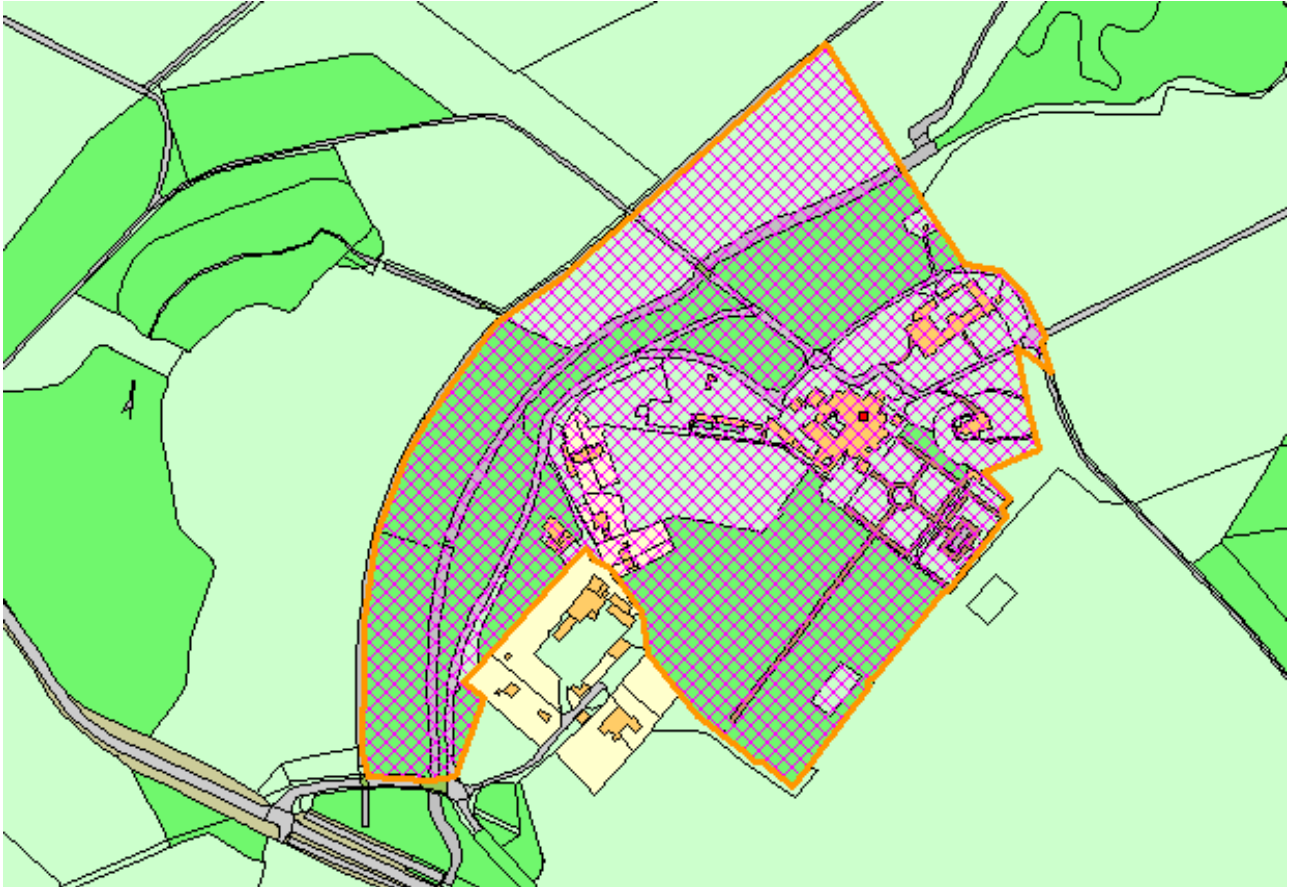


**COMMITTEE REPORT
ITEM NUMBER 11:**

APPLICATION NO.	21/02744/LBC
LOCATION	The Elvetham Hotel Fleet Road Hartley Wintney Hook Hampshire RG27 8AR
PROPOSAL	<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
APPLICANT	Elvetham Hall (Property Ltd)
CONSULTATIONS EXPIRY	14 June 2022
APPLICATION EXPIRY	7 February 2022
WARD	Hartley Wintney
RECOMMENDATION	Grant, subject to planning conditions



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. **Please Note: Map is not to scale**

BACKGROUND

This Listed Building Consent application is brought to Planning Committee at the request of the Head of Place. The proposal involves complex heritage and economic arguments and is required to be debated in public.

THE SITE

The application site is located off the Fleet Road (A323) between Fleet and Hartley Wintney and comprises some 12 hectares of the former Elvetham estate and is outside of any defined settlement policy boundary.

The site is a Grade II Registered Park and Garden (RPG) in which there are the following designated heritage assets:

- The Grade II* Hall.
- The Grade II Stable Court.
- The Grade II St Mary's Church.
- The Grade II Water Tower.
- The Grade II Gardeners Cottage.
- The Grade II garden features including the listed bridge and garden walls.

In addition, there are the curtilage listed glasshouses and Bothy Cottage (undesignated heritage assets) and the modern Bluebell Cottages and Heather Cottages.

The main house was extended in the early 1900s and subsequently in 1970 on north-east elevation and a conservatory was added to south east elevation in 1956 and extended 1997-8. The landscape was enhanced in the early 20th by William Goldring.

The estate was emparked in 1359 and evolved from a mediaeval hunting park which dates back to the Norman period and is mentioned in the Domesday Book. It was owned by the Seymour family from 1426 and Edward Seymour entertained Henry VII there in 1535 and Elizabeth 1 visited for 4 days in 1591. The Tudor house burned down in the mid 19th century and was rebuilt in more or less its present form by the Calthorpes between 1859 - 1862. It was designed by the architect Samuel Sanders Teulon one of the leading proponents of this highly ornate Victorian Gothic style.

