APPLICATION NO:
CLE/2001/5556

LOCATION:
80 High Street, Wargrave Reading.

APPLICANT:
Mrs A Ravenhall C/O Willmett & Co

PROPOSAL:
Application for certificate of lawful existing use for use of business premises as a dwelling.

EARLIEST DATE FOR DECISION: **24/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
26/03/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

666

RAILEX
Marbleboard

EASIFILE EP7

Application No : CLE/2001/5556

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 5/03/2002 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and coloured red was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use commenced more than ten years ago and there has been no subsequent change of use.

Signed ..... (Development Control Manager)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG11 1WH

Date: 05/03/2002

FIRST SCHEDULE

Use of business premises as a dwelling for residential use

SECOND SCHEDULE

Land at 80 High Street, Wargrave, Reading

Notes :

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Application No : CLE/2001/5556

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 5th March 2002 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and coloured red was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use commenced more than ten years ago and there has been no subsequent change of use.

Signed ..... (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WH

Date: 5th March 2002

FIRST SCHEDULE

Use of business premises as a dwelling for residential use.

SECOND SCHEDULE

Land at 80 High Street, Wargrave, Reading.

Notes :

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

H.M. LAND REGISTRY

BK21969

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	BERKSHIRE		SU 7878	E

Scale: 1/1250 Enlarged from 1/2500 WOKINGHAM DISTRICT

©Crown copyright 1979

Old Reference XXX 6 D

Survey.

as the Citizens' Advice Bureau should be sought.

20 JAN 2012 5556

REFUSAL OF PLANNING PERMISSION

P 28

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR G RAVENHALL
C/O MR BARRIE R STEELE, AA DIP.
THE GALLERY,
SONNING EYE, READING
RG4 OTP BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BH

Application No. 27956 (F)

Proposal:
CHANGE OF USE FROM RESIDENTIAL TO BUSINESS
80 HIGH STREET, WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The application proposes a development for general office purposes basically unrelated to local needs and involving the loss of a residential unit. As such it is considered to be inappropriate and out of keeping with the character of the village, particulary as the area is not considered to be a suitable location for office development and having regard to the limited car parking facilities in the area and also the provisions of the local plan which preclude this type of development.(R126)

02 The proposal conflicts with the proposals contained in the approved Local Plan for Wargrave and will be detrimental to the successful implementation of the principles of the plan.(R160)

03 The proposal would generate additional traffic onto Ferry Lane which is substandard, and would result in an increased risk of accidents to road users.(R289)

Date 02 SEP 1987

District Secretary

N.B. A statement of the applicant's rights is attached.

Department of the Environment and
Department of Transport
Common Services
Room 1417 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 927
Switchboard 0272 218811
GTN 2074

Barrie R Steele AADip ARIBA FFB
The Gallery
Sonning Eye
Reading
RG4 0TP

Your reference
7812
Our reference
T/APP/H0330/A/87/[illegible]/P4
Date 25 FEB 88

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR G BAVENHALL
APPLICATION NO:- 27956

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Wokingham District Council to refuse planning permission for the change of use from residential to business at 80 High Street, Wargrave. I have considered the written representations made by you and by the council and also those made by other interested persons. I inspected the site on Monday 18 January 1988.

2. From my inspection of the site and its surroundings and consideration of the representations made I conclude that the main issues are whether the property could be a desirable residential property and whether its use for the business proposed would be harmful to the street scene and the existing village life. There is also an issue related to parking but it is my opinion that this matter is capable of solution.

3. The property the subject of this appeal is on the west side of the A321 just to the south of the junction with the B477 and within the length of the former road enclosed by traffic lights. The property is a two storey brick building and is between a public house and an art gallery and antique shop.

4. The A321 is very narrow outside the appeal property and in my opinion any parking on the forecourt would create significant dangers to other traffic on the A321 when vehicles enter or leave. Accordingly the proposal to close off the forecourt is a point in favour of the proposal. I do not agree that the appellant is proposing additional parking in Ferry Lane where he lives. It is my impression that the appellant may well park in Ferry Lane as he does at present, but I consider it entirely improbable that any of his clients will park there. I consider this to be the case particularly as there is a free public car park on the B477 within a hundred yards.

