



Planning Services Planning Committee Addendum 20th July 2022

Introducing the Committee

Below is a list of the 11 members of the Planning Committee in alphabetical order:

Councillor Brian Blewett	Councillor Richard Quarterman (Chairman)
Councillor Graham Cockarill	Councillor James Radley
Councillor Steve Forster	Councillor Tim Southern
Councillor John Kennett	Councillor Jane Worlock
Councillor Makepeace-Browne	Councillor Peter Wildsmith
Councillor Alan Oliver	

FIRE EVACUATION OFFICERS:

Lead Officer: Mark Jaggard.

Deputy Lead Officer: Steph Baker (responsible for ensuring evacuations procedures are read out by the Chairman, bringing evacuation procedures and other equipment. - checking the 2nd floor only to include toilets, Members' Room, Chairman's Room)

Public Officer: Steph Baker (responsible for guiding and evacuating members of the public)

Member Officer: Mark Jaggard (responsible for guiding and evacuating members of the Committee)

If you have any more comments about the Planning Committee process, please telephone the Committee Officer, Jenny Murton on (01252) 774141.

Chairman's Announcements

Councillor Quarterman will update Members on the scheduling for the urban design tour of completed developments with a specialist Urban Designer, to take place in September.

Members' Site Visit

Five Members of Planning Committee attended a site visit to the Elvetham Hotel on Tuesday 18th July 2022 in relation to agenda items 10 and 11; Councillor Richard Quarterman (Chairman), Councillor Gill Butler, Councillor John Kennett, Councillor Wendy Makepeace-Browne and Councillor Tim Southern. Officers in attendance

were Stephanie Baker and Kathryn Pearson and the planning agent (Rebekah Jubb) provided access to the relevant buildings and site areas.

**SUMMARY OF ADDITIONAL INFORMATION AND CHANGES TO
RECOMMENDATION TO BE PRESENTED AT COMMITTEE**

Item No:	6	Reference No:	21/01800/FUL
<p>Redevelopment of the site to provide 10 industrial units (14,122 sqm of floorspace for Flexible Use Class B2/B8/E(g)(i)-(iii)), together with associated parking, a new vehicular access off Griffin Way South, landscaping and other associated works (following demolition of existing buildings).</p>			
At			
<p>Building 260 And 270, Bartley Wood Business Park, Bartley Way, Hook, Hampshire</p>			

Officer presenting: Miguel Martinez

Update

Two additional public objections have been received raising similar comments to those listed in the report, expressing a disagreement to provide B2/B8 and E uses on this site, impacts on adjacent housing, amenity impacts as a result of HGV’s movements, highway users safety and that the proposal is contrary to the Neighbourhood Plan.

Revisions to Condition No. 12

Following discussions with the applicant, he specifically advised that during the times that occupiers of the units would be loading/unloading goods, they would be placed next to the loading bays to facilitate operations, which may constitute external storage of sorts. Therefore, to avoid any misinterpretation of the condition, it is proposed to modify it to read as follows:

12. Excepting loading/unloading of goods delivered or dispatched from any of the units hereby approved, no external storage shall take place on the site at any time.

REASON: In the interest of visual amenity of the site and the locality as a whole and to satisfy Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032, saved local Policy GEN1 of the Hart District Local Plan 1996-2006, Policy HK12 of the Hook Neighbourhood Plan 2032 and the aims of the NPPF 2021.

Corrections to the Officer Report

Agenda Document page 13: Applicant details are missing and should read:
“Applicant **c/o Agent** (care of Agent)”.

Agenda Document page 18: Thames Water Property Services Comments, 2nd sentence of third bullet point should read:
“Applicant is **advised** to read TW guidance ' working near or diverting our pipes'.”

Speaker Details

Parish Council;

Cllr John Orchard OBO Hook Parish Council

Speaking Against the Application;

Ms Selena Coburn

Speaking For the Application;

Mr Paul Newton OBO Barton Willmore

Item No:	7	Reference No:	21/02749/FUL
Construction of a temporary 17.87 MW Solar Farm, to include the installation of Solar Panels with LV switch/transformer, customer switchgear/T Boot enclosure, a DNO substation enclosure, security fencing, landscaping and other associated infrastructure			
At			
Land Lying To The North Of, Vicarage Lane, Hound Green, Hook, Hampshire			

Officer presenting: Miguel Martinez

Update

Agenda Document Page 47: Applicant details are missing and should read:
“Applicant : **Ms Amy Hindson**”

Agenda Document Page 50: Conservation/Listed Building Officer Comments:

The second sentence of third bullet point should read: “The solar farm will be **visible** from the upper windows of the cottage, it is the erosion of the former agricultural

character of the setting that is the relevant impact.”

