SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
LB/2000/0636

LOCATION:
Wokingham Tandoori 28 Denmark Street, Wokingham.

APPLICANT:
Mr Kahn C/O McCloskey & Bingham

PROPOSAL:
Proposed erection of replacement chimney to enclose extract duct

EARLIEST DATE FOR DECISION: **24/03/2000**

APPLICATION EXPIRY DATE: **18/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Kahn
C/O McCloskey & Bingham
Broomhall Lodge
Chobham Road
Woking
Surrey
GU21 4AL

***Application Number:* LB/2000/0636**

Parish:	**WOKINGHAM**
Location:	**Wokingham Tandoori 28, Denmark Street, Wokingham.**
Proposal:	**Proposed erection of replacement chimney to enclose extract duct**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason
1. In pursuance of Section 18(1)(a) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

Reason

2. In the interests of the charcater and appearance of the listed building and conservation area.

John Mitchell

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/LB/2000/0636
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

McCloskey & Bingham
Broomhall Lodge
Chobham Road
Woking
Surrey GU21 4AL

Dear Sirs

PLANNING PERMISSION LB/2000/0636
SITE: 28 DENMARK STREET, WOKINGHAM, BERKSHIRE RG40 2BB

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

I would like to take this opportunity to remind you that Planning Permission Number LB/2000/0636 has condition(s) attached to it. 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

EMY CIRCUIT
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	LB/2000/0636 EXC
BUILDING CONTROL NUMBER	FP 2000/1160 Howard
APPLICANT/AGENT	Mc Closkey & Bingham
ADDRESS OF SITE Wokingham Tandoori	28 Denmark Street WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	chimney stack.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	DS 855 02A	DS 855 02A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	No	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/10/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : LB/2000/0636 + F/2000/0638

Applicant : Mr Kahn C/O McCloskey & Bingham.

Location : Wokingham Tandoori 28, Denmark Street, , Wokingham.

Proposal : Proposed erection of replacement chimney to enclose extract duct

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/02/2000

Earliest Date for Decision : 24/03/2000

Latest Consultation Date/Site Notice Expiry Date : 24/03/2000

Application Expiry Date: 18/04/2000

Consultation Responses :

Wokingham Town Council - no objections
Conservation - principle and detail acceptable
Environmental Health - no objection
Neighbours - history of ventilation + concerns re impact on pub/beergarden
- impact of smells on amenity - fans not always used
- air leakage from ducts, fire hazard, noise disturbance from fan and flue.

Planning Issues :

Identified Settlement
Town/retail centre/pedestrian priority area/20s shopping frontage
archaeological site
Conservation area/street scene.
listed building

Application Number: LB/2000/0636 and F/2000/0638
Wokingham Tandoori, 28 Denmark Street, Wokingham

Appraisal: The ground floor of 28 Denmark Street is in use as a Tandoori restaurant, with offices above. There is an existing chimney stack, the top section of which has been removed at sometime in the past. The chimney now terminates in the loft space and the proposal is to reconstruct the upper part of the chimney and route the ducting for an extract duct through it - improvements to the ventilation of the premises are required on Environmental Health grounds, as there is a existing odour problem, which is harming the amenities of neighbouring occupiers.

During the course of the application there was discussion of a more low key solution to the problem but the owners/agents for the property did not wish to pursue this option. Reinstatement of the chimney is acceptable in principle and the detailed drawings DS:855:02/A, submitted on 4 July demonstrate that the design of the chimney would be appropriate to the building and in keeping with others in the vicinity.

The proposal is intended to facilitate improved ventilation, to comply with Environmental Health requirements and, hence should result in a reduction in the disturbance to neighbours caused by odours from the existing use. The installation would be required to comply with building regulation standards.

Recommendation: conditional approval

Application Number LB/2000/0636
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SRO 3	
02	SC52	→	in the interests of the character and appearance of the listed building and conservation area

RECORD OF SITE VISIT

SITE ADDRESS: Wokingham Tandoori
28 Denmark Street Wokingham.

APPLICATION NUMBER: LB/2000/0636

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

town centre location - retail street to front, courtyard with offices at the rear

3. DESCRIPTION OF SITE/BUILDING

terraced property - beer garden to one side + paved courtyard at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6479

Date: 24 July 2000

My ref: LB/2000/0636

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: LB/2000/0636
Wokingham Tandoori 28, Denmark Street, , Wokingham.
Proposed erection of replacement chimney to enclose extract duct

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3 August 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **LB/2000/0636**
Wokingham Tandoori 28, Denmark Street, , Wokingham.
Proposed erection of replacement chimney to enclose extract duct

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 24 July 2000

My ref: LB/2000/0636

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

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: LB/2000/0636
Wokingham Tandoori 28, Denmark Street, , Wokingham.
Proposed erection of replacement chimney to enclose extract duct.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Watson

Head of Planning and Transportation

Date: 07 July 2000

08 JUL 2000

To: Harold Sanders, Environmental Design

We have received Additional Plans for the following planning application:

Application Number: F/2000/0636

Location: Wokingham Tandoori 28, Denmark Street, Wokingham.

Proposal: Proposed erection of replacemnt chimney to conceal extract draft

Applicant: Mr Kahn C/O Mccloskey & Bingham.

