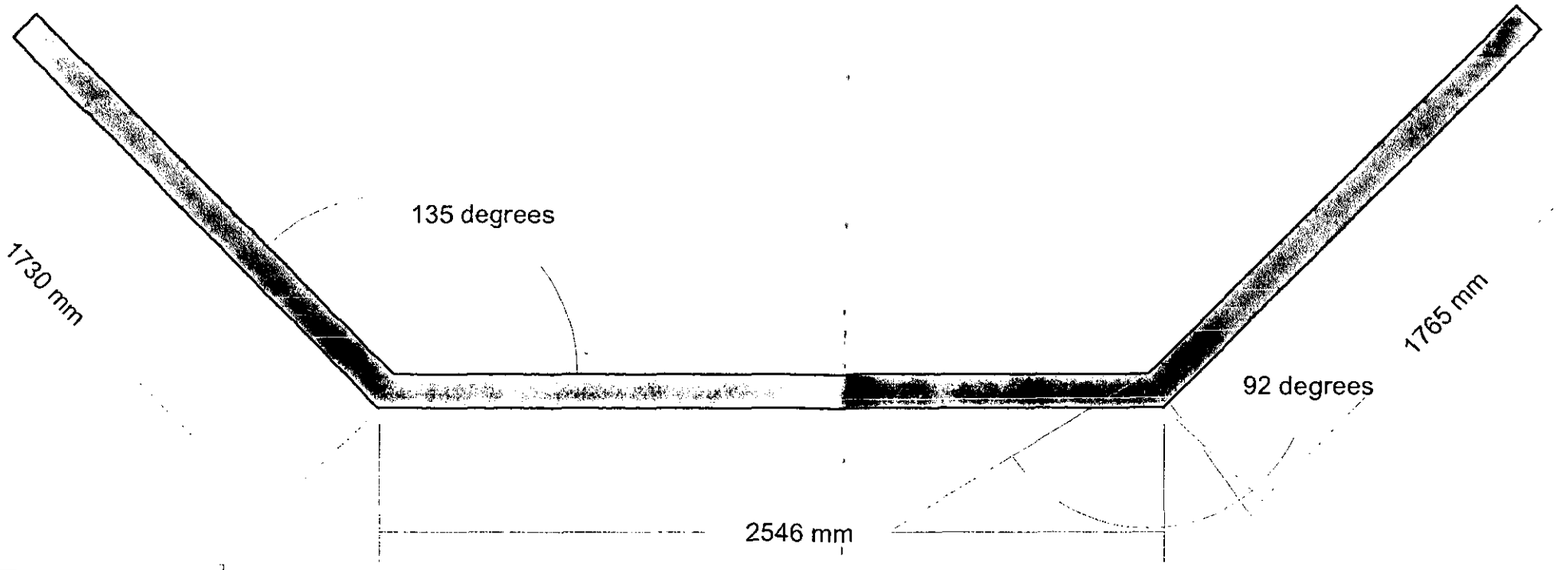

CLIENT : Whitbread	**DATE : 20-06-02**	
TITLE : grillbar Wokingham	**DESIGNER :**	

COLOURS :	**LETTER STYLES :**	**SCALES USED :**
Violet	Corporate	1:20 1:100

Issue No.	Date	Brief Description	Raised By :

