



## Planning Committee Addendum 14 February 2024

### **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:** Mark Berry (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:** Mark Berry (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, Kathy Long on (01252) 774141.**

## Planning Committee Addendum 14 February 2024

<b>Item No:</b>	6	<b>Reference No:</b>	22/01987/AMCON
Variation of Condition 2 attached to planning permission 17/01123/REM dated 01/11/2017 to allow the replacement of the hoggin path with a boardwalk path. (Retrospective)			
<b>At</b>			
Land to the north of London Road, Hook			

### Speaker Details

Speaking Against the Application: Ms Deborah Bennett

Speaking For the Application: Ms Estelle Hutchinson, David Wilson Homes Southern

<b>Item No:</b>	7	<b>Reference No:</b>	22/02182/FUL
Change of use of Minley Manor and ancillary land and buildings from C2A to a hotel, restaurant and wedding venue use, erection of an extension to the Manor following demolition of existing structures, erection of an extension to the orangery, extension and alteration of former swimming pool buildings, extension, alterations and change of use of stable buildings to form 8 hotel suites, demolition of garages adjacent to stables, demolition of garages adjacent to Arch Cottage and erection of 7 hotel suites, erection of an extension to the officers annexe, erection of a spa building, swimming pool and function suite in the North Walled Garden, erection of a forestry building, creation of a new parking area, alterations to the internal road layout, alterations to Kennel Cottage, erection of new entrance lodge, walls and gates and alterations to the vehicular access onto the A327			
<b>At</b>			
Minley Manor, Minley Road, Blackwater, Camberley Hampshire GU17 9JT			

### Site visit

Members carried out a site visit on Tuesday 13 February 2024.

### Update to the Committee

Suggested amendments to the Recommendation A and Conditions shown in red as follows:

To amend Recommendation A to read:

Subject to the applicant first entering into a section 106 agreement/undertaking in respect of planning obligations detailed below (and any section 278 agreement so required), with delegated authority to the Executive Director – Place, **in consultation with the Chair of Planning Committee**, to make or approve changes to the planning obligations and planning conditions (for the avoidance of doubt including additions, amendments and deletions) as she/he sees fit, resolve to PERMIT, subject to planning conditions listed at the end of this report.

### **Section 106 obligations:**

- SAMM financial payment equivalent to 10 no. dwellings
- Annual Heritage Open Day(s)
- Travel Plan (to include requirement for shuttle bus)
- Travel Plan monitoring fees of £1,500 for the initial monitoring fee and £3,000 per annum for 5 years (£15,000)
- S278 highway works to secure the northern access junction works, pedestrian refuge, ghost lane, and visibility splays

### **Conditions:**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)
- 2) The development shall be carried out in accordance with the following list of plans and documents.  
Reason: For the avoidance of doubt and in the interests of proper planning.

### Pre-Commencement

- 3) Prior to commencement of development, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. **The Phasing Plan may be updated from time to time subject to the written approval of the Local Planning Authority. The Phasing Plan submitted shall show the location of phases, the sequencing for those phases and indicative timescales for their delivery. Any revised Phasing Plan which is approved in writing by the Local Planning Authority shall be implemented in full from the date at which it is approved. Any revised Phasing Plan which is approved in writing by the Local Planning Authority, shall, for the purposes of considering other relevant conditions pursuant to this consent that require details to be discharged on a phase-by-phase basis, become the relevant phasing plan.**

The development shall be implemented in accordance with the approved Phasing Plan.

Reason: For the avoidance of doubt and in the interests of securing the heritage benefits at the earliest opportunity in accordance with Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and Section 16 of the NPPF 2023.

- 4) Prior to commencement of development within each Phase, a Phase-specific Construction Environment Management Plan (CEMP) shall be submitted to and

approved in writing by the Local Planning Authority. The Phase-specific CEMP shall include, but not be limited to, the following details:

- Construction worker and visitor parking;
- Hours of construction
- Anticipated number, frequency and size of construction vehicles;
- Dust and Noise/Vibration mitigation measures;
- Dust suppression measures;
- Site security;
- Vehicle manoeuvring/ turning and measures to avoid conflicts along the site access track with vehicles not associated with the construction of the development;
- Locations for the loading/unloading and storage of plant, building materials and construction debris and contractors offices;
- Procedures for on-site contractors to deal with complaints from local residents;
- Measures to mitigate impacts on neighbouring highways; and
- Details of wheel water spraying facilities;
- Protection of pedestrian routes during construction

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period.

