

OAKFIELD FARM

BROADMOOR ROAD

WALTHAM ST. LAWRENCE

BERKSHIRE

RG10 0HY



OAKFIELD FARM

BROADMOOR LANE, WALTHAM ST LAWRENCE, BERKSHIRE, RG10 0HY

MAIDENHEAD TOWN CENTRE - 8 MILES

READING - 12 MILES

CENTRAL LONDON - 30 MILES

M4 JUNCTION 8/9 - 6 MILES

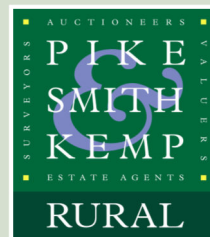
M40 JUNCTION 3 - 12 MILES

A LARGE BUILDING PREVIOUSLY USED FOR STABLES WITH FULL PLANNING PERMISSION FOR CONVERSION INTO A 4 BEDROOM, APPROXIMATELY 3229 SQ FT, FAMILY HOUSE WITH 0.3 ACRE GARDEN, ADJOINING Paddock EXTENDING TO 3.704 ACRES AND NEW INDEPENDENT GATED DRIVEWAY OFF BROADMOOR LANE.

IN TOTAL 4.004 ACRES

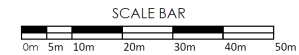
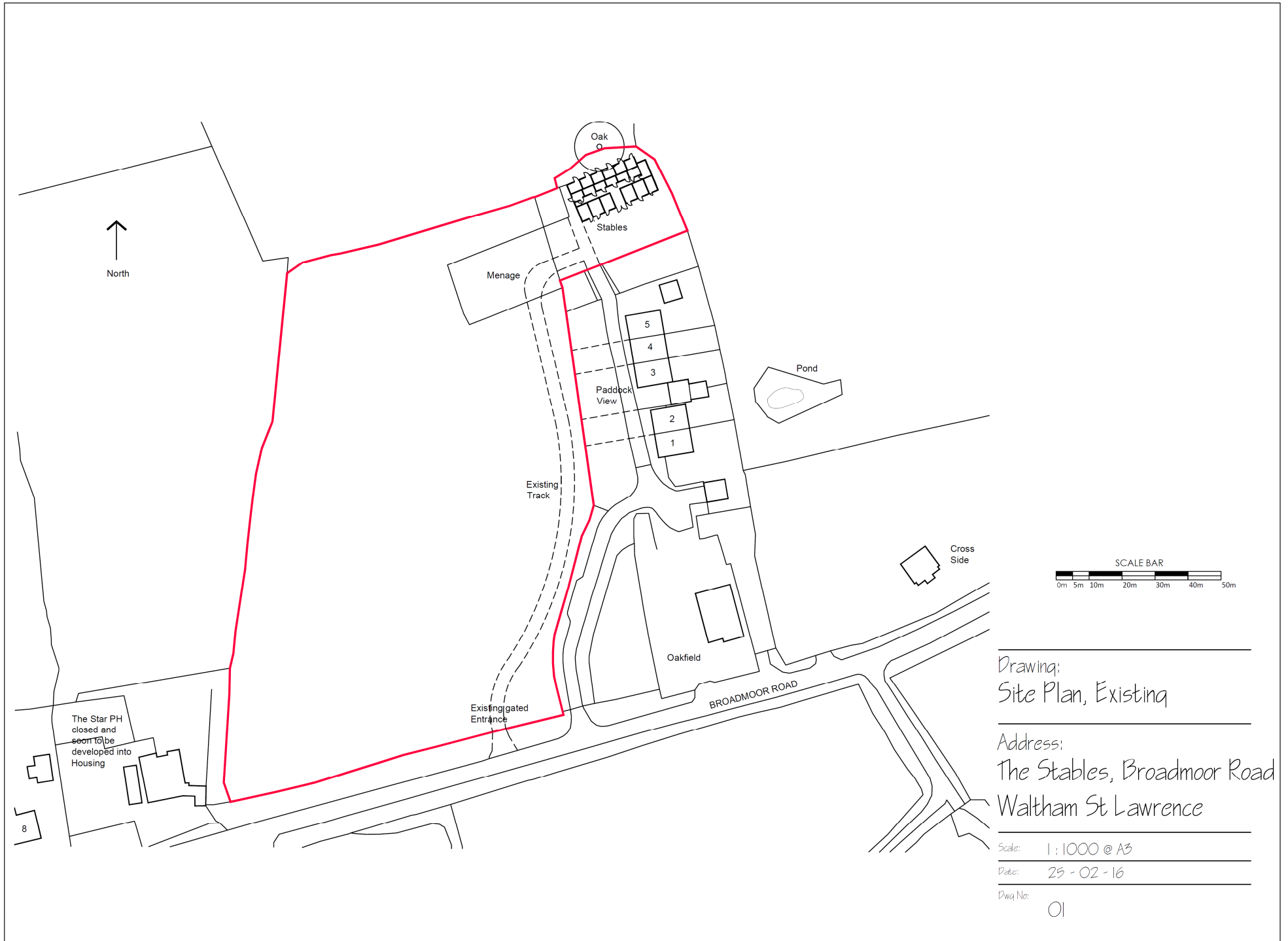
PLANNING PERMISSION WAS GRANTED ON 31ST AUGUST 2016
CONSENT REFERENCE 16/01248