Case Officer: Emy Circuit

The new plans show the following: Details of chimney stack at scale 1:20. Drawing no DS:855/02:A.

Comments are required by 17/07/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Details acceptable to me.

Harold Sanders.
Conservation
+ Design. 10.07.00.

Received by Wokingham District Council

Application No: LB/2000/0636

Proposal:
Proposed erection of replacement chimney to enclose extract duct

Location:
Wokingham Tandoori 28, Denmark Street, , 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 FEB 2000
Officer: EXC	Application No. TB 2000 0678

Map No. 75B Site 0.01
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

LB

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

Description:
LA) PROPOSED ERECTION OF REPLACEMENT CHIMNEY TO ENCLOSE EXTRACT DUCT

Location: 28 DENMARK STREET

Parish: WOKINGHAM Ward: Wescott 29.02.00

Applicant: MR. KAITN

Fee Received 00-00 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	MISSING ✓		
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 29.02.00 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:

S.N.O.

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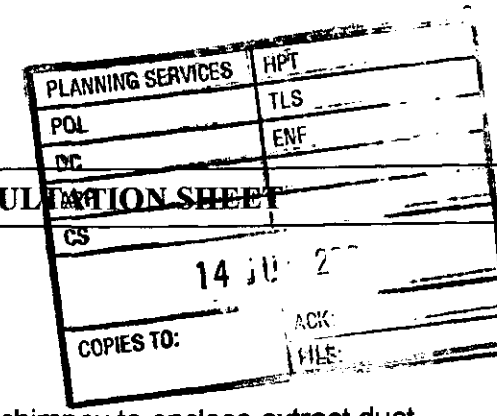


WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: LB/2000/0636 + 0638

Proposal: Proposed erection of replacement chimney to enclose extract duct.

Site Address: ~~9 Heath Close, Wokingham~~. 28 Denmark St.- correct address confirmed by phone 19/7/00

Applicant: Mr Kahn C/O McCloskey & Bingham

Your observations are required in respect of this application by **17/07/2000**

No objection to revised plan showing details of chimney stack – drawing no.DS:85502A

SIGNED: _____ **DATE:** 13/07//00

CLERK TO Wokingham Town Council

Copy

Tel. 0118 974 6766
Fax. 0118 9746401
Date. June 1, 2000
My ref. JRM
Your ref.

PLANNING SERVICES	HPT
POL	LS
DC ESE	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

The Rt. Hon John Redwood
House of Commons
London
SW1A OAA

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Redwood,

THE LORD RAGLAN, DENMARK STREET, WOKINGHAM

I refer to your letter dated 17th May 2000 regarding the above property. Enclosed are copies of letters sent to Mr Holden outlining our position . This Department has spent substantial time and effort trying to resolve this matter including the service of two legal Notices on the owner of Wokingham Tandoori and liaison on numerous occasions with all parties involved to find a solution.

It was decided that the most satisfactory solution would be to ensure the extract fan discharged at a point as high as possible. The owner of the Wokingham Tandoori has submitted a planning application to this end and it is currently being determined. Hopefully planning consent will be given and on completion of the works, the matter will be resolved.

I hope that the information provided clarifies the matter. If you have any further queries please do not hesitate to contact me.

Yours sincerely

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

cc
Ms Jane Earl, Chief Executive
Karen Satterford, Director Environmental Services
Harold Saunders, Listed Buildings Officer
Emy Circuit, Planning Officer

Tel. 0118 9746766

Fax. 0118 9746401

Date. June 1, 2000

My ref. JRM

Your ref.

Mr & Mrs Holden
The Lord Raglan Public House
Denmark Street
Wokingham
Berks

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs Holden,

ENVIRONMENTAL PROTECTION ACT 1990-WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM

I refer to your recent contact with the Rt. Hon John Redwood MP regarding the above property. I am writing to update you on matters outlined in my letter dated February 23rd 2000.

The planning application is currently still going through the determination process. I understand that the delay in its determination is due to the application involving the construction of a replacement chimney on a listed building. The Planning Department is liasing with the applicant to ensure that the consent given for this alteration work does not cause detriment to the character of the building.

As stated in my letter dated February 23rd , this Department is unable to take further action while the planning application is being determined. If you require further information regarding the planning application please contact either Harold Saunders (Listed Building Officer) or Emy Circuit(Planning Officer) on the above number.

Yours sincerely

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

CC
The Rt. Hon. John Redwood MP
Ms Jane Earl, Chief Executive
Karen Satterford, Director Environmental Services
Harold Saunders, Listed Buildings Officer
Emy Circuit, Planning Officer

Tel. 0118 974 6766

Fax. 0118 9746401

Date. February 23, 2000

My ref. JRM/LMW

Your ref.

Mr & Mrs Holden
The Lord Raglan Public House
Denmark Street
Wokingham
Berks

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs Holden,

ENVIRONMENTAL PROTECTION ACT 1990- WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM.

I write to update you on the current situation regarding the odour problem in relation to the above property and actions carried out to date.