Reason: To ensure safety and control any nuisance in accordance with Policies NBE9 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.

- 5) Prior to commencement of development, a Landscape Masterplan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Masterplan shall include:
- Aims and Objectives
  - A description of key Landscape Components
  - Strategic Management Prescriptions
  - Principles of maintenance operations and the timing, and shall demonstrate full integration of landscape, biodiversity and arboricultural considerations

Reason: To ensure that the proposed landscaping is appropriate to the context of the site and to protect the heritage and trees of amenity value on site in accordance with policies NBE2 and NBE8 of the Hart Local Plan (Strategy and Sites) 2032

- 6) Prior to commencement of development within each Phase, details of hard and soft landscaping for that Phase shall be submitted to and approved in writing. The details shall demonstrate compliance with the Landscape Masterplan secured by condition 5. The landscape details shall include the following:
- Hard landscaping details
    - proposed finished levels or contours;
    - means of enclosure;
    - car parking layouts;
    - other vehicle and pedestrian access and circulation areas;
    - hard surfacing materials;
    - minor artefacts and structures (including lighting);

- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- retained historic landscape features and proposals for restoration, where relevant.
- Soft landscaping details
  - planting plans,
  - schedules of plants, noting species, plant size and proposed numbers and densities, as well as a programme for implementation.
- Management and Maintenance Plan for the Phase to include
  - A detailed programme of works, including timeframes for implementation.

The hard and soft landscaping of each Phase shall thereafter be implemented, retained and maintained in accordance with the approved details.

Reason: To ensure that the proposed landscaping is appropriate to the context of the site and to protect the heritage and trees of amenity value on site in accordance with policies NBE2 and NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

#### Slab Level

- 7) No development above ground floor slab level **within each Phase**, shall commence on the:
- a) Manion House extension,
  - b) Orangery extension,
  - c) The Arch Suites,
  - d) Spa Complex,
  - e) Stable Office Hub,
  - f) Pool House extension,
  - g) Officers Annexe and
  - h) Forestry Building

until a **schedule of** the materials to be used in all external finishes to each of the **buildings identified within the relevant Phase** have been submitted to and agreed in writing by the Local Planning Authority, and **samples made available for inspection by the Local Planning Authority on site**. The buildings shall be constructed in accordance with the approved materials.

Reason: In order to secure high quality finish of the development in the interests of visual amenity in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, and Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

#### Pre-Occupation

- 8) Prior to first use and/or occupation of any part of the development, a Car Park Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall specify measures to prevent public use of the car park for access onto the SPA. The Car Park Management Plan shall be implemented in accordance with the

approved measures.

Reason: In order to mitigate the likely significant effect of the development on the Thames Basin Heaths SPA in accordance with Policy NBE3 of the Hart Local Plan (Strategy and Sites) 2032 and Saved Policy NRM6 of the South East Plan 2009.

- 9) Prior to first use of the site for private events or weddings, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Noise Management Plan shall consider the impacts of the activities and any necessary mitigation measures between the facilities and residential uses within the site. Every private event or wedding shall be conducted in accordance with the approved Noise Management Plan.

Reason: In order to prevent adverse noise impacts from the proposed corporate and wedding events which would otherwise cause noise, disturbance and loss of neighbouring amenity for adjacent occupiers in line with Policies NBE9 and NBE11 of the Hart Local Plan (Strategy and Sites)2032

- 10) The development hereby approved shall be carried out in strict accordance with the recommendations and mitigation measures outlined in Section 5 and Section 8 of the Ecological Appraisal prepared by Hankinson Duckett Associates reference HDA ref: 762.2, dated August 2022

Reason: To protect ecology and biodiversity of the locality in accordance with Policy NBE4of the Hart Local Plan (Strategy and Sites) 2032.