GUIDE PRICE - £775,000



PIKE SMITH & KEMP RURAL
THE GRANARY, HYDE FARM
MARLOW ROAD
MAIDENHEAD
BERKSHIRE
SL6 6PQ
TEL: 01628 777666





Drawing:
Site Plan, Existing

Address:
The Stables, Broadmoor Road
Waltham St Lawrence

Scale: 1:1000 @ A3

Date: 25-02-16

Dwg No:

01





Development & Regeneration
Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

Mr John Hunt - Pike Smith And Kemp
The Granary
Hyde Farm
Marlow Road
Maidenhead
SL6 6PQ

Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 15th April 2016 **Appn. No.:** 16/01248
Type: Full
Proposal: Conversion of existing stables into residential dwelling with alterations to access
Location: Oakfield Farm Livery Stables Broadmoor Road Waltham St Lawrence Reading RG10 0HY
Parish/Ward: Waltham St Lawrence Parish/

The Council of the Royal Borough of Windsor and Maidenhead GRANTS PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 Irrespective of the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is in the Green Belt and whilst the development subject to this permission complies with the Green Belt policy further development would be unlikely to do so, Relevant Policies - Local Plan GB1, GB2, GB4.
- 4 No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be

carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.

- 5 Prior to the commencement of development a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover any areas of existing landscaping, including woodlands, and all areas of proposed landscaping other than private domestic gardens.
Reason: To ensure the long term management of the landscaped setting of the development and to ensure it contributes positively to the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 6 The hard surface of the access and parking area as shown on drawing ref: 04 shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Requirement 5 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.
- 7 No part of the development shall be occupied until the access has been constructed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be retained.
Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5, DG1.
- 8 No part of the development shall be commenced until visibility splays of 2.4m x 120m (right) and 2.4m x 103m (left) have been provided at the junction of the access and Broadmoor Road. All dimensions are to be measured along the edge of the driveway and the back of footway from their point of intersection. The areas within these splays shall be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of highway safety. Relevant Policies - Local Plan T5.
- 9 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with a layout that has first been submitted to and approved in writing by the Local Planning Authority. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking and turning facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 10 No part of the development shall be occupied until a refuse bin storage area and recycling facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.