5. The property itself provides accommodation of a reasonable standard for residential purposes, having all the usual offices and rooms of adequate size. However to my mind there are two serious drawbacks to No. 80 which make it less than desirable as a residential property.

This is 100% recycled paper

6. The property has no amenity area at the back whatsoever, not even a balcony. In addition the small front yard opens directly onto the A321, near a junction and there would be an extremely dangerous situation for children if they were being brought up in No. 80. In addition it seems to me that in residential use this forecourt would be used for parking, causing inconvenience and dangers to other traffic on the A321 when vehicles enter or leave the site.

7. I also note that some years ago the council also considered that No. 80 was of doubtful value as a residence due to lack of a reasonable standard of amenity and privacy. I agree with this opinion. I note that later alteration to a house was permitted, but no improvements to the amenities were possible.

8. Accordingly, it is my opinion that a business use which does not attract a lot of visitors to the premises and is discreet would not be objectionable. However I do consider that a measure of control should be exercised and so I consider it appropriate that any permission should be related directly to the appellant so that any change in the type of business will be subject to the approval of the local planning authority.

9. Also I consider conditions are appropriate to prohibit parking on the forecourt and relating to the appearance of the house to ensure that the character of the area is retained.

10. I have considered all other matters raised but there are none that outweigh those on which my decision is based.

11. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the change of use from residential to business at 80 High Street, Wargrave in accordance with the terms of the application (No 27956) dated 6 August 1987 and the plans submitted therewith and amended by the revised drawing, subject to the following conditions:

1. the development hereby permitted shall be begun not later than 5 years from the date of this letter;

2. all the materials to be used in the elevations of the proposed birch piers and infill panel shall be to the approval of the local planning authority;

3. the use hereby permitted shall be carried on only by Mr and Mrs G Ravenhall;

4. the residential appearance of the premises shall be retained and the windows shall not be used for display purposes;

5. the use of the building hereby permitted shall be limited to the use defined in Class A2, Use of the Schedule of the Town and Country Planning (Use Classes) Order 1987;

6. the scale and intensity of the use of the site and the activities carried out, both within the buildings and in the open, shall not be greater than stated in the agents letter of 23 April 1987.

12. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

13. The developer's attention is also drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970.

14. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant

C W WOLLEY CEng FICE FIHT
Inspector

Application for Certificate of Lawfulness (existing) by Mrs A Ravenhall at 80 High Street Wargrave, for the existing use of the building as a dwelling.

Planning History

Mr and Mrs Ravenhall purchased the above property in 1987. Mr Ravenhall wanted to carry out a business from the property and, as such, an application was made to the Wokingham District Council for a change of use from residential to business use (application number 27956). This application was refused by the Council on 2nd September 1987 and an appeal was lodged.

The Inspector allowed the appeal and change of use from a residential dwelling to a business premises was approved with conditions on 25th February 1988. The approval given by the Inspector had conditions attached, one of which is:

The use hereby permitted shall be carried on only by Mr and Mrs G Ravenhall

As the approval is personal to Mr and Mrs Ravenhall, any new occupants of the building would need to apply for approval to carry on the use as a business premises. The building would therefore revert to the residential use unless new occupants apply to continue the business use.

Application and Activities on Site

The applicant has stated that the business use approved was not carried out for very long and in fact ceased in 1991. Since that time the property has been used by Mrs Ravenhall as a residential dwelling and Mr Ravenhall died. Mrs Ravenhall did not consider it necessary to re-apply to the Council for a change of use to revert the building back to a residential dwelling.

It is therefore claimed that the premises has been used as a residential dwelling for over 10 years.

Evidence

- A sworn declaration has been provided by Mrs Ravenhall to state the property has been in use as a residential dwelling since early 1991.
- A copy of the Land Registry Certificate showing the owner of 80 High Street Wargrave is Mrs MA Ravenhall

Conclusion

Evidence has been provided to show the premises at 80 High Street Wargrave has been used as a residential dwelling for more than ten years and a certificate should be issued.