- 11) The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment & Development Drainage Strategy prepared by MJA Consulting, reference SS/22/0233/6691 Rev.A, dated 02/11/22; to include the following plan; Drainage Strategy Drawing number: 6691-MJA-SW-XXDR- C-01 Rev. P3 (dated 17/04/23), & MicroDrainage calculations. Surface water will drain via cellular attenuation tanks and discharge at the agreed rates of 1.0l/s for the southern catchment and 3.0l/s for the northern catchment.

Reason: To ensure that the proposed development would not increase the risk of flooding within the site and elsewhere, be safe from flooding and to satisfy Policy NBE5 of the adopted Hart Local Plan (Strategy and Sites) 2032.

- 12) Prior to first use **of the Spa Complex, Manor House extension or Officers Annex development (whichever is the sooner)**, confirmation from Thames Water shall be submitted to the Local Planning Authority that the proposed discharge rate of 4.5l/s into the public sewer is acceptable and that there is adequate capacity in the network.

Reason: To ensure foul water flood risk is not increased and ensure no further control measures are required on site in accordance with Policy NBE5 of the adopted Hart Local Plan (Strategy and Sites) 2032

- 13) Prior to the installation of any external lighting within each Phase, a Lighting Strategy and Specification shall be submitted and approved in writing by the Local Planning Authority. The strategy shall accord with the landscape details secured by condition 6, and implemented in accordance with the approved details.

Reason: To protect the local landscape and biodiversity and to accord with Policies NBE4 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.

- 14) Prior to the installation of any external mechanical and electrical plant on any building **within each Phase**, a detailed specification shall be submitted to and approved in writing by the Local Planning Authority. The specification shall include dimensions and noise and/ or odour measures. The plant shall be installed and maintained in accordance with the approved details.  
Reason: To control any nuisance associated with the plan and to accord with Policies NBE9 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.
- 15) No development shall commence (excluding demolition) until a detailed contaminated land report to assess potential contaminants has been prepared, submitted, and agreed in writing with the Local Planning Authority in accordance with the 3-stage strategy below.

A. Site Characterisation

The investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
- iii. (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to

carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: In the interest of the occupiers' health and amenity and to satisfy Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2032, saved Policy GEN1 of the Hart Local Plan 2006 and the NPPF 2023.

- 16) Notwithstanding Condition 15, should any land contaminants or unexpected ground conditions be identified during the course of development then ground works shall cease, and the Environmental Health Department shall be notified so that any required remediation can be approved in writing before implementation. Reason: In the interest of the occupiers' health and amenity and to satisfy Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2032, saved Policy GEN1 of the Hart Local Plan 2006 and the NPPF 2023.

- 17) **In accordance with the agreed Phasing Plan** the means of vehicular access to the site and associated highway works shall be constructed in accordance with the approved plan (Drg No. 2021-6037-001 P11). The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1.0m in height above the adjacent carriageway and shall be subsequently maintained thereafter. Reason: To ensure a suitable access and layout in the interests of highway safety and to accord with Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032

- 18) **Prior to commencement of development of each Phase**, an arboricultural method statement (AMS), in accordance with BS5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. Specifically, the AMS shall include:
- a specification for tree protection measures.
  - a programme of arboricultural supervision commencing with a prestart meeting and with regular site visits as deemed appropriate to meet criteria of BS5837:2012.
  - timing of installation and dismantling of such tree protection measures, which must in any case be installed prior to commencement of any site clearance or ground works and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.
  - a plan at 1:500 or lower scale, detailing the location of such tree protection measures, including annotation that such measures shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.
  - demonstration that all proposed new services and utilities can be provided outside the plotted RPAs of retained trees.



- demonstration that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.

The development shall be carried out in accordance with the approved details.

Reason: To secure tree protection throughout the lifetime of the development being carried out with trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to ensure the necessary measures are in place before development commences in accordance with Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032 and Saved Policy CON8 of the Hart District Local Plan 2006.

- 19) Notwithstanding the details provided within the Arboricultural Implications Report prepared by SJA Trees reference SJA air 22294-01c, dated December 2023, prior to the commencement of the emergency access track adjacent to the Arch, details of construction of the track and measures to avoid compaction of tree roots are required. The development shall be carried out in accordance with the approved details.