The last bullet point should be broken into two sentences and read as follows:

“Grade II Browns Farm Cottage and Home Farm Barn: The buildings are approximately 300 metres from the site but visual change to the character of the agricultural landscape will erode its contribution to the historic significance of the listed buildings . **Although** that erosion will be very modest , **there would be** clearer views because of topography and the open nature of the landscape.”

The report makes reference to Reading Road as (B3344), multiple times at page 48, top of page 51 (2nd bullet point), Last paragraph in page 54, 3rd paragraph of page 56 and 2nd to last paragraph at page 57. However, this reference is a typographical error and should read “Reading Road (**B3349**)”.

The Agenda Document Pages 54 and 63 make reference to the Landscape Character Area where the development is located, this should read “**Tylney** Hall Character Area”.

The Agenda Document Page 55, penultimate paragraph’s final sentence should read:

“However, he also confirms that the **acceptability** of such change is then based on the range of its influence (distance/extent).”

The Agenda Document Page 62, should read “The applicant’s land classification report” and not the “appellant’s” agricultural land classification report. On the same page, the final paragraph’s first sentence should read: “The proposal was accompanied by a glint and glare study which indicates that solar reflections are geometrically possible towards 77 dwelling receptors.”

Speaker Details

Speaking For the Application;

Mr Mark Harding OBO Barton Willmore

Item No:	8	Reference No:	22/00197/HOU
Erection of a first floor front, part single part two storey rear extension, replacement of garage flat roof with pitched roof, insertion of skylight into main roof and insertion of doors and windows into side elevation.			
At			
87 Rosemary Gardens, Blackwater, Camberley, GU17 0NJ,			

No update or registered public speakers.

Item No:	9	Reference No:	22/01164/HOU
Erection of a single storey side and rear extension and new front door and windows.			
At			
79 Westover Road, Fleet, Hampshire, GU51 3DE,			

Update

Under the "Relevant Planning History" section of the report a previous planning permission was approved on 8th December 2021 (reference 21/03070/HOU) for the erection of a single storey side and rear extension and new front door and windows is noted.

Members should be aware that this previous permission did not follow the correct procedures as set out in the Councils Constitution, as it exceeded delegated powers, and so the weight attributed to this previous approval should be reduced.

Under the "Other Planning Considerations" section of the report it notes that a legal agreement has been completed to secure that the previous planning permission (reference 21/03070/HOU) is not implemented. However, it should be noted that whilst it has been drafted, it has yet to be signed and completed, pending the determination of the current application.

The legal agreement is required to ensure the previous unlawful permission is not implemented, should planning permission be granted for this application before Planning Committee.

Speaker Details

None.

Item No:	10	Reference No:	21/02743/FUL
Alterations to and extension of The Elvetham Hotel (to include the provision of 46 guest accommodation units) including:			
<ul style="list-style-type: none"> - Repair and restoration of chapel within Elvetham Hall - Demolition of 1970s extension to Elvetham Hall and erection of a single storey extension to accommodate new rooms - Partial demolition of existing extension and reinstatement of internal courtyard to Elvetham Hall - Various other minor internal and external alterations to Elvetham Hall - Demolition of underground air raid shelter 			

- Erection of an events centre featuring basement, ground floor and mezzanine floor and a subterranean access from service wing
 - Demolition of glasshouses
 - Erection of new building attached to existing garden wall and small buildings for use as a spa
 - Renovation and conversion of St Mary's Church to provide function facility
 - Refurbishment of water tower to include installation of platform lift and conversion to guest accommodation units
 - Demolition of Bluebell Cottages and the erection of 2 two storey buildings to provide guest accommodation units
 - Demolition of Heather Cottages and the erection of 3 two storey buildings to provide guest accommodation units
 - Conversion of garden store and erection of a part single part two storey building to be known as Journeyman Cottages to provide guest accommodation units
 - Erection of refuse storage building
 - Erection of fuel tanks, generators
 - Replacement of one and creation of one sewerage treatment plant and associated utilities
 - Resurfacing, rearrangement and extension to car parking
 - Hard and soft landscaping works
 - Replacement entrance gates
 - Formation of gardener's yard
 - Lighting Scheme
- AMENDED PROPOSAL

At

The Elvetham Hotel, Fleet Road, Hartley Wintney, Hook, Hampshire RG27 8AR

Update

Environment Agency

No response has been received from the Environment Agency regarding the clarification received from the applicant regarding the permeability of the wall surrounding the storage area.