Heidi Lynch
February 27, 2002

Ok to Legal
MLT

Colin Lovell

5.3.02

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

M E M O R A N D U M

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/cma 6524
TO:	**Heidi Lynch** **Development Control**	**DATE:**	28 February, 2002

Application for Certificate of Lawfulness (existing) by Mrs A. Ravenhall at 80 High Street, Wargrave, for the existing use of the building as a dwelling

I confirm that I have considered this matter and agree that a Certificate of Lawfulness should be issued for use of the building as a dwelling.

I return the file with this memorandum.

Colin Lawley

P.S. Use as a dwelling only needs 4 years (not 10) in any event

Best Wishes
Colin

Tel: (0118) 974 6482

Date:

My ref: CLE/2001/5556

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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: CLE/2001/5556
80, High Street, Wargrave, Reading.
Application for certificate of lawful existing use for use of business premises as a dwelling.

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 **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **CLE/2001/5556**
80, High Street, Wargrave, Reading.
Application for certificate of lawful existing use for use of business premises as a dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6482

Date:

My ref: CLE/2001/5556

CONFIDENTIAL

Councillor Etheridge
2 Grensell Close
Eversley
Hook
Hants
RG27 0QQ

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

Dear Councillor

Application Number: CLE/2001/5556
80, High Street, Wargrave, Reading.
Application for certificate of lawful existing use for use of business premises as a dwelling..

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 **Heidi Lynch** on **(0118) 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

WORK SHEET FOR : Heidi Lynch

Application Number : CLE/2001/5556

Applicant : Mrs A Ravenhall C/O Willmett & Co.

Location : 80, High Street, Wargrave, Reading.
Proposal : Application for certificate of lawful existing use for use of business premises as a dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/01/2002

Earliest Date for Decision : 24/02/2002

Latest Consultation Date/Site Notice Expiry Date : 24/02/2002

This application will have expired on: 26/03/2002. 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 :

Wargrave Parish - no objections

Planning Issues :

Application Number: CLE/2001/5556

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

Application Number CLE/2001/5556
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 80 High Street
Wargrave Reading.

APPLICATION NUMBER:
CLE/2001/5556

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 01/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

House is in use as a residential dwelling, not an office.

cc

FROM: Heidi Lynch

DELEGATED

DATE: 31 January 2002

WARGRAVE PARISH CONSULTATION SHEET

Application Number: CLE/2001/5556

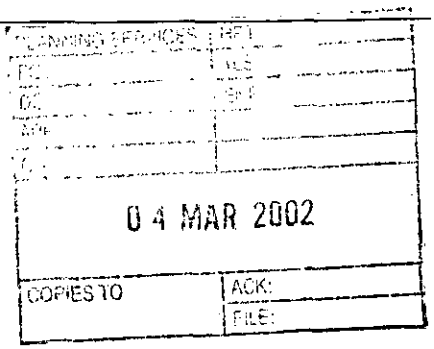
Proposal: Application for certificate of lawful existing use for use of business premises as a dwelling..

Site Address: 80, High Street, Wargrave, Reading.

Applicant: Mrs A Ravenhall C/O Willmett & Co.

Your observations are required in respect of this application **by 24/02/2002** .

No objection



SIGNED: _____ DATE: 18/2/02

Clerk To Wargrave Parish/Town Council.

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: 2001/5556

Proposal:
Application for certificate of lawful existing use for use of business premises as a dwelling.

Location:
80 High Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 15/02/2002 for the following reason(s);

SITE IS IN A CONSERVATION AREA

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **08/03/2002**. Written comments submitted will become available for public inspection.

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

Date: 15/02/2002

Willmett & Co
Solicitors

11, Wargrave Road, Twyford, Berkshire RG10 9NZ Telephone 0118 934 5417
Fax No 0118 934 2469 DX No 121875 Twyford

PLANNING SERVICES | NP 52971
POL | TCS
DC HL | ENF
AFP |
GS |
11 FEB 2002
COPIES TO: Date: | ACK:
FILE:

Your Ref: Our Ref:

CWE 2001/556 CLF/2001/556 AY JCH Ravenhall 8 February 2002

Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 WOKINGHAM

Dear Sirs

Re: 80 HIGH STREET WARGRAVE

We refer to our previous correspondence in the above matter which appears to have terminated with our letter to you dated 28 January. We understand that you have recently been in touch with our client's Buyer's Solicitors stating that this application is not due to be completed until 26 March. Why?