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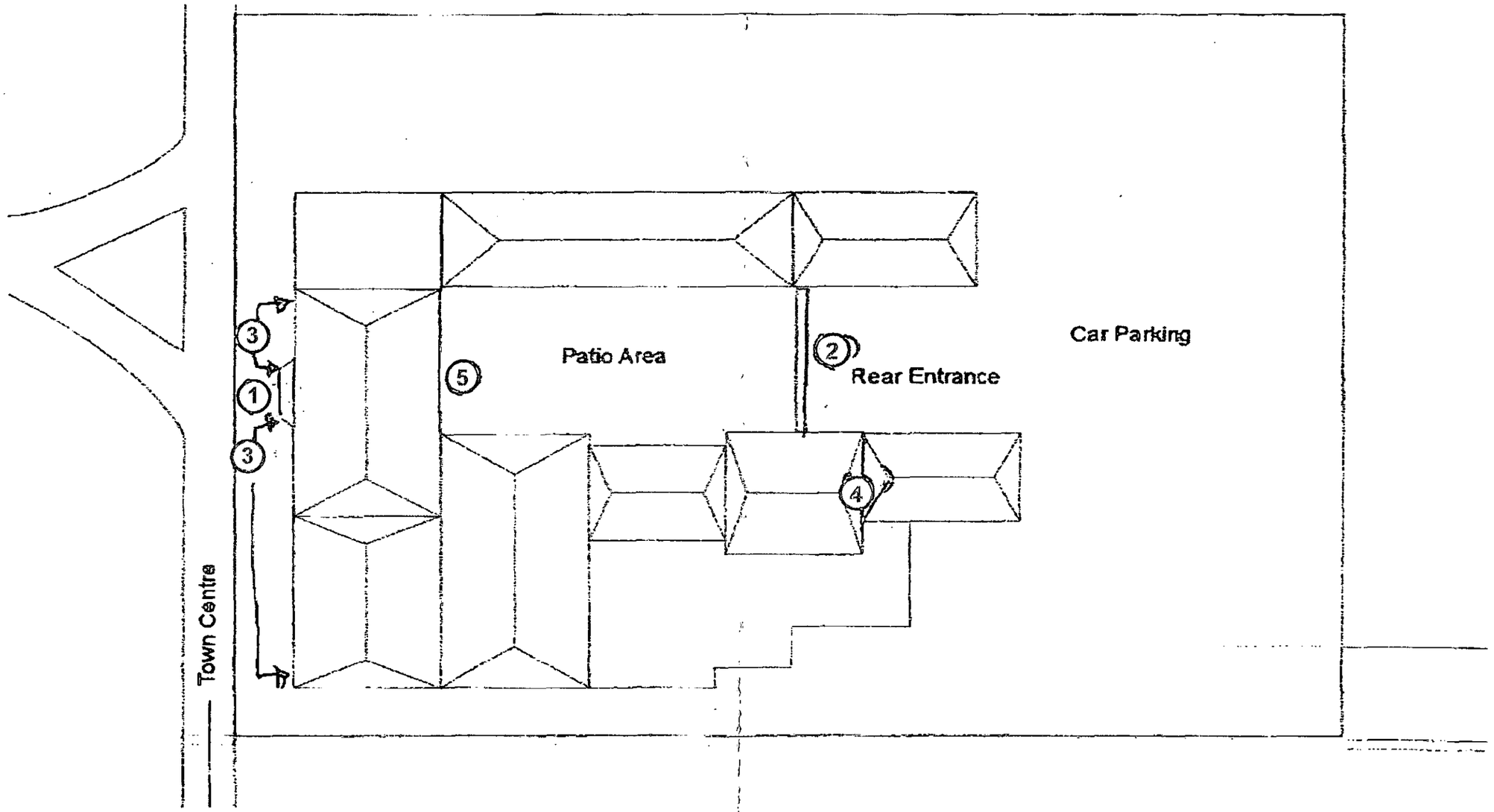
Site Plan





CLIENT : Whitbread	**DATE :** 20-06-02
TITLE : grillbar Wokingham	**DESIGNER :**

COLOURS :	LETTER STYLES :	SCALES USED :
Violet	Corporate	1:20 1:100

Issue No.	Date	Brief Description	Raised By :

AMENDMENTS *(Latest issue number applies)*

OMEGA SIGNS

OMEGA SIGNS LTD
NEWMARKET APPROACH
LEEDS LS9 0RJ
TELEPHONE: 0113 240 3000
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YE OLDE ROSE
Beefeater


Beefeater
Restaurant


ENTRANCE TO
RESTAURANT & BARS


YE
Restaurant OLDE ROSE & Pub