On that basis, it will be necessary to refer a decision to grant planning permission to the Secretary of State as the EA's objection remains in place.

Revised Recommendation

That, **subject to referral of the decision to the Secretary of State**, permission be GRANTED subject to the conditions and informatives set out on the Agenda report.

Speaker Details

Speaking For the Application;

Ms Rebekah Jubb OBO Bell Cornwell LLP

Item No:	11	Reference No:	21/02744/LBC
<p>Alterations to and extension of The Elvetham Hotel (to include the provision of 46 guest accommodation units) including:</p> <ul style="list-style-type: none"> - Repair and restoration of chapel within Elvetham Hall - Demolition of 1970s extension to Elvetham Hall and erection of a single storey extension to accommodate new rooms - Partial demolition of existing extension and reinstatement of internal courtyard to Elvetham Hall - Various other minor internal and external alterations to Elvetham Hall - Demolition of underground air raid shelter - Erection of an events centre featuring basement, ground floor and mezzanine floor and a subterranean access from service wing - Demolition of glasshouses - Erection of new building attached to existing garden wall and small buildings for use as a spa - Renovation and conversion of St Mary's Church to provide function facility - Refurbishment of water tower to include installation of platform lift and conversion to guest accommodation units - Demolition of Bluebell Cottages and the erection of 2 two storey buildings to provide guest accommodation units - Demolition of Heather Cottages and the erection of 3 two storey buildings to provide guest accommodation units - Conversion of garden store and erection of a part single part two storey building to be known as Journeyman Cottages to provide guest accommodation units - Erection of refuse storage building - Erection of fuel tanks, generators - Replacement of one and creation of one sewerage treatment plant and associated utilities - Resurfacing, rearrangement and extension to car parking - Hard and soft landscaping works - Replacement entrance gates - Formation of gardener's yard - Lighting Scheme <p>AMENDED PROPOSAL</p>			
At			
The Elvetham Hotel, Fleet Road, Hartley Wintney, Hook, Hampshire RG27 8AR			

Update

The plan numbers condition for the LBC has been updated to reflect the plan numbers condition for the concurrent FUL planning application. The published condition in the Officer report erroneously referred to plans which had been superseded in March 2022. Additional documents relating to the list of works and phasing of works are also now included.

Revised Condition 2 wording:

“The development hereby approved shall be carried out in accordance with the following plans and documents:

The Chapel Conservation Methodology Statements Carden & Godfrey January 2021

St Mary's Church Conservation Methodology Statements Carden & Godfrey January 2021

The Hall Service Courtyard Wall Methodology Statement Carden & Godfrey June 2021

Conservation Management Plan Historic Environment Associates June 2021

Exterior Condition Report (House, Stable, Church) Carden & Godfrey September 2020

Full Condition report (Gardener's Cottage, Water Tower) Carden & Godfrey November 2020

The Hall Interior Condition Report Carden & Godfrey March 2022

The Elvetham Hotel List of Works July 2022 (received 20/07/2022)

The Elvetham Hotel Project Phases July 2022 (received 20/07/2022)

The C&G Repair Recommendations Document (received 19/07/2022)