With respect, we submitted our original application on 18 December. You subsequently telephoned us in the middle of January stating that only one form had been sent to you and you advised us that you would take three further copies of the form for your records. You also advised us that there was a fee payable of £190 which we subsequently paid. You then advised us that you required a Statutory Declaration from our client and we forwarded this to you under cover of our letter dated 28 January.

In the circumstances, we should be grateful if you could kindly deal with this matter as quickly as possible. We were under the impression that the eight-week period would start from the time that the original application was received by you; your queries were raised a considerable time after the application was submitted to you.

Anything you can do to expedite the matter would be greatly appreciated.

Yours faithfully

Willmett & Co.

Partners: ARA Miller, Alan Miller†, NRD Powe BA, CM Craddock*, Ian W Clark BA, ACD Young, MB Berryman
M Groark LLB†, J Gilbert LLB, KN Haycock LLB, A.G. Somerville B.A. (Hons), Jack Khurana LLB (Hons)

Offices also at: Maidenhead, Reading, Windsor and Woodley
This firm is regulated by the Law Society in the conduct of investment business
*Mediator (Family Mediators Association) and member of The Law Society Family Law Panel
†Association of Personal Injury Lawyers

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CLE/2001/5556
CASE OFFICER: Heidi Lynch

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

Received by Wokingham District Council

Application No: CLE/2001/5556

Proposal:
Application for certificate of lawful existing use for use of business premises as a dwelling.

Location:
80, High Street, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number CLE/2001/5556 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2002. 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.

Head Planning and Transportation

31 January 2002

Application Number : CLE/2001/5556	Map No : 21
Case Officer : ~~RT~~ HL	Site Area : 0.01
Valid Date : 29/01/02	Received Date: 19/12/2001

Level : Delegated Application

Description : Application for certificate of lawful existing use for use of business premises as a dwelling.

Location : 80, High Street, Wargrave, Reading.

Parish : WA Ward : WAR

Applicant : Mrs A Ravenhall C/O Willmett & Co.

190 received 15/1/02

Fee Required: £190 Fee Received: ~~£0~~ ~~No fee~~

Additional: ...£190..... or Refund: .....
requested 8/1

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	~~Only 1 Name - need 4~~		
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Sworn affidavits to show has been used as dwelling or some other evidence	requested 8/1	✓ ~~£0~~ 29/1 to follow 15/1

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area ✓

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N + See map.

.....

.....

No pre-apps'

29.JAN.2002 A 5556

TITLE NUMBER : BK211969

HM Land Registry

Edition date : 18 October 1996

Entry No.	A. PROPERTY REGISTER containing the description of the registered land and the estate comprised in the Title
	COUNTY: BERKSHIRE — DISTRICT: WOKINGHAM
1.	(1 November 1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 80 High Street, Wargrave, (RG10 8DE).

Entry No.	B. PROPRIETORSHIP REGISTER stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof **TITLE ABSOLUTE**
1.	(10 August 1987) Proprietor(s): MAUREEN ANN RAVENHALL of 80 High Street, Wargrave, Berks. RG10 8DE.

***** END OF REGISTER *****

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This certificate was officially examined with the register on 18 October 1996.

29.JAN.2002 5556

Willmett & Co
Solicitors

11, Wargrave Road, Twyford, Berkshire RG10 9NZ Telephone 0118 934 5417
Fax No 0118 934 2469 DX No 121875 Twyford

PLANNING SERVICES	RPT
POL	TLS
DC	BNF
APP	
CS	
15 JAN 2002	
COPIES TO:	ACK:
	FILE:

Your Ref: Our Ref: Date:

SJD/KES/01633.003 AY JCH Ravenhall 14 January 2002
CWE 2001/556

Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 WOKINGHAM

Dear Sirs

Re: 80 HIGH STREET WARGRAVE

We refer to our letter dated 18 December and to our subsequent telephone conversation with you and enclose herewith a cheque for £190 representing the fee payable for the application in connection with the above property. We are grateful to you for taking three further copies of the application form.

We are making arrangements for our client to sign a Statutory Declaration with regard to the use of the property and, once this is returned to us, we will let you know.