The main house was extended in the early 1900s and subsequently in 1970 on north-east elevation and a conservatory was added to south east elevation in 1956 and extended 1997-8. The landscape was enhanced in the early 20th by William Goldring.

Until the early 1950s it was a private country mansion but used as a Red Cross hospital in the 1914-18 war. It became a management training centre in 1953 and continued in this use until 2002, when planning permission was granted for use as a hotel use. The current owners acquired the property in 2019.

The hotel currently has 72 bedrooms (43 in the Hall and 29 in the stables of which only one is accessible), 15 meeting rooms (in the Hall and in the Stables) and 6 staff apartments (one in the Bothy, one in the Gardener's Cottage, two in Bluebell Cottages and 2 in Heather Cottages). There is a restaurant and bar in the Hall. There is a chapel in the Hall which is now divided with a mezzanine floor into an office and store. The church on the estate, St Mary's, was converted into a squash court in the 70s and is now used as a store. The walled garden has some disused glass houses backing onto a row of small buildings which separate it from the car park with 87 parking spaces.

The River Hart encircles the site to the north and west and part of the site is in Flood Zones 2 and 3, although the Hall sits on elevated ground in Flood Zone 1.

A public footpath runs from the Elvetham old rectory across a small part of the site to the south entrance of the church.

PROPOSAL

The proposal is for conversion, alteration and replacement of existing buildings to provide a total of 132 bedroom of which 7 will be accessible and 3 adaptable; erection of a spa; creation of 4 event spaces, 4 multifunctional public rooms, a restaurant, and a bar.

There are improvements proposed to the facilities through works to the Hall, the modern buildings, the water tower, the church, provision of utility buildings and structures and landscape restoration. These works are described in more detail below.

The Hall

- Replacement of the existing 1970s extension to the north west elevation (front) of Elvetham Hall (which has 6 rooms that can only be accessed from the outside and are rarely booked) and modern garages and store with a new extension to provide 10 rooms with a better design and layout (net gain of 4 rooms) using the same building line and at the same height and of the same architectural style and materials as the 20th century wall enclosing the service courtyard.
- Removal of the modern toilet extension within the internal courtyard.
- Restoration of the Chapel.
- Alterations to internal layout to accommodate underground access to the new events centre in the Walled Garden, create a wedding suite and improve servicing arrangements.

The Walled Garden

- Replacing the disused glasshouses with a new glazed spa building.
- Recreate formal garden at top of slope and create an underground events centre with a superstructure.
- Remove mid-20th century air-raid shelter.
- Increase size of car park.
- Landscaping and paths and water feature.

St Mary's Church

- Convert to events centre.
- Repair of the external envelope.
- Removal of Squash Court and all recent additions.
- Conservation and repair (where applicable) of existing historic elements.
- Creation of a new accessible toilet and 2 unisex toilets.
- Reinstatement of original levels on main gallery.
- New floor finish in the main nave.
- Installation of new lighting, heating and plant.
- Amendment of existing levels to achieve compliance with part M Building Regulations (regarding DDA).

Water Tower

- Convert to guest accommodation with event space in former water tank.
- Re-configuration of existing openings.
- Change the main entrance louvred door panel to a wooden tongue and groove panel.
- Remove timber boarding.
- Reinstate original windows.
- Re-configure existing roof pitch. Install A/C air cooled condensing units in the roof valley.
- Install roof light.
- Install 3 floor levels.
- Retain cast iron spiral stair and pumping equipment and metal beams used to support the full water tank.
- Insulate space between rafters and clad in timber boarding.
- Form openings in water tank for event space access.
- Install secondary glazing.

Other works

- Demolish Bluebell and Heather Cottages and replace with new buildings to provide guest accommodation.
- Conversion of gardener's stores/workshops to guest accommodation.
- Re-configuration, relandscaping and resurfacing of the existing 87 dedicated car parking spaces and creation of 45 new car parking spaces including accessible parking spaces plus bicycle parking.

Note:

Permission has been granted for works to the Stables to increase the number of bedrooms from 29 to 48 with 2 accessible (planning ref 20/0344/FUL). Further amendments to that scheme are being considered under applications 22/00760/FUL and 22/00761/LBC and works to the stables do not form part of this application.

RELEVANT PLANNING HISTORY

The site has an extensive planning history, the most relevant is listed below.

53/01349/HIST AA sign approved 14.12.1953

55/01942/H Erection of external staircase (stable block) approved 08.09.1955

56/02324/H Erection of two nissen type huts for storage purpose 17.09.1956

56/02388/H Erection of Glazed addition to dining room Approved 10.11.1956

67/06026/H Erection of 3 garages for staff use approved 27.02.1967

70/06796/H Alterations to existing garage to form a games room approved 20.08.1970

75/01713/HD Erection of bedroom complex. Approved 12.11.75

HDC 6040 - Proposed boiler house (stable block) - Approved 22.08.1979

81/08064/HD Demolition of existing garage and erect pair of semi-detached dwellings refuses 13.05.1981

84/12185/FUL - Erection of bedroom complex (stable block)- Approved 29.01.1985 useful plans

90/19218/FUL Installation of additional sewage treatment plant together with new details approved 12.04.1990

91/00782/LBC - Demolition of 2 single storey stores and erection of 2 new bedrooms and jacuzzi/sauna. Reconstruction of external wall and roof to part of existing games/exercise sitting area and construct within roof 2 additional bedrooms (stable block) - Granted 03.04.1991

91/20327/FUL - Erection of extension to provide 4 additional bedrooms and Jacuzzi (stable block) - Approved 03.04.1991

95/00867/LBC Insertion of a glazed door/screen to front entrance to form a storm lobby. 11.04.1996