On the 2nd of June 1999, two Environmental Protection Act Abatement Notices were served on Mr Khan regarding noise and odour caused by the ventilation system on the premises. These Notices required him to install a fan extract to prevent noise nuisance and carry out work to the existing system to incorporate carbon filters. Mr Khan complied with both of these Notices. Unfortunately the new system did not remove the odour adequately and we informed Mr Khan of this. He agreed to apply for planning permission and listed building consent so that the flue could discharge at roof level and so enable improved removal of the odours produced.

In November 1999 a planning application was submitted to the Planning Department by Mr Khan for a ventilation extract flue to discharge at roof/ridge level. This application was subsequently withdrawn due to objections by tenants of Power Investments. A subsequent amended set of drawings were submitted to the Planning Department during week commencing 7th February 2000. This application is currently being processed by Emy Circuit (Planning Officer) and Harold Saunders (Listed Buildings Officer) and a decision should be reached during April. For further information regarding the application please contact the planning officers directly.

As you are aware, since the extract has been bricked up by yourselves between the Wokingham Tandoori and The Lord Raglan, a temporary extract system has been re-routed to discharge to the rear of the property so that the kitchen can continue to have ventilation enabling food preparation to continue.

Currently Mr Khan is taking all reasonable steps to resolve this matter, in the long term by submitting the planning application and in the short term whilst the planning application is being determined. During this period of determination we are unable to take any further action to prevent odour nuisance from being produced.

I hope this information has been of use and clarifies the current situation.

Yours sincerely

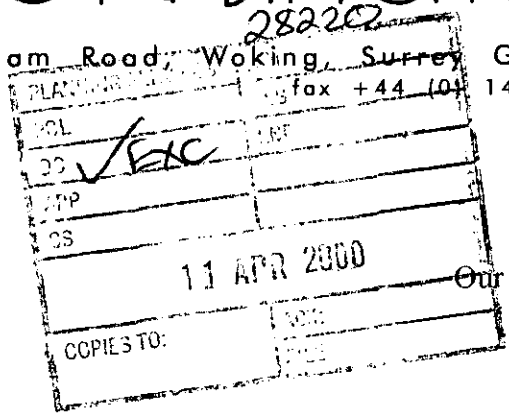
JOHN MULLANEY

cc
Mrs Elinor A Downer, Estates Manager Morland plc, The Brewery Ock Street, Abingdon, Oxfordshire, OX14 5BZ
Harold Saunders, Listed Buildings Officer, W.D.C
Emy Circuit, Planning Officer, W.D.C.
Lynne Fresson, Principal Environmental Health Officer, Food Safety W.D.C.

McCLOSKEY | BINGHAM

Broomhall Lodge, Chobham Road, Woking, Surrey GU21 4AL
tel +44 (0) 1483 770642 fax +44 (0) 1483 770642

28220



Ms.E.Circuit-Planning Dept.,
Wokingham District Council,
Planning Dept.,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

Our Ref.855:JB

10th.April 2000.

Dear Ms.Circuit,

Re: Proposed Chimney/Extract Duct at 28 Denmark Road, Wokingham

I refer to our telephone conversation with regard to the above and your request that the extract flue should discharge below ridge height in a dormer type construction.

I have now spoken to Romans the managing agents for the property and enclose a copy of their response to your suggested revised proposals. You will see that they are opposed to this solution for the stated reasons and we also feel the best solution is as depicted on the application drawings.

I understand your concerns regarding the method of construction of the replacement chimney, but would point out that methods of construction are not planning issues, but the design and materials used are under you control and may be controlled by condition. I would further stress that this will be a replacement chimney and therefore I do not understand why this should be any problem with regard to obtaining both Town Planning and Listed Building consents.

It must be a better solution to discharge the extracted fumes above the ridge line rather than at a lower level to the probable nuisance of tenants of the building.

I look forward to hearing from you in due course.

Yours sincerely,

J.P.Bingham ARICS, MCIOB

Encl.

cc. Mr.kahn

COMMERCIAL

Please reply to Winnersh

Mr J P Bingham ARICS MCIOB
McCloskey & Bingham
Broomhall Lodge
Chobham Road
Woking
Surrey GU21 4AL

Date: 5th April 2000

Our ref: DL/ap/C99/1660

Dear Mr Bingham

RE: 28 DENMARK STREET, WOKINGHAM – PROPOSED EXTRACT FLUE

Further to our telephone conversation last Friday, I understand it has now been proposed to terminate the proposed extract flue within the above below the ridge line of the property. I understand from previous discussions with the occupants of the remaining parts of the property, that they feel an extract of this nature would still affect their offices and therefore, would not be acceptable.

I would be grateful if you could relay this view to the Local Authority.