Yours faithfully

Willmett

Enc

Partners: ARA Miller, Alan Miller†, NRD Powe BA, CM Craddock*, Ian W Clark BA, ACD Young, MB Berryman
M Groark LLB†, J Gilbert LLB, KN Haycock LLB, A.G. Somerville B.A. (Hons), Jack Khurana LLB (Hons)

Offices also at: Maidenhead, Reading, Windsor and Woodley
This firm is regulated by the Law Society in the conduct of investment business
*Mediator (Family Mediators Association) and member of The Law Society Family Law Panel
†Association of Personal Injury Lawyers

29.JAN.2002 5558

I **MAUREEN ANNE RAVENHALL** of 80 High Street Wargrave Berkshire **DO SOLEMNLY and SINCERELY DECLARE** as follows:-

1. I am registered with Absolute Title of the freehold property known as 80 High Street Wargrave Berkshire such title being registered under Title Number BK211969.

2. I purchased the property jointly with my husband in August 1987 as a residential property. Subsequently my husband carried on a small business from the property and as such an application was made to the Local Authority – Application Number 27956 – for a change of use to Business Use. The Application was given conditional approval. So far as I can recall the Approval was a personal permission and provided that in the event of my husband and myself selling the property any new purchaser would have to make a new application to continue with the business use. In fact the premises were not used for Business Use for very long and the use ceased in early 1991.

3. Since 1991 both my late husband and I used the property as a private dwellinghouse. My husband died in 1996 but it had never occurred to either of us that we would have to apply to the Local Authority for a change of use. I was under the impression that as no business was being carried on the property would automatically revert to a residential use.

4. During the time that the property has been used as a private dwellinghouse I was originally paying Poll Tax but have been paying Council Tax from the time that it was introduced.

5. No persons have ever objected to me using the property as a private dwellinghouse.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

SWORN by the said]
MAUREEN ANNE RAVENHALL]
]
at Henley-on-Thames]
in the County of Oxford.]
]
this 16th day of January. 2002]

M A Ravenhall

Before me

~~A Commissioner for Oaths~~/Solicitor

29.JAN.2002 5556

29.JAN.2002 · 5556 New Application (CCU(E))

PLANNING SERVICES	HPT
POL	TLS
DC	CMC
APP	
CS CH	
COPIES TO:	ACK:
	FILE:

Willmett & Co
Solicitors

11, Wargrave Road, Twyford, Berkshire RG10 9NZ Telephone 0118 934 5417
Fax No 0118 934 2469 DX No 121875 Twyford

Your Ref: Our Ref: Date

SJD/KES/01633.003 AY JCH Ravenhall 18 December 2001

Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 WOKINGHAM

Dear Sirs

Re: 80 HIGH STREET WARGRAVE

We refer to your letter dated 28 November addressed to the Oxford Law Group. We are instructed to act for Mrs Ravenhall in connection with the sale of the above property.

The position in this matter is that Mrs Ravenhall purchased the above property in 1987. Mr Ravenhall was carrying on a business from the property and, as such, an application was made to the Local Authority (Application Number 27956) for a change of use to business use and the application was given Conditional Approval. We understand that this was a personal permission granted to Mr and Mrs Ravenhall and it provided that, in the event of Mr and Mrs Ravenhall selling the property, any new purchaser would have to make a new application. In fact, the premises were not used for business purposes for very long and the use, we understand, ceased in early 1991. Since that time, Mrs Ravenhall has been using the property as a private dwellinghouse – her husband had died – and as such, she did not consider that it would be necessary to re-apply to the Local Authority for a change of use.

For the avoidance of doubt, our client's Buyer's Solicitors have asked us to obtain a Certificate of Lawful Use. We therefore enclose the Application Form herewith; please could you proceed with the application as soon as possible. In this connection, we were somewhat disturbed to read from your letter to the Oxford Law Group that this application could take eight weeks to administer; bearing in mind the circumstances of the case, would there be any way that the application could be dealt with in a shorter period of time?

We would welcome the opportunity of discussing this matter with your Officer who could perhaps telephone the Writer when he or she has a moment or two to spare.