Reason: To secure the protection throughout the lifetime of the development is being carried out with trees within or adjacent to the site and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence in accordance with Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032 and Saved Policy CON8 of the Hart District Local Plan 2006 and the aims of the NPPF 2021.

- 20) The use of the hereby permitted long-stay suites within the Stable shall be used only as ancillary hotel accommodation and not be let by third party or as independent residential dwelling houses

Reason: Having regard to the location of the site within the open countryside and in the interests of the amenities of the area in accordance with Policies NBE1 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032.

- 21) The use of the hereby permitted Office Hub shall be used only as ancillary office accommodation for use by visitors **and staff** to the hotel and not as independent commercial accommodation.

Reason: Having regard to the location of the site within the open countryside and in the interests of the amenities of the area in accordance with Policies NBE1 and NBE9 of the Hart Local Plan (Strategy and Sites) 2032.

- 22) Prior to the commencement of works for the excavation and construction of the Spa Complex, a detailed method statement for the construction of the subterranean area shall be submitted to and approved in writing by the LPA. The methodology shall include measures to ensure that the heritage assets in the vicinity will not be undermined by the excavation works, and where relevant, shall include a schedule of protective works for the Kennel Cottage and garden walls. The submitted report shall be prepared by a conservation accredited structural engineer, or other such competent person. The works shall thereafter be carried out in strict accordance with the details submitted, unless otherwise first agreed in writing by the LPA.

Reason: To preserve the special architectural and historic interest of the adjacent listed buildings to comply with S66 (2) of the Planning (Listed Building and Conservation Areas) Act 1990, Policy NBE8 of the Hart Local Plan 2032 and guidance contained within the National Planning Policy Framework 2023.

- 23) Prior to the commencement of works for the excavation and construction of the Mansion House **extension**, a detailed method statement for the construction of the subterranean area shall be submitted to and approved in writing by the LPA. The methodology shall include measures to ensure that the heritage assets in the vicinity will not be undermined by the excavation works, and where relevant, shall include a schedule of protective. The submitted report shall be prepared by a conservation accredited structural engineer, or other such competent person. The works shall thereafter be carried out in strict accordance with the details submitted, unless otherwise first agreed in writing by the LPA.

Reason: To preserve the special architectural and historic interest of the adjacent listed buildings to comply with S66 (2) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the HLP32 and guidance contained within the National Planning Policy Framework 2021.

#### **Informatives:**

1. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.
2. Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
3. The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species, and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to [www.naturalengland.org.uk](http://www.naturalengland.org.uk) or contact Natural England (S.E. regional office) on 0238 0286410.
4. Any heritage harm identified would need to be considered in the overall planning balance and it would need to be determined if the harm could be avoided and where it couldn't be then there would need to be clear and convincing justification for the development/works proposed
5. The applicant is advised they may need to make an application for chimney height approval under the Clean Air Act 1993. They should check the following information first in context of their proposal and if necessary, please contact [eh@hart.gov.uk](mailto:eh@hart.gov.uk) for further
6. While formalising a Noise Management Plan reference should be paid to the Institute of Acoustics (2003) "Good Practice Guide on the Control of Noise from Pubs and Clubs", the services of an approved acoustic consultant may also be of benefit.
7. The planning permission does not authorise the undertaking of any works within

the highway (carriageway, footway or verge). Any works within the highway must be approved by S278 Agreement, details of which can be found at <https://www.hants.gov.uk/transport/developers/constructionstandards>