Yours sincerely

DAN LOWERY BSc ARICS

Direct Line (0118) 936 6604
92952 LOWER EARLEY
E-Mail: Dlowery@romans.co.uk

Head Office
4 King Street Lane
Winnersh
Berkshire
RG41 5AS
Tel
0118 936 6655
Fax
0118 936 6656

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR
Tel
01344 404 720
Fax
01344 304 433

www.romans.co.uk

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

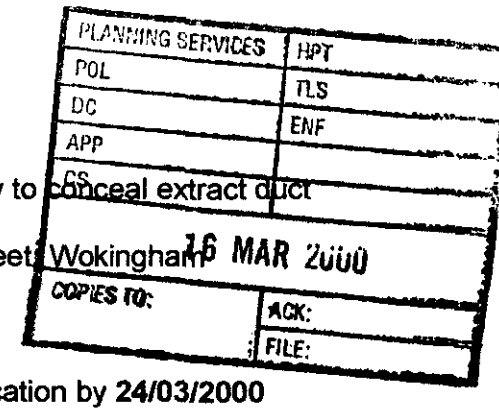
Case officer: Emy Circuit

Application Number: LB/2000/0636

Proposal: Proposed erection of replacement chimney to conceal extract duct

Site Address: Wokingham Tandoori, 28 Denmark Street, Wokingham

Applicant: Mr Khan c/o McCloskey & Bingham



Your observations are required in respect of this application by **24/03/2000**

Observations:

No Objections

SIGNED: _____ **DATE: 9 March 2000**

CLERK TO Wokingham Town Council

26746

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

FOL	FILS
DC	SMF
PP	My Ref: JRM
CS	
07	
COPIES TO:	ACK:
	FILE: Date: 6/03/2000

From: John Mullaney
Environmental Health

To: Emy Circuit
Planning Department

WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM F/2000/0638

Having considered the environmental health implications of the above application I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

Emy. Copy.

Morland plc
The Brewery Ock Street Abingdon Oxfordshire OX14 5BZ
Telephone 01235 553377 DX 35866
Direct Line 01235 540 491
Direct Fax 01235 531 828

PO
DC V C X C
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COPIES TO:
ACK:
FILE:

J Mullaney, Esq
Environmental Health Officer
Environmental Protection and Housing
P O Box 155
Shute End
Wokingham, Berks RG40 1WW

COPY

2 March 2000

Dear Mr Mullaney

Wokingham Tandoori/The Lord Raglan, Denmark Street, Wokingham

Many thanks for your copy letter of 23rd February received in our offices 1st March, addressed to Mr & Mrs Holden, our Tenants at The Lord Raglan.

The letter outlines the course of action taken by the adjacent occupier, Mr Khan, in connection with the noise and odour pollution emanating from The Wokingham Tandoori.

You and I have had several conversations regarding the length of time this situation has been allowed to continue, and I write to document the effect this has had on our Tenant and his business.

The premises at 28 Denmark Street operated as a tearoom until occupation by Wokingham Tandoori in early 1998. As a tearoom, the operators requested permission to install a Vent-Axia fan, discharging into Morland's archway. Consent was granted in letter form, although Morland retained the right to withdraw the right at their discretion.

With the change in ownership and operation came a new ventilation system in an attempt to address the much-increased need for air handling. Although Wokingham Tandoori was granted building regulations permission for the installation, the new owners did not approach Morland for a new consent.

At that time, I had discussions with Mrs S E McLaughlin, the Environmental Health Office for Wokingham Borough Council. Mrs McLaughlin made recommendations to Mr Khan for improvement to the existing ventilation equipment, but did concede these would be a stopgap measure only, and in all likelihood would not deal effectively with the problems.

The effect of Mr Khan's business on our Tenant and his customers' use of the outside seating area was of significant impact. As a consequence Morland served legal notice on Wokingham Tandoori on 21st May 1999 to revoke permission for discharge into our archway, and to remove the equipment not later than 30th June 1999.

Mr Khan did not comply with our request to remove the equipment, although I understand from your letter that he did implement the recommendations made by Mrs McLaughlin, to no obvious effect. Our Tenant continued to suffer the effects of noise and odour pollution and the most recent history is detailed in your letter.

I am very concerned with the effect this long delay and 'temporary' re-routing of the ventilation system will have on our Tenant and his business. Although an application for Planning Permission and Listed Building Consent has recently been submitted, I understand there is an area of potential dispute between the two Local Authority departments, and consent may be delayed beyond the statutory eight week period.

The effect is that our Tenant will suffer from the lack of use of his outside seating area over the course of the next months. As you may be well aware, Easter is one of the prime trading times of the Licensed trade year, and losing any potential custom over that period has a devastating effect on the viability of the business.

I write therefore to appeal for a speedy processing of Mr Khan's application, to avoid any further potential trade loss and continuing noise and odour pollution to Mr Holden and his family.

Yours sincerely

Elinor Downer

(Mrs) Elinor A Downer, ARICS
Estates Manager

Cc Harold Saunders, Listed Buildings Office, WDC
Emy Circuit, Planning Officer, WDC
Lynne Fresson, Principal Environmental Health Officer, Food Safety WDC
Patrick Bennett, Business Manager, Greene King
Steve Holden, The Lord Raglan

Tenancy\Lord Raglan.doc

Emy Circuit
Planning Officer
Wokingham District Council
P O Box 155
Shute End
Wokingham, Berks RG40 1WW

To:
Conservation Officer

From: Emy Circuit

F 2 MAR 2000

Date: 29 February 2000

Application Number: LB/2000/0636

Proposal: Proposed erection of replacement chimney to enclose extract duct.

Site Address:
Wokingham Tandoori 28, Denmark Street, , Wokingham.

Applicant:
Mr Kahn C/O McCloskey & Bingham.