95/00474/LBC New doorway, Alterations to existing doorway, New ceilings & other minor amendments to reception area 31.07.1995

95/00861/FUL New front door to form draught lobby. pp not required

95/00919/LBC Conversion of existing office & workshop in water tower to offices & toilet Approved 24.01.1996

95/00912/COU Conversion of existing office & workshop in water tower to offices & toilet Approved 24.01.1996

96/00104/FUL Conversion of existing store in water tower to an office approved 20.03.1996

96/00123/LBC Conversion of existing store in water tower to an office approved 20.03.1996

97/00538/LBC Conversion of existing store in water tower to an office Approved 01.08.1997

97/00540/COU Conversion of an existing store in water tower to an office Approved 01.08.1997

97/00893/FUL Demolition & reconstruction of existing conservatory & extension of the same. Approved 01.12.1997

97/00894/LBC Demolition & reconstruction of existing conservatory & extension of the same. Approved 01.12.1997

00/00305/FUL - Insertion of new windows into two existing stable-yard bedrooms - Approved 19.04.2000

00/00306/LBC - Insertion of new windows into two existing stable-yard bedrooms - Granted 19.04.2000

02/00346/COU Change of use to hotel and residential conference facility - Approved 27.06.2002

02/01408/LBC Partial demolition and alteration of staircases to upgrade fire escape facilities. Amended plans received to comply with building regulations (inc. ramp access). Approved

27.06.2002

02/01409/LBC Removal of existing bar and relocation of new bar and new french doors
Approved 27.06.2002

04/00153/LBC Convert existing window opening to service door opening with door similar to existing. Approved 18.03.2004

04/02675/TEMP RETROSPECTIVE - Temporary permission for installation of portacabin -
Approved 21.01.2005

04/00867/LBC Conversion of existing sales office to form new female toilets, alterations of existing toilet accommodation to form larger male toilets. - Approved 12.05.2004

04/02676/FUL Erection of two sections of timber fencing - Approved 24.1.2005

04/01126/LBC Reposition kitchen and washup area, alter circulation and servery and re-order adjoining rooms to improve hygiene and health and safety issues. Approved 16.08.2004

20/00915/FUL Change of use of land for the siting of 4 no. portacabins and 2 no. storage container units for a temporary period of one year during renovation and development works associated with the hotel - Approved 24.08.2020

20/02344/FUL - Internal and external works to The Stables and the provision of a replacement plant room following demolition of existing plant room - Approved 06.04.2021

20/02345/LBC - Internal and external works to The Stables and the provision of a replacement plant room following demolition of existing plant room Approved- 06.04.2021

RELEVANT PLANNING POLICY

S16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The adopted development plan for Hart district comprises the Hart Local Plan (Strategy and Sites) 2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HLP06). Adopted and Saved policies are up to date and consistent with the NPPF (2021).

The Hartley Wintney Neighbourhood Plan 2017-2032 is also part of the development plan, however the site is outside the neighbourhood area.

The relevant policies within the Development Plan are:

Hart Local Plan (Strategy & Sites) 2032 (HLP32):

Policy NBE8 - Historic Environment

Hart District Local Plan (Replacement) 1996-2006 'saved' policies (HLP06):

Policy GEN1 - General Policy for Development

Other relevant planning policy documents:

National Planning Policy Framework 2021 (NPPF)

National Planning Practice Guidance (PPG)

CONSULTEES RESPONSES (summarised)

Hartley Wintney Parish Council

No objection.

- Councillors have reviewed the amended proposal and are pleased to see that the applicant has taken note of the comments made in relation to the design of the glasshouses. The amended design reflects upon the original glasshouses and now complements the features of the Walled Garden in which it sits. Pleased that the original glasshouses will be dismantled and re-erected elsewhere on the site.

The Victorian Society

(revised response of 08/06/2022)

- Overall the amendments address most of our previously raised concerns and we welcome the omission of the glazed corridor and stable proposal from the application. Similarly the design changes to Heather and Bluebell Cottages are appreciated and these are now acceptable.
- However our concerns regarding the walled gardens and glass houses remain.
- The proposed landscaping of the walled garden would harm the significance of the Registered Park and Garden and the setting of the Listed Building.
- Similarly it is unfortunate that the removal of the glasshouses is still contemplated. It is feasible that at least some of the existing glasshouses could be restored in place. The loss of the glasshouses would harm the significance of the walled garden and the historic legibility of the garden as part of the wider historic estate and house. When paired with the harmful landscaping proposals this damage would be considerable, eroding the impression of how the walled garden originally functioned.
- Notes the alterations which have been made to the design of the new spa complex and the more uniform proposed elevation which would face into the walled garden. However, these changes do not address previously raised concerns. The proposed design would continue to have a larger footprint than the existing glasshouses and intrude upon an historic axial route within the walled garden, thus harming its significance.

Hampshire Garden Trust

- This is a major proposal for this important site of a Grade II* listed building and its setting. Much of the proposals are concerned with the architecture and the potential impact upon the setting and this will be dealt with by others well qualified within their remit. Following a site visit in October last year, the Trust's comments will therefore be confined to any impact upon the historic landscape. The scheme has developed from previous proposals and some of the more controversial aspects of those proposals from earlier last year have been removed, thus our comments are focused on a few particular items.
- The Proposed Spa within the Walled Garden: This is a large s complex and although it

has been attempted to be set into the slope, it will inevitably have a visual impact. Some reduction in scale would serve the setting better at this high point and in respect of the main house.