- 11 Prior to the commencement of development a details for biodiversity enhancements for bats and birds shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.
Reason: To secure biodiversity enhancements.
- 12 The approved measures in the Flood Risk Assessment by Monson dated 23 October 2103 and Flood Risk Assessment update email from David Baldwin dated 26 August 2016 shall be implemented upon the first occupation of the dwellings hereby permitted and shall be permanently maintained or kept in place unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the safety of the residents of the development against the risk of flooding.
- 13 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Approved Plan Reference Number(s):

LOCATION PLAN, version no.: , received on 13 April 2016
04, version no.: , received on 13 April 2016
05, version no.: , received on 13 April 2016
06, version no.: , received on 13 April 2016
07, version no.: a, received on 30 August 2016
J533-01, version no.: , received on 13 April 2016

Informatives

1. This decision has been made in accordance with the requirements of the National Planning Policy Framework. The Local Planning Authority has sought all reasonable measures to resolve issues and found solutions when coming to its decision. For further details please see the Officer's report and the Council's decision by following this link [R.B.W.M. | Planning - Public Access Module](#) and entering the application number, or contact the Council's Customer Service Centre on 01628 683800 and quoting the application number.
2. The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities.
3. The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice.

4. The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday-Friday 08.00-18.00; Saturday 08.00-13.00; No working on Sundays or Bank Holidays.
5. The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 should be contacted for the approval of the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
6. The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
7. The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
8. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from the The Streetcare Services Manager at Tinkers Lane Depot Tinkers Lane Windsor SL4 4LR tel: 01628 796801 at least 4 weeks before any development is due to commence.

Justifications

1. The reason planning permission has been granted is that the development complies with the relevant provisions of the development plan. The relevant policies/proposals of the development plan are Local Plan GB1, GB2, GB8, DG1, H10, H11, T5, P4

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01189 746239.

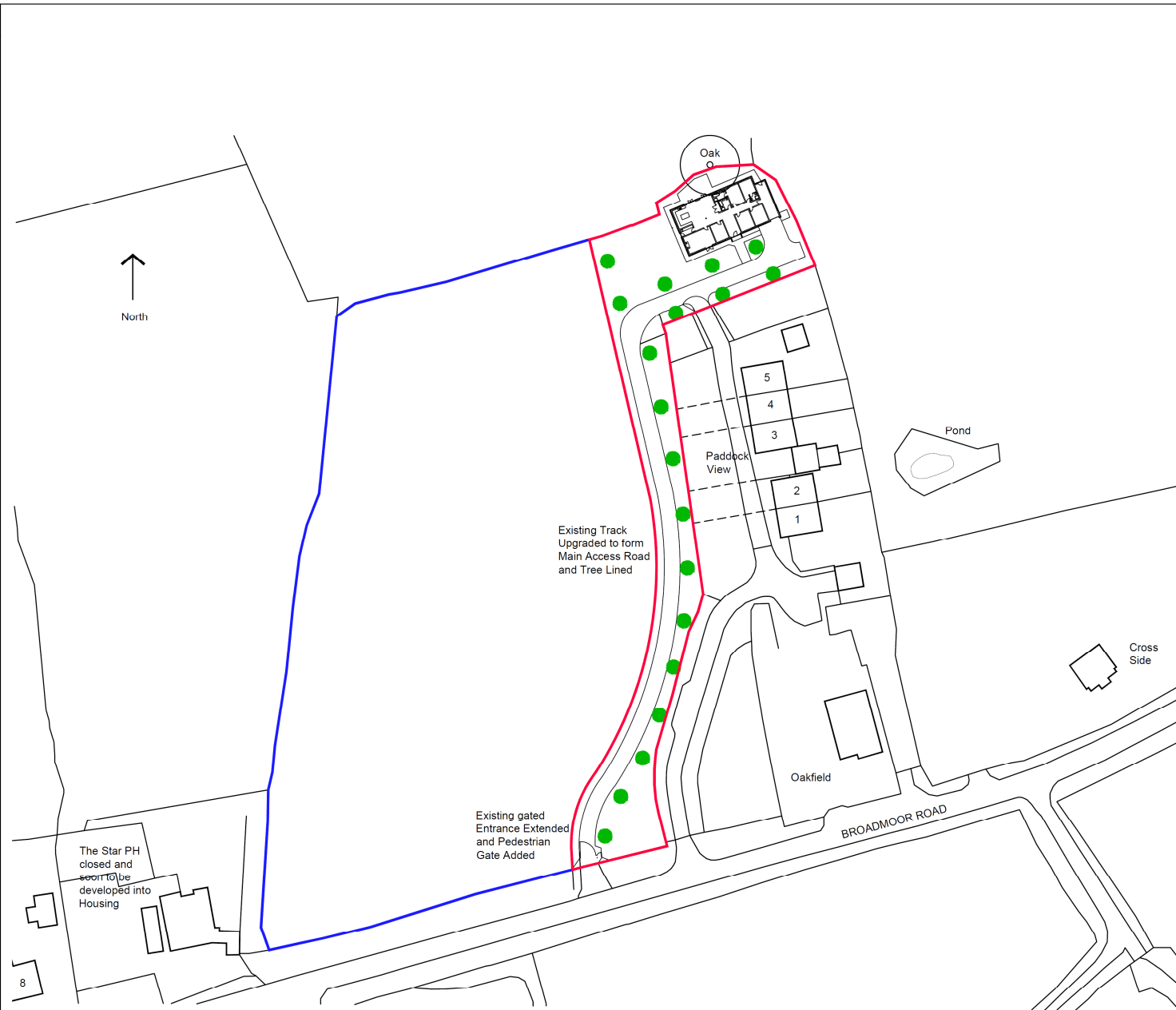
The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed Dated: 31st August 2016