SKT-00-013-A3 Proposed Site Plan – Repairs to Walled Garden Walls

00-PL-00-101 Location Plan

01-PL-00-115 Proposed Site Plan Rev 04

01-PL-01-201 The Hall Demolition and strip out ground floor Rev 01

01-PL-01-202 The Hall Demolition and strip out first floor

01-PL-01-203 The Hall Demolition and strip out second floor

01-PL-01-204 The Hall Demolition and strip out roof

01-PL-01-240 The Hall Demolition and strip out sections

01-PL-01-260 The Hall Demolition and strip out elevations

01-PL-20-210 The Hall Basement Plan proposed Rev 01

01-PL-20-211 The Hall Ground Floor Plan proposed Rev 01

01-PL-20-212 The Hall First Floor Plan proposed Rev 01

01-PL-20-213 The Hall Second Floor Plan proposed Rev 01

01-PL-20-214 The Hall Roof Plan proposed Rev 01

01-PL-20-250 The Hall Proposed Sections Rev 01

01-PL-20-251 The Hall Proposed Sections Rev 01

01-PL-20-270 The Hall proposed NE and NW Elevations Rev 02

01-PL-20-271 The Hall Proposed SW Elevation (courtyard) Rev 01

01-PL-20-275 The Hall Proposed Materiality NE and NW Elevations Rev 03

01-PL-20-320 The Hall Chapel Demolition and strip out ground floor

01-PL-20-321 The Hall Chapel Demolition and strip out first floor

01-PL-20-322 The Hall Chapel Demolition and strip out section AA

01-PL-20-323 The Hall Chapel Demolition and strip out section BB
 01-PL-20-324 The Hall Chapel Demolition and strip out section CC and DD
 01-PL-20-327 The Hall Chapel Proposed Ground Floor Rev 02
 01-PL-20-328 The Hall Chapel Proposed First Floor Rev 02
 01-PL-20-332 The Hall Chapel Proposed Section AA Rev 02
 01-PL-20-333 The Hall Chapel Proposed Section BB Rev 02
 01-PL-20-334 The Hall Chapel Proposed Section CC and DD Rev 02
 01-PL-20-335 The Hall Chapel Proposed Entrance Door Rev 02
 01-PL-20-336 The Hall Chapel Proposed Jib Double Door Rev 02
 01-PL-20-337 The Hall Chapel Proposed Balustrade Detail Rev 02
 01-PL-20-350 Proposed Plan Extension, Details
 01-PL-20-351 Proposed Sections Extension
 01-PL-31-600 The Hall Proposed Window New Extension W10.04 details Rev 02
 01-PL-31-601 The Hall Proposed Window New Extension W01.01 Details
 01-PL-31-602 The Hall Proposed Window Existing Modern Extension Details Rev 02
 01-PL-31-610 The Hall Proposed Door 0.01 details
 01-PL-31-611 The Hall Proposed Door 0.02 details Rev 01
 01-PL-31-612 The Hall Proposed Door 0.03 and 01.01 details
 01-PL-31-615 The Hall Proposed Door 00.10 details Rev 01
 01-PL-31-616 The Hall Proposed Door to service courtyard (replicating Teulon)00.11 details
 01-PL-31-617 The Hall Proposed double door replacement of window to 70s extension in inner courtyard 00.12 details
 01-PL-31-619 The Hall Proposed Door 0.12 details
 01-PL-31-625 The Hall Proposed Glass screen first floor
 01-PL-31-626 The Hall Proposed glass screen second floor

03-PL-01-210 Event Centre Demolition of air raid shelter
 03-PL 20-211 Event Centre Proposed Mezzanine Plan
 03-PL 20-212 Event Centre Proposed Ground Floor Plan
 03-PL 20-213 Event Centre Proposed Roof Plan
 03-PL-20-250 Event Centre Proposed Section A
 03-PL-20-251 Event Centre Proposed Section B Rev 01
 03-PL-20-252 Event Centre Proposed Section C Events Centre Rev 02
 03-PL-20-253 Event Centre Proposed Section D Events Centre Rev 02
 03-PL-20-270 Event Centre Proposed South West Elevation Rev 02
 03-PL-20-271 Event Centre Proposed North West Elevation Rev 02
 03-PL-20-272 Event Centre Proposed North East Elevation Rev 02
 03-PL 20-273 Event Centre Proposed South-East Elevation
 03-PL 20-274 Event Centre Proposed Rendered Elevations
 03-PL-20-275 Event Centre Proposed Rendered Elevations Rev 02
 03-PL 20-400 Event Centre Typical Section and Plan details

