APPLICATION NO:
C/2000/0878

LOCATION:
Land At 27 & 29 Wargrave Road, Twyford Reading.

APPLICANT:
Thames Valley Housing C/O Zenith Builders Ltd

PROPOSAL:
Details to comply with condition 03 of consent 99/69957/F for the approval of materials.

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

APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thames Valley Housing
C/O Zenith Builders Ltd
2 Broad Street
Wokingham
Berkshire
RG40 1AB

Application Number: C/2000/0878

Parish: **TWYFORD**

Location: **Land At 27 & 29, Wargrave Road, Twyford, Reading.**

Proposal: **Details to comply with condition 03 of consent 99/69957/F for the approval of materials.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Informative
The materials hereby approved are set out below and should not vary from these.
Main brick - Moorcroft Red
Feature brick - Ibstock multi cream stock
Tile - Spanish slate

John Mitchell
Development Control Manager
Date: 22 May 2000

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

WORK SHEET FOR : Heather Morgan

Application Number : C/2000/0878

Applicant : Thames Valley Housing C/O Zenith Builders Ltd.

Location : Land At 27 & 29, Wargrave Road, Twyford, Reading.

Proposal : Details to comply with condition 03 of consent 99/69957/F for the approval of materials.

Site Notice Displayed ? :

YES	NO	DATE
		N/A

Date of Neighbour Notifications : N/A

Date of Site Visit : N/A

Date Registered : 06/03/2000

Earliest Date for Decision : 09/04/2000

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

Application Expiry Date: 01/05/2000

Consultation Responses :

① Twyford PC — No comment

② Conservation — Main brick acceptable. Feature brick questionable. Roof tiles unacceptable.

— Happy with amended materials. Spanish slate & Ibstock Multi. Cream Stock

Planning Issues :

1) Impact on Conservation Area

The site lies within Twyford Village Conservation Area and the properties adjacent were constructed of red brick with slate roofs and yellow feature brick (banding).

The materials as now proposed are of sufficient quality and will preserve and enhance the appearance of the Conservation Area.

Application Number: C/2000/0878

Appraisal :

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

Application Number C/2000/0878
~~**Conditions/Reasons for Refusal**~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
			APPROVAL
			The materials hereby approved are set out below, and should not vary from these.
			Main Brick - Moorcroft Red.
			Feature Brick - Ibstock Multi Cream Stock.
			Tile - Spanish Slate

John Murden
22/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Land At 27 & 29 Wargrave Road Twyford Reading.

APPLICATION NUMBER: C/2000/0878

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Harold
Seems okay to me,
29470 Are you happy?
Heather

Zenith
BUILDERS LIMITED

2, Broad Street,
Wokingham,
Berks.
RG40 1AB.

Tel: 0118 9781394
Fax: 0118 9781399

PRE
DC
APP
CS
17 MAY 2000
COPIES TO:

Wokingham District Council,
Enviromental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire.
RG 40 1WR.

FTAO Ms. Morgan

15th May 2000.

Ref : 4129/WRT/JF.

Dear Ms. Morgan,

Re: Details in compliance with condition 3 re :Materials of 99/69957/F 27/29 Wargrave Road Twyford.

We would acknowledge receipt of your letter dated 25th April 2000 with regard material approval and would respond as follows.

We would confirm that we are to use the Moorcroft as the main brick and as you suggest we will use the Ibstock Multi Cream Stock as the contrast brick.

With regards the roof covering we would confirm that we have discussed this with Mr.. Keen and it is our proposal to use spanish slate.

We trust that this is acceptable and would thank you for your assistance in this matter.

Yours faithfully

J.J.FRAME.
Contract Surveyor.

BOTH ACCEPTABLE ✓ TO ME ✓ 18.05.00 AND I'M HAPPY TOO.

29470

Zenith
BUILDERS LIMITED

CS

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2, Broad Street,
Wokingham,
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RG40 1AB.

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We trust that this is acceptable and would thank you for your assistance in this matter.

Yours faithfully

J.J.FRAME.
Contract Surveyor.

FROM: Heather Morgan

DATE: 16 March 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: C/2000/0878

Proposal: Details to comply with condition 03 of consent 99/69957/F for the approval of materials..

Site Address: Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant: Thames Valley Housing C/O Zenith Builders Ltd.

Your observations are required in respect of this application **by 09/04/2000** .

No Comment.

SIGNED: _____ DATE: 25-3-00

Clerk To Twyford Parish/Town Council.

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 25 April 200
My ref. HPM/C/2000/0878
Your ref.

Mr. J. Frame,
Zenith Builders Ltd,
2 Broad Street,
Wokingham,
Berks.
RG40 1AB.