Jenifer Jackson

Jenifer Jackson
Borough Planning Manager



Existing Track
Upgraded to form
Main Access Road
and Tree Lined

Existing gated
Entrance Extended
and Pedestrian
Gate Added

The Star PH
closed and
soon to be
developed into
Housing



Drawing:
Site Plan, Proposed

Address:
The Stables, Broadmoor Road
Waltham St Lawrence

Scale: 1 : 1000 @ A3

Date: 25 - 02 - 16

Dwg No:

04

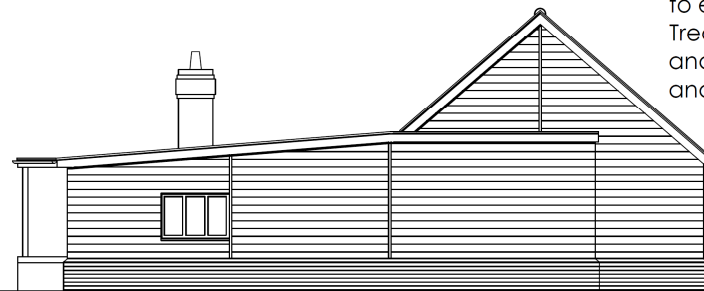
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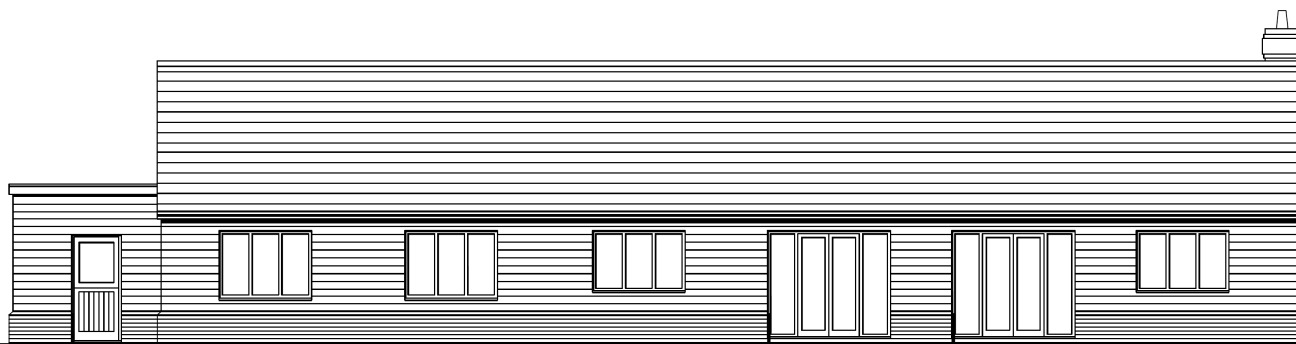
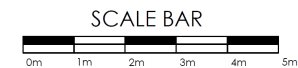
Front Elevation South : Proposed Conversion