04-PL-00-115 The Spa Proposed Site Plan Rev 03
 04-PL-01-200 The Spa Demolition and strip out ground floor
 04-PL-01-201 The Spa Demolition and strip out roof
 04-PL-01-240 The Spa Demolition and strip out sections
 04-PL-01-260 The Spa Demolition and strip out
 04-PL-20-210 The Spa Proposed Ground Floor Plan Rev 02

04-PL-20-211 The Spa Proposed Roof Plan Rev 02
04-PL-20-250 The Spa proposed section Rev 02
04-PL-20-253 The Spa Proposed section details
04-PL-20-270 The Spa Proposed elevations Rev 02
04-PL-20-271 The Spa Proposed context elevations Rev 02
04-PL-20-272 The Spa Glasshouse Façade Diagram Rev 01
04-PL-20-273 The Spa Proposed West Elevation Rev 01
04-PL-20-275 The Spa Proposed elevations materials Rev 02
04-PL-31-600 The Spa External window details
04-PL-31-602 The Spa secondary glazing details Rev 02
04-PL-32-600 The Spa door details

05-PL-00-115 St Mary's Proposed Site Plan Rev 03
05-PL-01-200 St Mary's Church Demolition and strip out
05-PL-01-240 St Mary's Church Demolition and strip out sections
05-PL-01-241 St Mary's Church Demolition and strip out sections
05-PL-01-242 St Mary's Church Demolition and strip out sections
05-PL-01-243 St Mary's Church Demolition and strip out sections
05-PL-01-260 St Mary's Church Demolition and strip out elevations
05-PL-01-261 St Mary's Church Demolition and strip out elevations
05-PL-20-210 St Mary's Church proposed floor plans
05-PL-20-250 St Mary's Church Proposed sections
05-PL-20-251 St Mary's Church Proposed sections
05-PL-20-252 St Mary's Church Proposed sections
05-PL-20-253 St Mary's Church Proposed sections
05-PL-20-270 St Mary's Church Proposed elevations
05-PL-20-271 St Mary's Church Proposed elevations
05-PL-20-300 St Mary's Church Proposed Toilets
05-PL-24-600 St Mary's Church proposed balustrade details
05-PL-24-601 St Mary's Church proposed balustrade details
05-PL-31-600 St Mary's Church proposed Door 00.02 Details - porch on south entrance
05-PL-31-601 St Mary's Church proposed Door 00.04 - plant room
05-PL-31-602 St Mary's Church proposed Door 01.01 Details - internal into tower of
05-PL-31-610 St Mary's Church proposed Window 0.00/01.02 Details - either side of porch on south elevation
05-PL-31-611 Window 00.05 details
05-PL-31-612 St Mary's Church proposed lateral windows nave secondary glazing Details
05-PL-63-600 St Mary's Church proposed lighting
05-PL-70-600 St Mary's Church proposed radiator casement

07-PL-00-115 Water Tower Proposed Site Plan Rev 03
07-PL-01-200 Water Tower Demolition and strip out ground floor
07-PL-01-201 Water Tower Demolition and strip out
07-PL-01-240 Water Tower Demolition and strip out sections
07-PL-01-241 Water Tower Demolition and strip out sections
07-PL-01-260 Water Tower Demolition and strip out elevations
07-PL-01-261 Water Tower Demolition and strip out elevations
07-PL-20-210 Proposed ground and first floor plans Rev 01

07-PL-20-211 Water Tower proposed 2nd, 3rd, 4th 5th and roof Plan
07-PL-20-250 Water Tower Proposed sections
07-PL-20-251 Water Tower Proposed sections
07-PL-20-253 Water Tower Proposed sections detail of insulation
07-PL-20-255 Water Tower Proposed sections materials Rev 01
07-PL-20-270 Water Tower Proposed elevations
07-PL-20-271 Water Tower Proposed elevations
07-PL-31-620 Water Tower Proposed door details
07-PL-31-621 Water Tower Proposed door details
07-PL-31-630 Water Tower Proposed window details
07-PL-31-631 Water Tower Proposed window details
07-PL-32-600 Water Tower Proposed water tank details