### Speaker Details

Speaking Against the Application: Mr Peter Hawton

Speaking For the Application: Mr James Hutchison, Corbil Planning

<b>Item No:</b>	8	<b>Reference No:</b>	22/02183/LBC
Change of use of Minley Manor and ancillary land and buildings from C2A to a hotel, restaurant and wedding venue use, erection of an extension to the Manor following demolition of existing structures, erection of an extension to the orangery, extension and alteration of former swimming pool buildings, extension, alterations and change of use of stable buildings to form 8 hotel suites, demolition of garages adjacent to stables, demolition of garages adjacent to Arch Cottage and erection of 7 hotel suites, erection of an extension to the officers annexe, erection of a spa building, swimming pool and function suite in the North Walled Garden, erection of a forestry building, creation of a new parking area, alterations to the internal road layout, alterations to Kennel Cottage, erection of new entrance lodge, walls and gates and alterations to the vehicular access onto the A327			
<b>At</b>			
Minley Manor, Minley Road, Blackwater, Camberley Hampshire GU17 9JT			

### Site visit

Members carried out a site visit on Tuesday 13 February 2024.

### Update to the Committee

Suggested amendments to Conditions shown in **red** as follows:

### **Conditions:**

- 1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.  
Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2) Prior to commencement of development, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. **The Phasing Plan may be updated from time to time subject to the written approval of the Local Planning Authority. The Phasing Plan submitted shall show the location of phases, the sequencing for those phases and indicative timescales for their delivery. Any revised Phasing Plan which is approved in writing by the Local Planning Authority**

shall be implemented in full from the date at which it is approved. Any revised Phasing Plan which is approved in writing by the Local Planning Authority, shall, for the purposes of considering other relevant conditions pursuant to this consent that require details to be discharged on a phase-by-phase basis, become the relevant phasing plan. The development shall be implemented in accordance with the approved Phasing Plan.

Reason: For the avoidance of doubt and in the interests of securing the heritage benefits at the earliest opportunity in accordance with Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996- 2006

- 3) **Prior to commencement of each Phase** a full structural survey of the listed and curtilage listed buildings within that Phase shall be submitted to and approved in writing by the Local Planning Authority. The survey shall assess the current structural integrity of all elements of the buildings and the potential structural implications of the works hereby approved within that Phase.  
Full details of any measures necessary to maintain the structural integrity and safety of the buildings shall be clarified through details, method statements and specifications. The details shall be fully implemented as approved.  
Reason: To ensure that special regard is paid to protecting the architectural and historic interest and integrity of the building under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032.
- 4) Prior to commencement of development on **each** Phase, a Schedule of Works and a Schedule of Repair, and where works involve structural intervention, a detailed method statement to explain the approach should be submitted, with accompanying plans (where relevant) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Schedules and Method Statements.  
Reason: To ensure that special regard is paid to protecting the architectural and historic interest and integrity of the building under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032.
- 5) Prior to the commencement of each element of the work or development within a defined Phase, as outlined in the submitted Schedule of Works required by condition 4, samples or detailed specification of external material finishes, including colour, face bond and jointing profile of the brickwork shall be submitted to and approved in writing by the LPA. The development shall be carried out in strict accordance with the approved details, unless otherwise first agreed in writing by the LPA.  
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 HLP32 and guidance contained within the National Planning Policy Framework 2023.
- 6) No installation or replacement of windows/ doors within **each** Phase shall take place until detailed joinery plans and elevation drawings (scale 1:20) of buildings within that Phase are submitted to and approved in writing by the Local Planning Authority. The details shall include, but not be limited to:

- works needed to the historic fabric to accommodate any new window/door
- sections through glazing bars
- method of opening
- type of glazing
- depth of reveals
- profile of cills
- joinery details
- window and door furniture
- colour of painted finish

The works shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the architectural and historic interest and integrity of the building under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

- 7) Prior to the installation **within each phase**, details of the required plumbing, heating, lighting, ventilation, and all mechanical and electrical services, and of upgraded services where modifications to the existing are required and details to make good historic fabric where these works are undertaken, shall be submitted to, and approved in writing by, the Local Planning Authority. Where details are to be submitted for approval, detailed floor plans and sections showing existing and proposed routes, voids and channels for each service run. The development shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the architectural and historic interest and integrity of the building under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

- 8) Prior to the installation **within each phase**, of any insulation that may be required, details of such work shall be submitted to and approved in writing by the local planning authority. The details must clearly demonstrate how the insulation would be installed and the implications with the fabric of the building shall be detailed. The information shall specify the materials to be used, the method of affixation and where the insulation would affect the fabric of the listed building, it shall contain a method statement detailing how installing the insulation will affect the fabric, fixtures and fittings of the listed building as well as existing mechanical & electrical fittings. The development shall be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the architectural and historic interest and integrity of the building under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

- 9) Details of how any damage to the building fabric or to curtilage listed structures caused by or during the course of the carrying out of the works hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any of the repairs. Any damage shall be made good 6 month of any occupation of the development.