- Glass houses: One particular aspect of concern is the replacement of the existing glasshouses. Such glass houses are becoming a rarity and any loss as such would be detrimental to the historic relationship of the site and the setting. It is recognised that the structure is in a parlous condition, but it has been let get into that state. It is hoped that this can be reconsidered, and a scheme of restoration and reuse can be put forward in order to retain this piece of the house's history.
- Redevelopment at the western end of the Walled Garden: Any development must have close regard to the nearby listed Gardener's Cottage and the Water Tower, together with the visual aspect when viewed from the walled garden. The proposed demolition of the two 'modern' houses and their replacement with new larger scaled dwellings with historic leanings would appear to increase the visual impact upon the view from the Walled Garden, due to their style and scale, including the proposed Journeyman's Cottage. Whilst the existing houses are not of any particular merit, they are unobtrusive in the setting and one wonders in this era of sustainable thinking whether a scheme of upgrading of the existing might not be more beneficial all round? If they are to be replaced then considering the overall effect of any buildings at this western boundary of the Walled Garden, perhaps it should be the aim of any new designs for buildings to be set below the height of the tall wall, or at least be visually recessive in impact.
- Landscaping: The deliverance of a high-quality scheme will be vital to the success of this development. Careful reference the original 18th Century landscape and refurbishment of the areas of the Golding's design with appropriate trees and planting are to be welcomed. Planting proposals should conform to the historic information where possible. Particular attention should also be given to the proposed extended parking area within the lower end of the Walled Garden.

Historic England

(revised response of 08/06/2022)

- Historic England welcomes a number of amendments to the scheme and the provision of additional information. Nevertheless, some aspects of the proposals, particularly the design of the Spa and Journeyman's Cottage, would still harm the significance of the estate. In our view this harm is not justified as it could be greatly reduced by improved design.
- Additionally, critical information is required relating to the repair and phasing strategy of the proposed development. We therefore suggest that determination of these applications be delayed to give the applicant the opportunity to make revisions and provide additional information in line with our detailed advice.
- The Spa: Construction a spa inside the walled garden would inevitably harm the significance of this space. It would involve the loss of glass houses that form an important element of the productive garden and their replacement with a larger structure that would encroach into the garden area. However, we recognise that the glass houses are in very poor condition, they do not have a usefulness to the current owner that would justify the expense of their reconstruction, and this would be the least instructive location for a spa that was close enough to the house.

- We therefore accept the principal of a spa on this site, but its design should have as little impact on the character and appearance of the walled garden as possible. The current proposals look rather awkward and thus the building would be more intrusive than it needs to be.
- The reason for this awkwardness is that the architects have referenced the form of glasshouses, but the new building would have a much larger footprint. A design study has been undertaken to explore how to deal with this and the solution arrived upon is to place two mono-pitch roofs behind the main pitch, creating a ridge and furrow effect. This results in a confused and over-complicated design. There are too many roof pitches and the front slope rises to a rather odd glazed peak. This complexity contrasts with the simplicity that Lean-to glasshouses around walled gardens historically have taken and fails to create a truly elegant building in this space.
- The options study looks at a number of alternatives, none of which are wholly satisfactory. This leads us to conclude that attempting to reference the form and character of the existing glasshouse is not the best approach here. Creating a completely new design that fits the character of the walled garden well, and has a simpler form, is likely to result in a better building. Orangeries, which tended to be larger buildings, may act as a good starting point for the design.
- Development in and around the walled garden: Historic England maintains the view that the proposed Journeyman's Cottage would have a negative impact on the setting of the Gardener's Cottage, by intensifying development around it.
- Proposals seek to emulate the early 20th century 1 ½ storey workshop building to the north as opposed to the likely more modest 19th century linear building previously on the site. Proposals therefore create a building taller, longer (extending further south) and projecting further west than previous historic and existing development.
- Heritage benefits: As stated in our last letter, we welcome the inclusion within the application of a number of comprehensive condition assessments and are pleased that a condition report has now been included for the interior of the Hall as requested. Together the reports identify extensive repairs required across the site. We also welcome the sharing of the Gantt chart which gives indicative phasing of repairs.
- However, at present it is unclear what repairs would be undertaken, as there is no prioritised schedule of works, nor is there a commitment to link the delivery of these works with the new development proposed. This means that the positive benefit that can be attached to these works should be regarded as limited.

Hampshire County Council (Archaeology)

- The site has high archaeological potential for containing significant archaeological remains. These remains could provide valuable information, feeding into local and regional research agendas regarding the origins of Elvetham, the development of the site throughout the medieval and post medieval period and the later uses of the Hall. The proposed works will negatively impact these remains where they are present.
- Therefore, recommend that an archaeological condition is attached to any planning permission granted, in keeping with NPPF. Owing to the complex and multi-faceted nature of the development proposals, this condition should secure the submission and

implementation of an Archaeological Mitigation Plan.

- This document should describe and coordinate the approach to the archaeological mitigation of the development, setting out detailed methods and plans for archaeological responses to each of the elements of the development. The document should also set out provision for reporting and public dissemination of the results of the archaeological work.
- The potential of the different elements of the proposal to impact below ground archaeological remains and the fabric of standing historic buildings (see submitted DBA) is as follows:
- The Hall: May incorporate elements of earlier buildings e.g., 16th century basements. Courtyard has high potential for unidentified archaeological remains associated with earlier buildings therefore archaeological response required i.e., a phased approach to archaeological mitigation and/or archaeological monitoring.
- Event Centre: Deep excavations proposed in an area that possibly contained an estate village the remains of which may survive, and a Second World War Air Raid Shelter will be removed.
- Archaeological interest in this area is high and the proposal has potential to result in the partial or total loss of significance to unidentified buried archaeological assets which may be of regional or local significance therefore archaeological response required i.e., evaluation, followed by mitigation and a programme of historic building recording for the air raid shelter -not agreed that the air raid shelter is of low significance - the study of civilian air raid shelters is specifically mentioned in the regional archaeological research agenda (Solent-Thames Research Framework 2014, pp.289) with many examples being demolished with no record. As such, any programme of historic building recording should not solely be a descriptive Level 2 record as recommended in the submitted DBA, but should incorporate some analytical Level 3 elements.
- Spa: Within an area of high archaeological potential related to the possible estate village and possibly waterlogged deposits of the Elizabethan Lake.
- Agreed archaeological remains may have been affected by post medieval canals and glasshouses and 18th and 19th century landscaping. but given the extent of groundworks required for the spa, some form of archaeological evaluation should be undertaken in this area to understand the deposits and existing impact - to be followed by mitigation works if required.
- St Mary's Church: A church was first constructed on the site in the 11th century, although the current building dates to the 19th century. The church includes a graveyard, used for burial until the 1960's.
- Agree with DBA assessment that the archaeological interest as medium to high installation of toilets in the north transept has the potential to disturb archaeological remains and burials of local significance.
- Do not agree the replacement of the floor will not have any archaeological implications as earlier burials disturbed by the construction of the later church may be present a disarticulated or semi in situ nature under the floor of the church along with rubble from the original church such as moulded stone elements) which could provide an indication as to the architectural style and date of the previous church building. Therefore a programme of archaeological monitoring is required.