Side Elevation West : Proposed Conversion



Side Elevation East : Proposed Conversion



Rear Elevation North : Proposed Conversion

External Materials:

New Marley Eternite Rivendale slate look roof tiles to exg timber trusses with black grey solar panels and Graphite grey ppc aluminium framed roof gazing to south face.

Slate grey HPS200 Ultra coated galv steel raised seam profiled roof sheeting to front lean-too section of exg roof.

Ebony stained treated timber lap boarding over exg block walls

Red/brown mix stock facing brick plinth to block walls, plus new chimney

New oak open porch and brick plinth plus oak entrance door and screens to entrance

Treated oak framed windows, doors and screens, half glazed stable doors and garage door.

Drawing:
Elevations, Proposed Conv'n

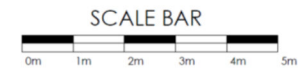
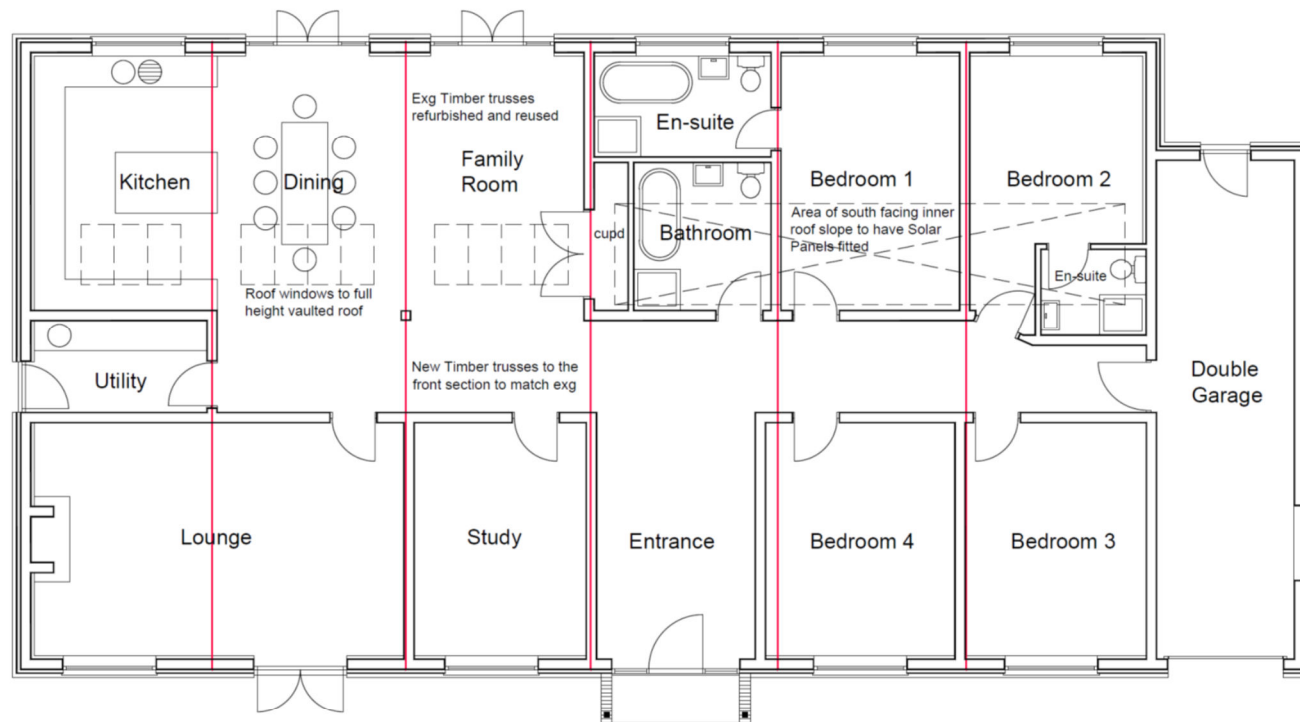
Address:
The Stables, Broadmoor Road
Waltham St Lawrence