Yours faithfully

Enc

Partners: ARA Miller, Alan Miller†, NRD Powe BA, CM Craddock*, Ian W Clark BA, ACD Young, MB Berryman
M Groark LLB†, J Gilbert LLB, KN Haycock LLB, A.G. Somerville B.A. (Hons), Jack Khurana LLB (Hons)

Offices also at: Maidenhead, Reading, Windsor and Woodley
This firm is regulated by the Law Society in the conduct of investment business
*Mediator (Family Mediators Association) and member of The Law Society Family Law Panel
†Association of Personal Injury Lawyers

29.JAN.2002* 5556

Willmett & Co Solicitors

PLANNING SERVICES	HPT 52490
POL	TLS
DC	ENF
APP	
DS CH	
29 JAN 2002	
COPIES TO:	ACK:
Date:	FILE:

11, Wargrave Road, Twyford, Berkshire RG10 9NZ Telephone 0118 934 5417
Fax No 0118 934 2469 DX No 121875 Twyford

Your Ref: SJD/KES/01633.003
CWE 2001/556

Our Ref: AY/DAP/RAVENHALL

28 January, 2002

CLE/2001/5556
INVALID @ PRESENT

Wokingham District Council
Environmental Services Department
Planning Services
DX 33506 WOKINGHAM

Dear Sirs

RE: 80 HIGH STREET WARGRAVE

We refer to our letter dated 14 January and now enclose a Statutory Declaration duly signed by our client. Please, therefore, could you process our client's application for a change of use. Please let us know when you anticipate that the application will be determined.

If there is any further information that you require, please do not hesitate to contact us.

Yours faithfully

Willmett & Co

Partners: ARA Miller, Alan Miller†, NRD Powe BA, CM Craddock*, Ian W Clark BA, ACD Young, MB Berryman M Groark LLB†, J Gilbert LLB, KN Haycock LLB, A.G. Somerville B.A. (Hons), Jack Khurana LLB (Hons)

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†Association of Personal Injury Lawyers

1943

29.JAN.2002 5556

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

Residential use

---

2. Applicant (in block capitals)

Name: Maureen Anne Ravenhall .....

Address: 80 High Street Wargrave Berkshire .....

.....

Post Code: RG10 8DE .....

Tel. No: .....

---

3. Agent (if any)

Name: ..... WILLMETT & Co. SOLICITORS
11 WARGRAVE ROAD
TWYFORD BERKS
RG10 9NZ

Address: .....

.....

Post Code: .....

Tel. No: 0118 934 5417 .....

29.JAN.2002 5556

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier. Owner

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

---

5. Address or exact location of the land to which this application relates:

80 High Street Wargrave Berkshire

Describe here and enclose (4) copies of an OS-based plan showing the boundary of the land edged in red.

Copy Land Registry Plan enclosed herewith

---

6. This application is for:

~~an existing use;~~

29.JAN.2002 5556

~~*an existing operation;~~

~~*an existing use, operation or activity in breach of a condition;~~

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

N/A

---

8. When was the use or activity begun, or the operation substantially completed?

Over ten years ago

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) The use began more than ten years before the date of this application; or

(2) The use, operation or activity in breach of condition began more than ten years before the date of this application; or

(3) The use began within the last ten years, as a result of a change of use not requiring planning permission in the last ten years; or

(4) The operations were substantially completed more than four years before the date of this application; or

(5) The use as a single dwellinghouse began more than four years before the date of this application.

(6) Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).

29.JAN.2002 5556

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

N/A

---

11. Give any additional information you consider necessary to substantiate your claim.

Please see letter of even date

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

Copy Land Registry Entries

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £.....

Signed: ..... **Date:** 18 December 2001

On behalf of: Mrs M Ravenhall

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such

ADDRESS 80, HIGH STREET PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
19684	CITY & URBAN DEVS LTD.	LAC. DEM. GATE PIER	28.7.83	N/A	CIA
19685	"	GARAGE WITH FLAT ABOVE TO REAR	28.7.83	N/A	REF
22176	MR. G. CAPON	"	20.9.84	N/A	CIA
BR24368	"	ALTERATION & REFURBISHMENT	2.5.85	APP	N/A
27956	MR. G. RAVENHALL	RES. TO BUSINESS	20.8.87		REF