- Heather and Bluebell Cottages: In a location that formed part of the Elizabethan lake. Agree with the DBA that below ground archaeological remains potentially linked to the landscaping associated to the Elizabethan Hall are likely to be truncated by later landscaping but that waterlogged deposits may remain but as proposed replacement cottages are not confined to the existing an archaeological response is required ie evaluation followed by mitigation, if required.

Referral of application to Secretary of State

In accordance with the Arrangements for Handling Heritage Applications – Notification to Historic England and National Amenity Societies and the Secretary of State England Direction 2021, consultations have been undertaken with Historic England and the six amenity societies.

Historic England and the Victorian Society have confirmed that they do not object to the proposal.

NEIGHBOUR COMMENTS

The statutory requirements for publicity, are set out in the Development Management Procedure Order 2015 (as amended) and the Council's Statement of Community Involvement (SCI). To publicise this application, neighbour letters were posted to relevant addresses, a site notice displayed, and a local press notice was advertised in the local newspaper providing interested parties with a minimum of 21 days to comment. Further letters were sent out following receipt of amended details and further information.

Preapplication consultations were undertaken by Engage Facilitate (EFC) on behalf of the applicant. During the process the website had 1,281 unique visits and EFC engaged with approximately 100 residents. No amendments were suggested.

No public representations regarding the submitted application have been received.

CONSIDERATIONS

HERITAGE IMPACTS

S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, when considering whether to grant listed building consent for any works the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraphs 189 - 197 of the NPPF 2021 set out the national policy in relation to proposals affecting heritage assets. Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

In determining applications LPAs should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise.

When determining applications LPAs should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Significance of the heritage assets.

The site is a Grade II Registered Park and Garden (RPG). The estate was emparked in 1359 and evolved from a mediaeval hunting park which dates to the Norman period and is mentioned in the Domesday Book. It was owned by the Seymour family from 1426 and Edward Seymour entertained Henry VII there in 1535 and Elizabeth 1 visited for 4 days in 1591. The estate was altered again by Samuel Sanders Teulon, who designed the main hall and stable court in the mid -19th Century. It was further developed in 1911 by landscape architect William Goldring – much of his work on the state is what survives today, apart from the Walled Garden, which dates to Teulon's work. The formal, pleasure and walled garden have all faded from their previous zenith, with the walled garden suffering to the greatest extent due to the modern car parking area it beholds. Nonetheless, the wider landscape around the hall remain of special interest and are Grade II registered.

As well as being listed in its own right, the Elvetham Estate includes the following designated heritage assets:

- The Grade II* Hall

The original Tudor house burned down in the mid 19th century and was rebuilt in more or less its present form by the Calthorpes between 1859 - 1862. It was designed by the architect Samuel Sanders Teulon one of the leading proponents of this highly ornate Victorian Gothic style.

The main Hall is constructed of red brick with stone dressings and is ornate with horizontal courses and decorations in black brick. The building is highly varied in its groupings, with one and two storey blocks and a tall entrance towers. The various roof forms include tall chimney stacks, mansards or hips with gables, dormers and finials. The interior of the hall is a showpiece of mid-19th century applied artwork and design, with stained glass windows, painted walls, decorative tiles and metalwork. There are several high quality carved fireplaces by Thomas Earp.

Alterations to the Hall took place at the turn of the 20th century, by architect Stanley Pool, including the richly decorated Chapel, with its hipped roof clerestory formed or elaborate lanterns surmounted by an octagonal cupola, ribbed and coved ceiling, trompe l'oeil painted wall hanging and fine oak carvings.

The main house was extended in the early 1900s and subsequently in 1970 on north-east elevation and a conservatory was added to south east elevation in 1956 and extended 1997-8. The landscape was enhanced in the early 20th by William Goldring.

Whilst some of the special value of the Hall is currently diluted by its poor condition and modern alterations, as a whole it remains of more than special interest, and is Grade II* listed.

- The Grade II Stable Court

Also designed by Teulon in 1860, the Stable Court uses the same High-Gothic language as the main hall. E-shaped in plan form, its principal elevation faces the historic access route into the estate.

The Stable Court has been subject to recent alterations which include the loss of the clock turret about the central gable, and alterations to door and window openings. To the rear it is enclosed by a gated decorated wall. Alterations to the interior, and particularly the west wing, the historic fabric has been concealed or lost. Nonetheless, the building remains of high value and is Grade II listed.

- The Grade II St Mary's Church

Built in 1840-1841, St Mary's Church is in the Neo-Norman style and forms an important visual group with the Hall and Stable Court. It was designed by Henry Roberts, and predates Teulon's work on the Estate. Much of the fine interior has been lost, but the exterior of the building retains its architectural and special interest.