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

Dear Mr. Frame,

DETAILS IN COMPLIANCE WITH CONDITION 3 RE MATERIALS OF 99/69957/F 27 & 29 WARGRAVE ROAD, TWYFORD

I refer to your letter dated 3 March 2000 advising of the materials to be used in respect of the above development. I apologise for the delay in responding, which is due to pressure of work.

I have spoken to the Conservation Officer who has raised no objection in principle to the Moorcroft as a main brick. However, there is some concern at the lack of consistency in colour with the Richmond brick from yellow to pink to mixed. It is not considered that the sample is sufficient to accept this brick. It is suggested that a more consistent yellow contrast brick be used, similar to an Ibstock.

I have also been advised that Richmond Landmark slate is to be used. This is not considered to be of sufficient quality for a development which lies wholly within a Conservation Area. Please could you confirm that real or artificial slate is to be used, as agreed in principle by Mr. Keen in connection with the more recent development approved at No. 27 Wargrave Road.

Please do not hesitate to contact me should you have any queries.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

+ forwarded to Chris Keen 11/5/00

To:
Harold Sanders, Conservation

20 MAR 2000

From: Heather Morgan

Date: 16 March 2000

Application Number: C/2000/0878

Proposal: Details to comply with condition 03 of consent 99/69957/F for the approval of materials..

Site Address:
Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant:
Thames Valley Housing C/O Zenith Builders Ltd.

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

I AM UNABLE TO COMMENT ON THE SUGGESTED MATERIALS BUT WE MUST GET THE MATERIALS RIGHT ON THIS APPLICATION.

Harold Sanders

28. Mar. 00.

GENERAL BRICK ACCEPTABLE

FEATURE BRICK QUESTIONABLE TOO MIXED TO DETERMINE COLOUR.

ROOF TILE. — CONCRETE UNACCEPTABLE IN CONSERVATION AREA

H Sanders

28. March 00.

To:
Harold Sanders, Conservation

20 MAR 2000

From: Heather Morgan

Date: 16 March 2000

Application Number: C/2000/0878

Proposal: Details to comply with condition 03 of consent 99/69957/F for the approval of materials..

Site Address:
Land At 27 & 29, Wargrave Road, Twyford, Reading.

Applicant:
Thames Valley Housing C/O Zenith Builders Ltd.

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

I AM UNABLE TO COMMENT ON THE SUGGESTED MATERIALS BUT WE MUST GET THE MATERIALS RIGHT ON THIS APPLICATION.

Harold Sanders

28. Mar. 00.

HPT 26655
POL
TLS
DC ✓ HM
ENF
APP
CS
06 MAR 2000
COPIES TO:

Zenith
BUILDERS LIMITED

2 Broad Street,
Wokingham,
Berks.
RG40 1AB.

Tel: 0118 9781394
Fax: 0118 9781399

Wokingham District Council,
Planning Dept.
Shute End,
Wokingham,
Berks.

3rd March 2000

Our Ref: 3938/WRT/JF/LAR

Dear Sirs,

RE: 27 & 29 WARGRAVE ROAD, TWYFORD
PLANNING APPLICATION NO. 99/69957/F

Please find enclosed for your approval/comment, a sample of the bricks and roof tile which we propose to use on the above development, the Moorcot as the main brick and the Richmond mixture the feature brick.

only.

We trust that this is in order and await your approval/comments.

Your faithfully,

J.J. FRAME
Contract Surveyor

Enc.

~~FILE NOTE 20~~

FILE NOTE 7/4/00

Spoke to HS and showed the samples.

Moorcroft red okay.

Richmond colours too mixed for consistency. Need a better yellow brick.

Landmark slate not acceptable in Con. Area (quality and size of bite) Need real or artifical slate.

JEPM

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 20/4 Time 11 a.m.

WHILE YOU WERE OUT

Name Nick Brister

Of

Phone No. 936 4600 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: appt at 3.30 today —

would like to reschedule this please.

Signed Jan.

DOE 6

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6/3/00	
Officer: HM	Application No.

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

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

Description:
(P) Details to comply with condition 03 of consent 99/69957/F for the approval of materials

Location: 27 & 29 WARGRAVE ROAD

Parish: TWYFORD Ward: .....

Applicant: Thames Valley Housing

Fee Received — Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Moorcot ✓ Art Slates Richmond - which brick? 4/p/ mixed blue Preler Yellow Ibstock (Bherlys) ~~[illegible]~~		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	(NK): HS
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

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NEIGHBOURS:

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.....

26655

HM

Zenith
BUILDERS LIMITED

2, Broad Street,
Wokingham,
Berks.
RG40 1AB.

Tel: 0118 9781394
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Wokingham District Council,
Planning Dept.
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J.J. FRAME
Contract Surveyor

Enc.

Rebuild in compliance with cond 3 of PP 99/69957/F consult H. Sanders