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

SEE DETAILED COMMENTS ON PLANNING APPLICATION NO. F/2000/0638

PRINCIPLE ACCEPTABLE; DETAILS OF CHIMNEY TO BE CHECKED AND AGREED 22. MARCH. 00

Harold Sanders
CONSERVATION ARCHITECT
16. March. 00

THE SITE VISIT WAS CARRIED OUT 22. MARCH AND IT WAS ESTABLISHED THAT THE EXISTING CHIMNEY FLUE IS TERMINATED IN THE ROOF SPACE BUT NOT SEALED. THE METHOD AND DEGREE OF INFILL WAS NOT INSPECTED AT GROUND FLOOR LEVEL; MUCH RUBBLE INFILL WAS EVIDENT, VIEWED FROM THE ROOF SPACE.

THE ROOF OVER THE CHIMNEY HAS BEEN REFORMED WITH A RIDGE MEMBER (NOT AS THE ORIGINAL OAK PEGGED ORIGINAL ROOF)

THE LOCATION OF THE PROPOSED NEW CHIMNEY JUST IS SUPPORTED

HOWEVER THE RE-INTRODUCTION OF A NEW CHIMNEY IS A MAJOR CONSTRUCTION WITH IMPLICATIONS ON DENMARK STREET – BOTH VISUALLY AND WITH SCAFFOLDING AND BUILDING MATERIALS, FOOTPATH ACCESS ETC. IT WOULD BE A MAJOR AND COSTLY UNDERTAKING.

THERE ARE ALSO PROBLEMS / AGREEMENTS RELATED TO THE PARTY WALL TO BE RESOLVED.

IT WAS NOTED THAT THE GROUP OF BUILDINGS 22 – 28 DENMARK STREET ALL HAVE LOST THEIR CHIMNEYS IN RECENT YEARS. THEREFORE TO REINTRODUCE AN ORIGINAL FEATURE, WHICH APPEARS COMMENDABLE IN PRINCIPLE COULD BE VISUALLY IMPOSING, UNLESS WELL DETAILED AND TO AN APPROPRIATE SCALE AND PROPORTION.

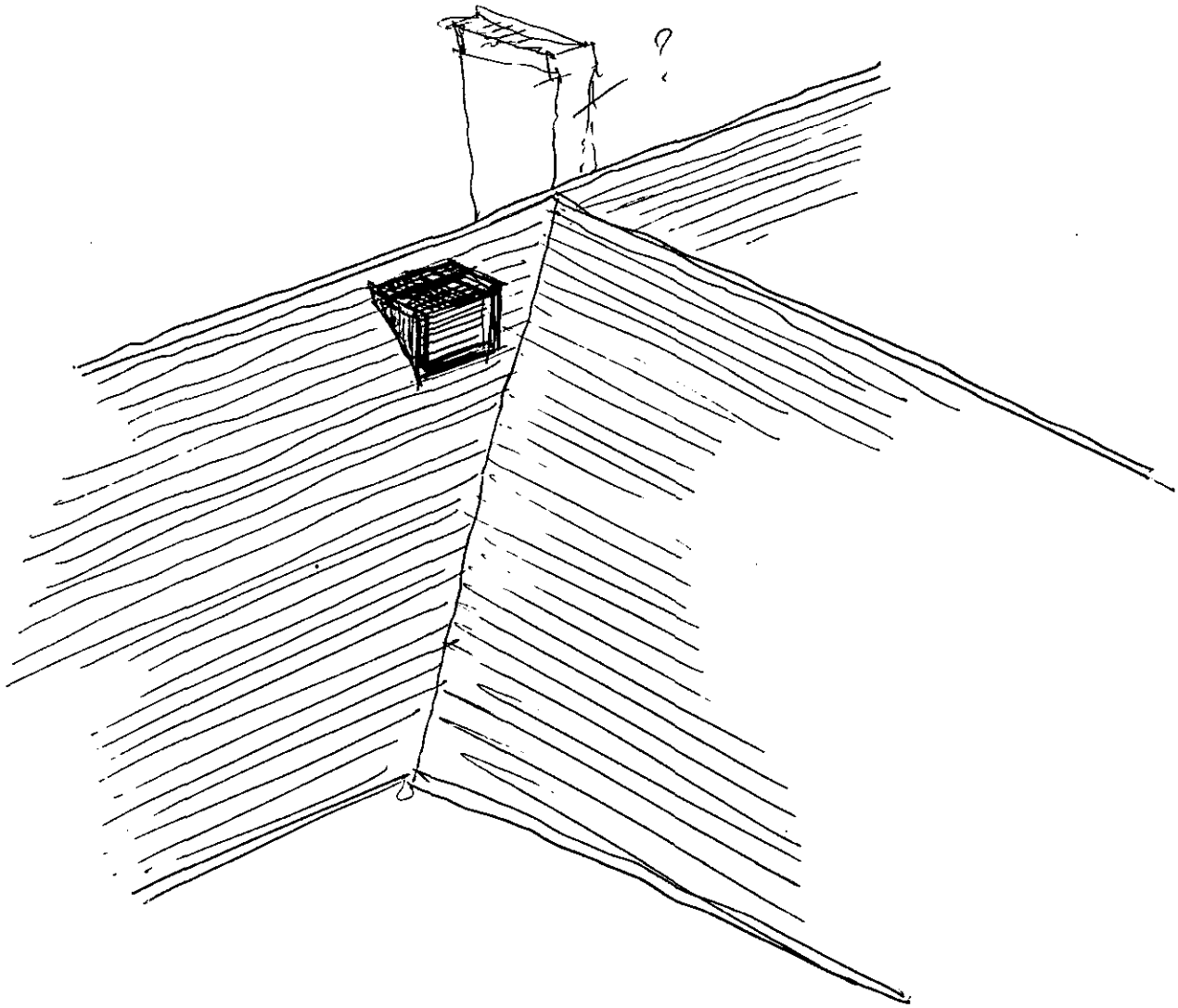
I WOULD CONSIDER A SMALL DORMER-TYPE STRUCTURE, JUST BELOW THE RIDGE, TO BE MORE VISUALLY ACCEPTABLE, QUICKER TO CONSTRUCT, AND THEREFORE ABLE TO RESOLVE THIS UNFORTUNATE SITUATION TO MANY PARTIES SATISFACTION SOON.