- The Grade II Water Tower

Designed in the same High Gothic architectural style as the main Hall and Stables, it is of high architectural merit and forms an important visual understanding of how a mid-19th century estate operated.

- The Grade II Gardener's Cottage
- The Grade II garden features including the listed bridge and garden walls
- The curtilage listed glasshouses and Bothy Cottage

Overall, the estate can be said to be of significant heritage value, both in terms of the individual buildings, structures and gardens, but also in terms of the combined value of the groupings.

Assessment of harm

In its original response to the scheme, Historic England (HE) recognised the need to upgrade the facilities at the hotel, noting that this was likely to be its optimum viable use and that a degree of change may be justified in order to meet modern hotel standards. It also accepted the principle of some additional accommodation being provided and recognised that a number of heritage benefits would ensue, including the repair of the chapel, church, water tower and restoration of the gardens. However, the following aspects of the scheme were considered by HE to be harmful to the significance of the heritage assets and their setting:

- Glazed corridor to new accommodation at the rear of the hall
- Glazed corridor to the Stables
- The new spa
- Additional accommodation in and around the Walled Garden

HE concluded that these works would harm the significance of the heritage assets and this harm would be within the mid-range of 'less than substantial'. At the time of the original submission, Historic England was not satisfied that the harm caused by these elements of the scheme would not be justified or outweighed by public benefits and could be greatly reduced by improved design.

In addition, the Victorian Society (VS) also raised objection to the following aspects of the scheme, as originally submitted:

- Glazed corridor to the new extension
- Glazed corridor to the stables
- Landscape proposals around the events centre
- Loss of the glasshouses
- Design of Heather and Bluebell Cottages

Further, the Hampshire Gardens Trust (HGT), on behalf of the Gardens Trust, made the following comments in response to the impact of the proposal on the historic gardens and parkland, and its setting:

- The scale of the Spa building within the Walled Garden.
- The loss of the glasshouses.
- The scale and design of the replacement dwellings at the western end of the walled garden.
- The need for a high-quality landscaping scheme to be secured, particularly around the proposed parking area adjacent to the Walled Garden.

Following a review of these comments, and a post-submission meeting, Officers invited amendments to the scheme to address the concerns raised by consultees. Amended information was submitted on 25/03/2022 which sought to address these concerns. The amended information included:

- Removal of glazed corridor to the new extension; clarification on window sill detail and colour.
- Removal of the works to the stable block from this application (now subject to separate applications references: 22/00760/FUL and 22/00761/LBC).
- Additional information submitted in relation to the design approach for the events centre and landscaping.
- Alterations to the design of the Spa, including changes to the roof pitch and design; reduction in height at point of connection with building at the Spine wall; new openings reduced in Spine wall; bulk reduced by breaking down the building into sections to better resemble the glass houses; alterations to the dwarf wall heights; and a reduction in the projection from the western end of the building.
- Alterations to Bluebell and Heather Cottage designs, including revised elevational treatment; lowered terraces and replacement of boundary wall with vegetative planting;

Following these amendments, the Amenity Societies (HE, VS and HGT) were reconsulted. HE is now satisfied with the removal of the glazed link and its replacement with a ramp, together with the revised design of Bluebell and Heather Cottages.

However, it remains concerned regarding the design and impact of the spa building. HE recognises that the existing glasshouses are in very poor condition, they do not have a usefulness to the current owner that would justify the expense of their reconstruction, and that the position inside the Walled Garden would be the least intrusive location for a spa that is functionally close enough to the main house.

Nonetheless, it remains concerned regarding the revised design of the Spa. The revised roof form, and replication of the design of the glasshouses, but on a different scale, results in a confusing and overly complicated design. HE recognises the design study undertaken but considers that referencing the design of the glass houses is not the correct approach. It also considers that the design of Journeyman's Cottage would be harmful to the setting of the walled garden, having taken its design cues from a 19th-century workshop, rather than the traditional linear buildings previously on site.

HE therefore concludes that whilst there are many heritage benefits from the scheme, the revised proposals would continue to result in less than substantial harm, within the middle of the spectrum of harm.

Similarly, whilst the VS is now satisfied following the removal of the glazed Spa link and revised design of Bluebell and Heather Cottages, it continues to have concerns regarding the landscaping of the walled garden and demolition of the glasshouses. In particular, reference is made to the proposal to dismantle any viable remains of the glasshouses on site and restore and reconstruct them elsewhere on site. The VS considers that it is therefore feasible that at least some of the existing glasshouses could be restored in place, and that their loss from this location, or in their entirety, would harm the significance of the walled garden and historic legibility of the garden as part of the wider historic estate and house. When paired with the harmful landscaping proposals, the damage would be considerable, eroding the impression of how the walled garden originally functioned.

The VS also remains concerned regarding the design of the Spa building, which it considers does not address its previous concerns and would continue to have a larger footprint than the existing glasshouses and intrude upon an historical axial route within the walled garden.

Therefore, the remaining elements are considered to result in the following less than substantial harm to the significance of the heritage assets:

- Loss of the existing glasshouses (curtilage listed buildings).
- Spa building (by reason of the design of its roof form and position in the walled garden, and harm to the setting of the listed buildings).
- Journeyman's Cottage (by reason of its scale and form and impact on the setting of the listed buildings).

It is acknowledged that HE remains of the view that the harm caused by the spa building and Journeyman's Cottage could be reduced through improved design. The applicant has outlined in their submission a number of design options that have been considered for the spa building, none of which HE considers to be successful. Whilst officers recognise the desire to improve the design, the application must be decided upon its merits, and the harm by reason of the design is recognised as a key harmful element which must be outweighed by other considerations, in order for the development to be acceptable overall.