08-PL-00-115 Heather and Bluebell Cottages Proposed Site Plan Rev 03
08-PL-01-200 Heather Cottages demolition plan ground floor
08-PL-01-201 Heather Cottages demolition plan first floor
08-PL-01-202 Heather Cottages demolition plan roof
08-PL-01-203 Heather Cottages demolition plan section
08-PL-01-204 Heather Cottages demolition plan elevation
08-PL-01-210 Bluebell Cottages demolition plan ground floor
08-PL-01-211 Bluebell Cottages demolition plan first floor
08-PL-01-212 Bluebell Cottages demolition plan roof
08-PL-01-213 Bluebell Cottages demolition plan section
08-PL-01-214 Bluebell Cottages demolition plan elevation
08-PL-20-220 Heather Cottages proposed ground floor plan Rev 02
08-PL-20-221 Heather Cottages proposed first floor plan Rev 03
08-PL-20-222 Heather Cottages proposed roof plan Rev 02
08-PL-20-223 Heather Cottages proposed section Rev 02
08-PL-20-224 Heather Cottages proposed section Rev 02
08-PL-20-225 Heather Cottages proposed section Rev 02
08-PL-20-226 Heather Cottages proposed section Rev 02
08-PL-20-227 Heather Cottages proposed elevation cottage 1 Rev 02
08-PL-20-228 Heather Cottages proposed elevation cottage 2 Rev 02
08-PL-20-229 Heather Cottages proposed elevation cottage 3 Rev 02
08-PL-20-240 Bluebell Cottages proposed ground floor plan Rev 02
08-PL-20-241 Bluebell Cottages proposed first floor plan Rev 02
08-PL-20-242 Bluebell Cottages proposed roof plan Rev 02
08-PL-20-243 Bluebell Cottages proposed sections Rev 02
08-PL-20-244 Bluebell Cottages proposed sections Rev 02
08-PL-20-245 Bluebell Cottages proposed sections Rev 02
08-PL-20-246 Bluebell Cottages cottage 1 proposed elevations Rev 02
08-PL-20-247 Bluebell Cottages cottage 2 proposed elevations Rev 02
08-PL-20-270 Cottages general elevation proposed Rev 02
08-PL-20-271 Cottages general elevation proposed with landscaping Rev 02
08-PL-20-280 Heather Cottage 2 coloured with materials Rev 02
08-PL-20-281 Bluebell Cottage 2 coloured with materials Rev 02

10-PL-20-230 Refuse Storage 2 Proposed Ground Floor and Roof Plan
10-PL-20-235 Refuse Storage Proposed Sections
10-PL-20-240 Refuse Storage Proposed Elevations

10-PL-20-241 Refuse Storage 2 Proposed Elevations
10-PL-20-250 General Arrangement plan Garden Yard Rev 01
10-PL-20-255 Garden and Refuse Storage Proposed Ground Floor Plan
10-PL-20-256 Garden and Refuse Storage Proposed Roof Plan
10-PL-20-257 Proposed Sections Wilder Gardens Rev 02
10-PL-20-258 Proposed Elevations Wilder Gardens Rev 02
10-PL-20-259 Proposed Elevations Walls Wilder Gardens Rev 02
10-PL-31-600 Proposed main entrance gate
10-PL-31-605 proposed gate to car park

11-PL-00-115 Journeyman Cottages Proposed Site Plan Rev 02
11-PL-01-200 Journeyman Cottages Demolition and strip out floor plans
11-PL-01-201 Journeyman Cottages Demolition and strip out roof
11-PL-01-240 Journeyman Cottages Demolition and strip out sections
11-PL-01-260 Journeyman Cottages Demolition and strip out elevations
11-PL-20-210 Journeyman Cottages Proposed ground and first floor plans
11-PL-20-211 Journeyman Cottages Proposed roof plan
11-PL-20-250 Journeyman Cottages Proposed sections showing detail of insulation
11-PL-20-270 Journeyman Cottages Proposed Elevations
11-PL-20-271 Journeyman Cottages Proposed Elevations materials
11-PL-20-275 Journeyman Cottages Proposed Elevations in context Rev 02
11-PL-31-600 Journeyman Cottages Proposed opening in garden wall”

Condition 3 – phasing

Following further detailed negotiation with the applicant and Historic England, the phasing condition proposed in the Officer report included on the agenda (Condition 3) has been updated. The main change to this condition is a sequential ‘coupling’ approach to ensure that the new developments proposed (category B works) are not occupied unless the repair works for each phase (category A works) have been completed. All parties have agreed to the wording of this condition.