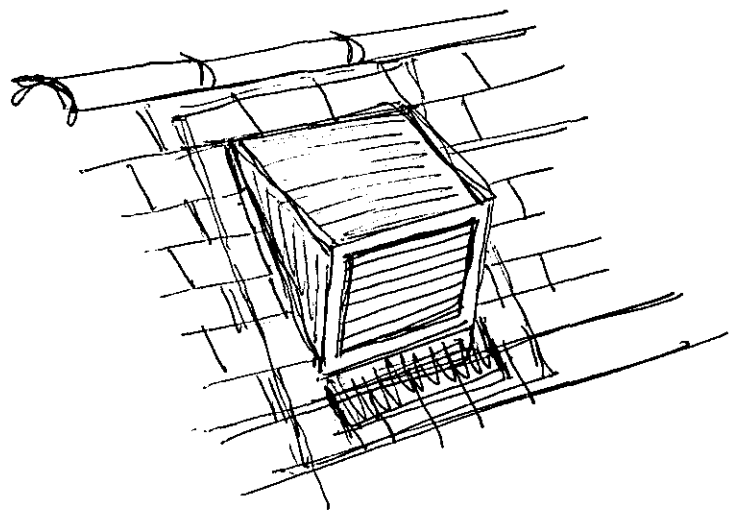
I SUGGEST WE MEET THE AGENT, AS A MATTER OF URGENCY, TO DISCUSS THE OUTCOME OF OUR SITE INSPECTION

Harold Fowden

CONSERVATION ARCHITECT

23 March 00





Emy Circuit – Planning Dept. (Dev Control)

Tel. 0118 974 6766
Fax. 0118 9746401
Date. February 23, 2000
My ref. JRM/LMW
Your ref.

25 FEB 2000
COPIES TO: ACK: FILE:

Mr & Mrs Holden
The Lord Raglan Public House
Denmark Street
Wokingham
Berks

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr & Mrs Holden,

ENVIRONMENTAL PROTECTION ACT 1990 - WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM.

I write to update you on the current situation regarding the odour problem in relation to the above property and actions carried out to date.

On the 2nd of June 1999, two Environmental Protection Act Abatement Notices were served on Mr Khan regarding noise and odour caused by the ventilation system on the premises. These Notices required him to install a fan extract to prevent noise nuisance and carry out work to the existing system to incorporate carbon filters. Mr Khan complied with both of these Notices. Unfortunately the new system did not remove the odour adequately and we informed Mr Khan of this. He agreed to apply for planning permission and listed building consent so that the flue could discharge at roof level and so enable improved removal of the odours produced.

In November 1999 a planning application was submitted to the Planning Department by Mr Khan for a ventilation extract flue to discharge at roof/ridge level. This application was subsequently withdrawn due to objections by tenants of Power Investments. A subsequent amended set of drawings were submitted to the Planning Department during week commencing 7th February 2000. This application is currently being processed by Emy Circuit (Planning Officer) and Harold Saunders (Listed Buildings Officer) and a decision should be reached during April. For further information regarding the application please contact the planning officers directly.

As you are aware, since the extract has been bricked up by yourselves between the Wokingham Tandoori and The Lord Raglan, a temporary extract system has been re-routed to discharge to the rear of the property so that the kitchen can continue to have ventilation enabling food preparation to continue.

/....

Currently Mr Khan is taking all reasonable steps to resolve this matter, in the long term by submitting the planning application and in the short term whilst the planning application is being determined. During this period of determination we are unable to take any further action to prevent odour nuisance from being produced.

I hope this information has been of use and clarifies the current situation.