The harm identified is within the middle of the less-than-substantial spectrum of harm; however, that is not to say that it is inconsequential, as the statutory test requires development to have a neutral or positive impact on heritage assets. Paragraph 202 of the NPPF set out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Assessment of heritage benefits

The following benefits will arise from the proposed development, which will enhance the significance of the heritage assets on site:

- Restoration of the Chapel.
- Demolition of the 1970s extension.
- Removal of the toilets from the internal courtyard.
- Restoration of the landscaped gardens.
- Removal of the Georgian glass screens on the first and second floor balconies.

- Reinstatement of the stained glass in the hall.
- Repairs to the historic fabric of the buildings, inside and out, as identified in the Condition Reports prepared by Carden and Godfrey.

The restorative works and repairs to the historic fabric of the main Hall building, Chapel, St Mary's Church and Stable Block (the subject of a separate application) as set out in the Condition Report submitted by the applicant can be attributed significant beneficial weight in terms of both the preservation and enhancement of the historic fabric of the heritage assets on site. The Condition Report categorises the repairs and enhancements into urgent works, and those which should be for attention within 2 years, 5-10 years, longer term, and routine maintenance and monitoring. The applicant has submitted a GANTT chart which sets out the time periods for these repairs to take place, which will run concurrently with the other works proposed within this application. These works can be secured by planning condition and are attributed significant weight in the heritage balance.

In addition, the proposals would deliver significant public benefits.

Historic England commented in its original consultation reply that the hotel use is likely to be the optimum viable use. To support this view, a Business Plan Review has been prepared on behalf of the applicant in order to demonstrate that the proposal represents the optimal viable use of the building, from a financial point of view. Officers have engaged the services of a hotel viability consultant, Avison Young (AY) which confirms that the business case presented by the applicant is viable and financially sound, and provides sufficient scope to offer economic benefit to the region. With regards to the applicant's financial projections, it is anticipated that the business will be in a stabilised trading position within 3 years, which AY considers reasonable.

It is noted that the proposal would also result in other economic benefits, namely the creation of local jobs throughout both the construction phase, and the operational phase, with the additional bedrooms and additional event and leisure facilities proposed. These facilities would also attract additional visitors to the local area, boosting the tourism economy more widely. Therefore, from an economic point of view, the hotel use as proposed is the optimum viable use. This attracts significant weight in favour of granting listed building consent.

In social terms, the refurbishment of the Hotel would facilitate the on-going use of the listed buildings on site and allow for its upkeep which would clearly be a benefit to current and future generations. The restoration of the historic parkland estate would provide cultural benefits in the locality and would help to preserve the rich and varied historical landscape of the region. Whilst some harm would occur to the historic setting of the buildings, through the design and form of the Spa building and Journeyman Cottages, and loss of the glasshouses, resulting in a loss of significance, when weighing this up against the social and cultural benefits the scheme would deliver, the overall outcome is considered to be beneficial, which also attracts significant weight in the planning balance assessment.

In environmental terms, it is noted that the site is not in a sustainable location and not well served by public transport. However, the site is already operating as an established hotel which is heavily reliant on the private car for guest travel. The scheme would secure the implementation of a Travel Plan, which includes a commitment to reducing unsustainable travel to and from the site. This is a clear benefit of the scheme and would be secured through

the concurrent planning application.

The proposal would also result in the need for some mitigation of harm to protected species (bats) which weighs against the proposal. However, the proposal would also deliver the restoration of the estate and parkland and would secure a Landscape and Environmental Management Plan, which would deliver clear benefits to the local environment, including restoration of the grassland habitat, improvements to the river channel, removal of invasive species, and the creation of new habitat on site. Therefore, whilst recognising the need for mitigation for bats.

Overall the proposal will result in an environmental benefit which attracts significant weight in the planning balance assessment. Again, this benefit would be secured by the associated planning application.

CONCLUSION

The proposal would result in some harm to the heritage assets on site, which is identified above as being less than substantial, and within the middle of that spectrum. Great weight is attached to the preservation and enhancement of heritage assets, in accordance with the statutory tests.

Nonetheless, the scheme would provide a comprehensive range of environmental, social and economic benefits which, having regard to all material considerations, would outweigh the harm identified.

The proposal would comply with the Development Plan and NPPF 2021. Listed Building Consent is recommended to be granted, subject to conditions.

RECOMMENDATION – That Listed Building consent be **GRANTED subject to the following conditions and informatives:**

CONDITIONS

- 1 The work and development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) (Act 1990 (as amended))

- 2 The work and development shall be carried out in accordance with the following list of plans and documents:

The Chapel and St Mary's Church Conservation Methodology Statements
The Hall Service Courtyard Wall Methodology Statement
Conservation Management Plan
Exterior Condition Report (House, Stable, Church
Full Condition report (Gardner's Cottage, Water Tower
00-PL-00-101 Location Plan
01-PL-00-115 Proposed Site Plan Rev 03 (The Hall)
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-31-600 The Hall Proposed Extension window details Rev 02
01-PL-31-602 The Hall Existing (plastic and Proposed replacement (wood) window in modern extension details Rev 02
03-PL-20-50 Proposed Section A
03-PL-20-251 Proposed Section B Rev 02
03-PL-20-252 Proposed Section C Events Centre Rev 02
03-PL-20-253 Proposed Section D Events Centre Rev 02
03-PL-20-270 Proposed South West Elevation Rev 02
03-PL-20-271 Proposed North West Elevation Rev 02
03-PL-20-272 Proposed North East Elevation Rev 02
03-PL-20-275 Proposed Rendered Elevations Rev 02
04-PL-00-115 Proposed Site Plan Rev 03 (The Spa)
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-01-200 The Spa Proposed ground
04-PL-20-210 Proposed Ground Floor Plan Rev 02
04-PL-20-211 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 Glasshouse Façade Diagram Rev 01
04-PL-20-273 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 Proposed Site Plan Rev 03 (St Mary's Church)
 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 gf
 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 Proposed Site Plan Rev 03 (Water Tower)
 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 watertank details
 08-PL-00-115 Proposed Site Plan Rev 03 (Heather and Bluebell Cottages)
 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's Cottage Proposed Site Plan Rev 02
 11-PL-01-200 Journeyman's Cottage Demolition and strip out floor plans
 11-PL-01-201 Journeyman's Cottage Demolition and strip out roof
 11-PL-01-240 Journeyman's Cottage Demolition and strip out sections
 11-PL-01-260 Journeyman's Cottage Demolition and strip out elevations
 11-PL-20-210 Journeyman's Cottage Proposed ground and first floor plans
 11-PL-20-211 Journeyman's Cottage Proposed roof plan
 11-PL-20-250 Journeyman's Cottage Proposed sections showing detail of insulation
 11-PL-20-270 Journeyman's Cottage Proposed Elevations
 11-PL-20-271 Journeyman's Cottage Proposed Elevations materials
 11-PL-20-275 Journeyman's Cottage Proposed Elevations in context Rev 02
 11-PL-31-600 Journeyman's Cottage Proposed opening in garden wall