DATE OF COMPLETION

MINISTRY DECISION 27956 - APPEAL GRANTED - 6.3.88

SPECIAL ORDERS

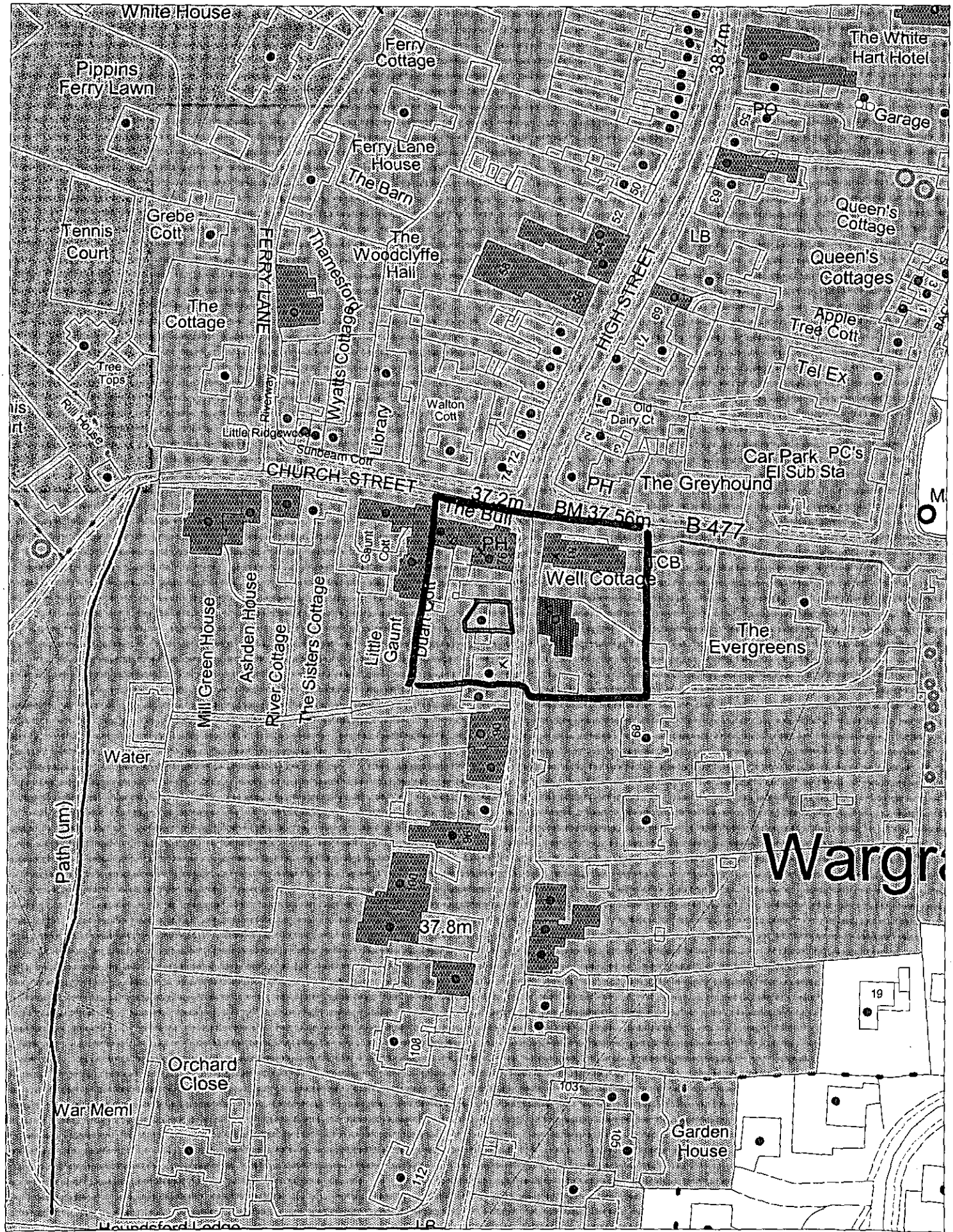
DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CLE/2001/5556**
CASE OFFICER: **Heidi Lynch**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

29 JAN 2002 5556



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Development Control Section, Environmental Services, Wokingham District Council.
2 January 2002 Scale: 1 : 1250