Yours sincerely

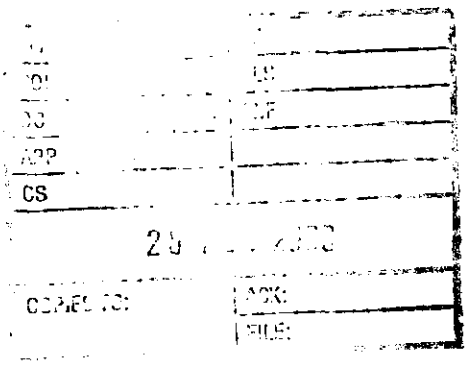
J Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

cc
Mrs Elinor A Downer, Estates Manager Morland plc, The Brewery, Ock Street, Abingdon, Oxfordshire, OX14 5BZ
Harold Saunders, Listed Buildings Officer, W.D.C
Emy Circuit, Planning Officer, W.D.C.
Lynne Fresson, Principal Environmental Health Officer, Food Safety W.D.C.

Emy Grant - Planning - D_C

Tel. 0118 974 6766
Fax. 0118 9746401
Date. February 24, 2000
My ref. JRM/LMW
Your ref.



Mr Derek Hampshire
AED Practice Ltd
2 The Courtyard
Denmark Street
Wokingham
Berks
RG40 2AZ

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Hampshire,

ENVIRONMENTAL PROTECTION ACT 1990- WOKINGHAM TANDOORI, DENMARK STREET, WOKINGHAM.

I refer to your letter dated 9th of February 2000 and my subsequent conversation with Mrs Hampshire on the 11th of February 2000.

I write to inform you of the current situation regarding the odour problem in relation to the above property and actions carried out to date.

On the 2nd of June 1999, two Environmental Protection Act Abatement Notices were served on Mr Khan regarding noise and odour caused by the ventilation system on the premises. These Notices required him to install a fan extract to prevent noise nuisance and carry out work to the existing system to incorporate carbon filters. Mr Khan complied with both of these Notices. Unfortunately the new system did not remove the odour adequately and we informed Mr Khan of this. He agreed to apply for planning permission and listed building consent so that the flue could discharge at roof level and so enable improved removal of the odours produced.

In November 1999 a planning application was submitted to the Planning Department by Mr Khan for a ventilation extract flue to discharge at roof/ridge level. This application was subsequently withdrawn due to various objections raised. A subsequent amended set of drawings were submitted to the Planning Department during week commencing 7th February 2000.
This application is currently being processed by Emy Circuit (Planning Officer) and Harold Saunders (Listed Buildings Officer) and a decision should be reached during April. For further information regarding the application please contact the planning officers directly.

As you are aware, since the extract has been bricked up between the Wokingham Tandoori and the Lord Raglan, by the occupiers of The Lord Raglan, a temporary extract system has been re-routed to discharge to the rear of the property so that the kitchen can continue to have ventilation enabling food preparation to continue.

/...

Currently Mr Khan is taking all reasonable steps to resolve this matter, in the long term by submitting the planning application and in the short term whilst the planning application is being determined. During this period of determination we are unable to take any further action to prevent odour nuisance from being produced. Mr Khan has also agreed not to prepare or cook food prior to 5pm.

I hope this information has been of use and clarifies the current situation.

Yours sincerely

J Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

cc
Mr Burrows, Power Investments, White Ladies Park, Ascot, Berks, SL5 8AQ.
Harold Saunders, Listed Buildings Officer, W.D.C
Emy Circuit, Planning Officer, W.D.C.
Lynne Fresson, Principal Environmental Health Officer, Food Safety W.D.C.

McCLOSKEY & BINGHAM

Broomhall Lodge, Chobham Road, Woking, Surrey GU21 4AL
tel +44 (0) 1483 770642 fax +44 (0) 1483 770642

M.L.Thorp Esq.-Principal Development
Control Officer,
Wokingham District Council,
Planning Dept.,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

Our Ref.855:JB

22.FEB.2000* 0636

21st.February 2000.

Dear Sir/Madam,

Re: Proposed Chimney/Extract Duct at 28 Denmark Road, Wokingham

I am in receipt of your letter and forms dated 18th.February 2000. As you will be aware any application for this extract flue is a matter of great urgency as the fumes from the flue is a matter of concern to your Environment Health Dept. together with adjacent properties. I therefore do not understand why the revised drawings could not be substituted for the original and the current Listed Building application progressed to save time.

To expedite matters, please find enclosed a further Listed Building application together with a Town Planning application for the above on behalf of .Mr.Kahn together with the planning fee of £95.

We hope that as the previous Listed Building application has already been processed the enclosed applications will be dealt with as soon as possible.

Should you require any further information, kindly telephone the writer.

Yours faithfully,

J.P.Bingham ARICS, MCIOB

Encls.

P.S. ONLY 5 NO COPIES OF THE T.P. APPLICATION FORM WERE ENCLOSED WITH YOUR LETTER.