The phases proposed have been designed to allow flexibility for the applicant to carry out repair works and new development concurrently, whilst also ensuring that the heritage benefit is delivered in a secure and enforceable way for each stage of the development. The wording for each phase has also been strengthened to ensure specific works of significant heritage benefit e.g., the repair of the stained-glass windows in the Hall, are explicitly referenced.

With regard to the three phases proposed, the condition wording allows flexibility for the applicant to construct either Phase 1 or Phase 2 first. Historic England accepts this approach.

The agreed phases of development as set out in ‘The Elvetham Project Phases – July 2022’ document are as follows:

Phase 1

Category A

- All Priority Category I Repairs for each relevant building as per C&G Repair Recommendations
- Repair of all stained-glass windows in Hall
- St Mary's Church
- Repair of the Walled Garden Walls excluding walls adjacent to Events Centre as shown on plan SKT-00-013 (as per Appendix 7 of the approved Conservation Management Plan June 2021)

Category B – Spa

Phase 2

Category A

- All Priority Category II Repairs for each relevant building as per C&G Repair Recommendations
- Removal and making good of existing male toilet block at Hall
- Garden & Wider Estate Works (except Walled Garden)
- Repair of Chapel in Hall in accordance with the submitted Chapel Conservation Methodology Statement (January 2021)

Category B – Heather & Bluebell Cottages, Journeyman Cottages

Phase 3

Category A

- All Priority Category III, IV and V Repairs for each relevant as per C&G Repair Recommendations
- Water Tower
- Garden & Wider Estate Works (Walled Garden only)
- Repair of Walled Garden walls adjacent to Events Centre as shown on plan SKT-00-013 (as per Appendix 7 of the approved Conservation Management Plan June 2021)

Category B – Events Centre

To ensure that the repair works are carried out in a detailed and prioritised way, it is necessary to require the submission of a separate schedule of prioritised works. An additional condition is therefore proposed (Condition 20, below).

Revised wording for Condition No. 3:

“The work and development hereby permitted shall be carried out in the three phases set out in the approved document entitled ‘The Elvetham Hotel Project Phases July 2022’ document, received 20/07/2022, or as otherwise agreed in writing with the Local Planning Authority.

No part of the category B works in any phase shall be brought into first use until the category A works in the same phase have been completed in accordance with the approved plans and unless written approval of the completion of Category A works by a Conservation-accredited Architect has been submitted to the Local Planning Authority and agreed in writing.

The development and repair works shall take place in accordance with the sequential coupling approach as follows:

Phase 1B shall not be brought into use until the completion of Phase 1A.

Phase 2B shall not be brought into use until the completion of Phase 2A.

Phase 3B shall not be commenced until the completion of Phases 1 and 2.

Phase 3B shall not be brought into use until the completion of Phase 3A.

For the purposes of this Condition, ‘completion’ of Category A works refers to the point at which agreement in writing is received from the Local Planning Authority that the Category A works have been completed to an acceptable standard. Completion of Phases 1 and 2 means written notification to the LPA that the development works have finished in that phase.

All Category A repair works shall be specified, supervised and signed off by a Conservation-accredited Architect, details of whom shall be provided to the Local Planning Authority prior to the commencement of those works.

If any variation is required to the phases this shall be first agreed in writing with the Local Planning Authority.”

Additional Condition No. 20

Prior to the commencement of any development or works, a detailed and prioritised schedule of repair works for the site shall be submitted to and approved in writing by the Local Planning Authority. The revised schedule of repair works shall reference the works in the submitted C&G Repair Recommendations Document (July 2022), Appendix 7 of the Conservation Management Plan (June 2021) and the Chapel Conservation Methodology Statement (January 2021) and shall include a prioritised list of works to both the interior and exterior of all relevant buildings on site. No variation shall take place to the agreed schedule of repair works without the prior written approval of the Local Planning Authority.

REASON: To preserve the special architectural and historic interest of the adjacent listed buildings to comply with S16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the HLP and guidance contained within the National Planning Policy Framework 2021.

Revised Officer Recommendation

That, subject to the revised conditions 2 and 3 above, additional condition 20, and all other conditions and informatives as set out on the agenda report, Listed Building Consent be GRANTED.

Speaker Details

Speaking For the Application;

Ms Rebekah Jubb OBO Bell Cornwell LLP