N
W E
S

29.JAN.2002 5556

H.M. LAND REGISTRY

BK211969

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	BERKSHIRE		SU 7878	E

Scale: 1/1250 Enlarged from 1/2500 WOKINGHAM DISTRICT

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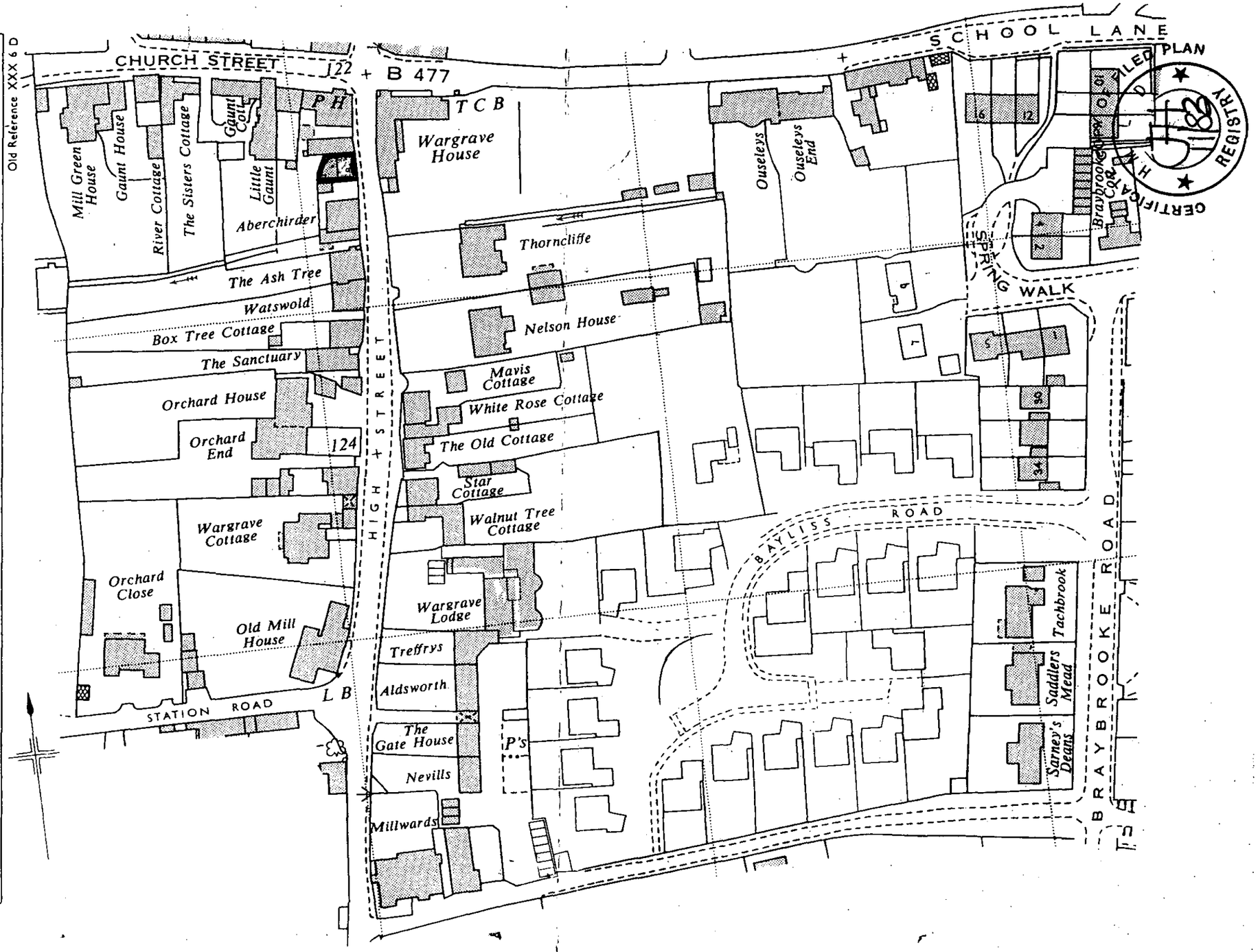
Old Reference XXX 6 D



APPROVED

Survey.

as the Citizens' Advice Bureau should be sought.