Reason: To ensure that special regard is paid to protecting the architectural and historic interest and integrity of the building under Section 16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

- 10) Notwithstanding the information submitted with the application, no works or development in relation to the extension to the Manor House shall take place until and unless a **schedule of** the materials for the following elements have been submitted to and agreed in writing by the Local Planning Authority, and **samples made available for inspection by the Local Planning Authority on site:**

- walls
- pediments
- roof
- sills
- door and window frames
- Large scale details of the junction between the new roof and the existing historic walling
- proposed surface treatments, signage and lighting

The development shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural/historic interest and setting of the Grade II\* Listed building to comply with Section 16(i) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and guidance contained within the National Planning Policy Framework 2023.

- 11) Notwithstanding the information submitted with the application, no works or development in relation to the extension to the Orangery shall take place until and unless details of the physical attachment (flashing and roofing) (floor levels etc) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural/historic interest and setting of the Grade II Listed building to comply with Section 16(i) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and guidance contained within the National Planning Policy Framework 2023.

- 12) Notwithstanding the information submitted with the application, no works or development in relation to the extension of the Orangery shall take place until details of the method of repair of the rubbed brickwork and a sample of the replacement rubbed bricks to be provided by way of condition have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural/historic interest and setting of the Grade II\* Listed building to comply with Section 16(i) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and guidance contained within the National Planning Policy Framework 2023

- 13) Notwithstanding the information submitted with the application, no works or development in relation to the extension Pool House shall take place until details

relating to the treatment of the southern wall of the Pool House where it becomes enclosed within the kitchen have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural/historic interest and setting of the Grade II Listed building to comply with Section 16(i) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and guidance contained within the National Planning Policy Framework 2023.

- 14) Notwithstanding the information submitted with the application, no works or development in relation to the extension Stable Building shall take place until the precise details of this element and how the proposed partitions interact with the vault and the historic flooring have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural/historic interest and setting of the Grade II\* Listed building to comply with Section 16(i) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and guidance contained within the National Planning Policy Framework 2023

- 15) If hidden features are revealed during the course of the works, they should be retained in situ. Works should be suspended in the relevant area of the building(s) and the LPA notified immediately. Failure to do so may result in unauthorised works that may constitute a criminal offence.

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 Hart Local Plan 2032 and guidance contained within the National Planning Policy Framework 2023.

- 16) Notwithstanding the requirements of Condition 5 above, no repair works shall take place to the exterior brickwork of the Manor House until details of the re-pointing to be undertaken, including the extent and form of joint and mortar mix, have been submitted to and approved in writing by the Local Planning Authority. No other works shall commence on site until a sample panel of one square metre of part of the area to be re-pointed has been prepared for inspection and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details, unless otherwise first agreed in writing by the LPA.

Reason: To preserve the special architectural/historic interest and setting of the listed building to comply with S16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the Hart Local Plan 2032 and guidance contained within the National Planning Policy Framework 2023.

- 17) Should any areas of brickwork be required to be dismantled during the works, a detailed specification for dismantling (by hand) and an elevational plan of the areas to be dismantled shall first be submitted to and agreed in writing by the Local Planning Authority. No variation from the agreed method or areas to be

dismantled shall be undertaken without the prior written agreement of the Local Planning Authority.

Reason: To preserve the special architectural/historic interest and setting of the listed building to comply with S16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990, Planning Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032 and guidance contained within the National Planning Policy Framework 2023.

**Informative:**

- The applicant is advised that 'hidden feature' referred to at Condition 15 is interpreted as any part of the building fabric which contributes the significance of the heritage assets, either individually or cumulatively.

Speaker Details

Speaking For the Application: Mr James Hutchison, Corbil Planning