Scale: 1 : 100 @ A3

Date: 02 - 03 - 16

Dwg No: 07a

GRANTED



Floor Plan : Proposed Conversion

Drawing:
Plan, Proposed Conversion

Address:
The Stables, Broadmoor Road
Waltham St Lawrence

Scale: 1 : 100 @ A3

Date: 19 - 02 - 16

Dwg No:

06

GRANTED



SITUATION

The property is situated on the south eastern fringe of the Village of Waltham St. Lawrence located between Maidenhead and Reading.

From M4 Junction 8/9 - 6 miles.

From M40 Junction 3 - 12 miles.

Mainline Railway Stations

Maidenhead - 8 miles

Twyford - 4 miles

DIRECTIONS

From Junction 8/9 of the M4

Take the A404 north and exit off the first slip road, signposted Woodlands Park. At the next roundabout turn right.

At the next roundabout continue straight on through Woodlands Park.

At the next roundabout take the first exit signposted White Waltham. Continue on this road, passing White Waltham Airfield on your right, for approximately 2 miles. Continue through the village of White Waltham and continue straight on signposted Waltham St. Lawrence.

On seeing the Village sign for Waltham St. Lawrence the double gates of the entrance are evident on your right hand side just prior to the sign.

General Remarks & Stipulations

Services

It is understood that the property previously benefitted from mains water and electricity however it is likely that such services will require to be reinstated. Any services/appliances have not been tested.

Outgoings

Rateable value of £2,850 per annum. (As Stables)

Council Tax Band - TBC

Planning/Development

Oakfield Farm Stables is set within the Royal Borough of Windsor and Maidenhead.

The paddock will be sold subject to an overage provision relating to any future development other than relating to agriculture, horticulture, forestry or equestrian.

Method of Sale

Oakfield Farm Stables is offered for sale as a whole by private treaty sale.

Sporting Rights

The sporting rights are included insofar as they are owned.

Timber & Mineral Rights

The timber and mineral rights are included insofar as they are owned.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

The property has the benefit of an independent access from Broadmoor Road along with a right of access for emergency purposes along Paddock View .

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Fixtures & Fittings

Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. Where known boundary maintenance responsibilities will be shown by the T marks on the sale plan.

Authorities

Royal Borough of Windsor and Maidenhead.

Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

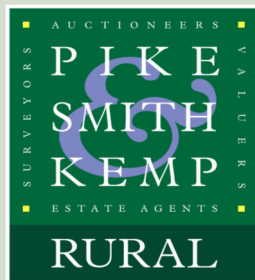
Viewings

Viewings of the property will be strictly by appointment only through the selling agents Pike Smith & Kemp Rural. Please note that Paddock View is a private driveway with no public rights of access.

Contact

Pike Smith & Kemp Rural, The Granary, Hyde Farm, Maidenhead, SL6 6PQ

Tom McArdle or John Hunt on 01628 777666



IMPORTANT NOTICE

Pike Smith & Kemp Rural give notice that:

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and

2:Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.