1933

(3)

ADDRESS 28 DENMARK STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
HS213 LBC } 95/61305/LA }	MR. S.L.	EXTRACTION FLUE/INT. ALTS.	15.12.95	R
HS214 } 95/61306/L }	"	"	18.12.95	R
FP95/3903	MR. S.L.	INT. ALTS.	26.10.95	APP
96/63503/LBC	"	EXTR. FLUE OUTLET & INT ALTS.	27.6.96	C
96/63509/L	"	"	28.6.96	C
99/70793/LA				
	22.FEB.2000* 0636			

MINISTRY DECISION

SPECIAL ORDERS

(1) ADDRESS 28 DENMARK STREET PARISH WOK

PLOT No. HALL - FUNERAL ~~DIRECTORS~~ SHOP ORD. SHEET No. 75B

BUILDER LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 813	Langdown	Shop & 1st floor offices		
TP 916	do	Lock-up shop / Sup 813	10/5/55	UN
R/27/59	Langdown	Use as office	27/8/59	UNC
R/51/59	Hall & Son	Chapel of Rest	10/12/59	RE
~~0/37/63~~	~~Sinclair Properties~~	~~Redevelopment~~	~~28/11/63~~	~~C/A~~
R/135/71	Langdown	Gd floor as Chapel of Rest & workshop	21/10/71	28/8/71 RE
R/208/71	do	Chapel of Rest	27/2/73	RE
01632	Vandry Developments	Rem shops & offices	28/11/74	N/A C
BR 1831	do	Repairs & alts.	30/12/74	App N/
02146	do	Workshop & office access	17/4/75	N/A C
05014	"	DEMOLITION OF BARN - ERECTION OF OFFICE BLOCK	26.8.76	WITHDRAWN N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS 28 DENMARK STREET PARISH WOKINGHAM

PLOT No. 'PIECE OF CAKE' ORD. SHEET No. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05734	VANDREY DEVS. LTD.	RE-ERECT BARN - ERECT OFFICE BLOCK	20.1.77	N/A RE
05739	"	LISTED BUILDING CONSENT	20.1.77	N/A RE
05996	ADNER INVESTMENTS LTD.	OFFICE DEV. AT REAR	17.3.77	N/A C/A
06102	"	shop front	14.4.77	N/A C/A
06103	"	" " listed building consent	14.4.77	N/A C/A
07143	VANDREY DEVS LTD.	TEMPORARY CAR PARKING	27.10.77	N/A 31.10. TP
39252	P. REEVES	SHOP (A1) TO TEA ROOM (A.3)	23.7.92	C/A
39437 LBC			11.6.92	PI
39651				
39695 LBC	"	FASCIA SIGN / INT. WORKS	30.7.92	C/A
41234	"	NON ILL SIGN	19.7.93	C/A
41235 LBC	"	"	26.8.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

22.FEB.2000* 0636

1.		APPLICANTS NAME	MR.KAHN,
		ADDRESS	28 DENMARK STREET, WOKINGHAM, BERKS.
		POST CODE	RG40 2BB
		PHONE	01189 794020
2.	If the applicant has an agent, all correspondence will be send to the agent.	AGENTS NAME ADDRESS	McCLOSKEY & BINGHAM, BROOMHALL LODGE, CHOBHAM RD WOKING, SURREY
		POST CODE	GU21 4AL
		PHONE	01483 770642
3.	(a) The site of the Application Building must be shown EDGED RED on the submitted plans.	BUILDING LOCATION	28 DENMARK STREET, WOKINGHAM
	(b) What type of building, e.g. barn , dwelling, does the Application relate to.	BUILDING TYPE	RESTAURANT/OFFICES
	(c) What is the existing use of the building, if vacant, state this together with last use of the building.	BUILDING USE	RESTAURANT/OFFICES
	(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.	LISTING GRADE	GRADE 11
4.	List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4)		Drg.No.DS:855:02
5.	Applicants interest in land? e.g. owner, lessee, potential purchaser		LESSEE
6.	WHAT IS THE APPLICATION FOR? *Give brief details of the proposed works* both internal and external.		REPLACEMENT OF CHIMNEY to ENCLOSE EXTRACT DUCT
7.	WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK? e.g. state materials and colour of any new walls or roof.		RECLAIMED BRICKWORK & BLACK METAL GRILLE (BRICKWORK TO MATCH)

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?
(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?

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.

NOT KNOWN

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. KAHN

Date 21:02:00

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.'

1772A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

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

CERTIFICATE A

(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. I have *The applicant has given the requisite notice to all the persons other than myself *the applicant 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
POWER INVESTMENTS LTD., WHITE LADIES PARK, PRINCE ALBERT DRIVE, ASCOT BERKS SL5 8AQ		21-02-2000

or:-

CERTIFICATE C

I hereby certify that:-

1. I am *The applicant 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 .....

2. I have *The applicant has given the requisite notice to the following persons other than myself *the applicant 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.

† See note (a) to Certificate A

Name of owner	Address	Date of service of notice

3. I have *The applicant 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) .....

.....

.....

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

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

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

(c) .....

(d) on.....

Copy of notice as published

SEE OVERLEAF

1772B

or:-

CERTIFICATE D

I hereby certify that:-

1. *The applicant / I am is 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:

(b) .....

.....

.....

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

(c) .....

(d) on .....

Copy of notice as published

22.FEB.2000* 0636

Signed .....

*On behalf of MR KAHN

Date 25:02:2000

(See note (a) in Certificate A

(b) Insert description of steps taken

(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)

* Delete where inappropriate

H.M. LAND REGISTRY

22 FEB 2000* 0636

BK 160909

SURVEY RENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	~~BERKSHIRE~~		SU 8168	Y

© Crown Copyright 1974

50 Enlarged from 1/2500 ~~WOKINGHAM DISTRICT~~ Old Reference XXXVIII 15 R

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