REASON:

In the interests of well-planned development and to ensure that the significance of the

heritage assets is maintained to comply with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy NBE8 of the HLP and the NPPF 2021.

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 12/07/2022. No part of the category B works in any phase shall be occupied until the category A works in the same phase have been completed in accordance with the approved plans and unless written approval of the category A works has been given by the Local Planning Authority. All category A repair works shall be supervised 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.

Phase 1

Category A – Main Hall Morning Room Redecoration, St Mary's Church, all Priority Category I Repairs for each relevant building as per C&G Summary of Recommendations
Category B – Spa

Phase 2

Category A – Garden & Wider Estate Works (except Walled Garden), all Priority Category II Repairs for each relevant building as per C&G Summary of Recommendations, including Main Hall Bar Redecoration and removal of existing male toilet block at Main Hall
Category B – Heather & Bluebell Cottages, Journeyman Cottages

Phase 3

Category A – Water Tower, Main Hall Chapel, Garden & Wider Estate Works (Walled Garden only), all Priority Category III, IV and V Repairs for each relevant as per C&G Summary of Recommendations
Category B – Events Centre

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.

4. Prior to the commencement of each element of the works or development hereby approved and as outlined in the submitted List of Works, a detailed schedule of works shall be submitted to and approved in writing by the LPA. Where works involve structural intervention, a detailed method statement to explain the approach should be submitted, with accompanying plans (where relevant). The development shall be undertaken in strict accordance with the agreed 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 HLP and guidance contained within the National Planning Policy Framework 2021.

5. Prior to the commencement of each element of the work or development hereby approved and as outlined in the submitted List of Works, drawings to a scale of not less than 1:5 detailing all new and altered windows, doors and openings shall be submitted to and approved in writing by the LPA. Such details shall include the following:

Materials

Cross sections of frame, transom, mullions, glazing bars etc

Method of openings

The work or 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 HLP and guidance contained within the National Planning Policy Framework 2021.

6. Prior to the commencement of each element of the work or development hereby approved and as outlined in the submitted List of Works, 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 HLP and guidance contained within the National Planning Policy Framework 2021.

7. 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 HLP and guidance contained within the National Planning Policy Framework 2021.

Construction of the Events Centre

8. Prior to the commencement of works for the excavation and construction of the Events Centre, 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 house 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 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.

Works to the Chapel

9. Prior to the commencement of the relevant works on the Chapel, a detailed schedule of works and methodology for the cleaning of wall surfaces and paint, including:
- Details of suitably qualified specialist who will undertake the works
 - Method of cleaning
 - Standard of finish
 - Location and dimensions of patch test

shall be submitted to and approved in writing by the LPA. The work or development shall be carried out in strict accordance with the agreed details. No variation to the agreed schedule of works and methodology shall take place without the prior written agreement of 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 HLP and guidance contained within the National Planning Policy Framework 2021.

10. Prior to the commencement of the relevant works, the repair of the windows in the Chapel shall be undertaken in accordance with a strategy to be first submitted to and agreed in writing by the LPA in writing before such work commences.

REASON:

To preserve the special architectural and historic interest of the listed building 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.

Works to the Hall and Water Tower

11. Notwithstanding the information submitted with the application, no works or development in relation to the extension on the north east elevation of the Hall shall take place until and unless samples or detailed specification of the materials for the following elements have been submitted to and agreed in writing by the Local Planning Authority:

- walls
- pediments
- roof finish
- sills
- door and window frames.

Such works shall be carried out 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 HLP and guidance contained within the National Planning Policy Framework 2021.

12. Notwithstanding the requirements of Condition 6 above, no repair works shall take place to the exterior brickwork of the Hall 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 HLP and guidance contained within the National Planning Policy Framework 2021.

13. Notwithstanding the requirements of Condition 6 above, no repair works shall take place to the exterior brickwork of the Water Tower 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 HLP and guidance contained within the National Planning Policy Framework 2021.

14. 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 be submitted to and agreed in writing by the LPA. No variation from the agreed method or areas to be dismantled shall be undertaken without the prior written agreement of 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 HLP and guidance contained within the National Planning Policy Framework 2021.

15. Prior to the commencement of works to the Water Tower, a detailed methodology and materials of insulation, windows and design of the top of the staircase shall be submitted to and approved in writing by the LPA. The works or 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/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 HLP and guidance contained within the National Planning Policy Framework 2021.

Works to St Mary's Church

16. Prior to the commencement of works on St Mary's Church a methodology and further details of the materials and including provision for ventilation for the secondary glazing to the windows shall be submitted to and approved by the LPA in writing. Such works shall thereafter be carried out 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 HLP and guidance contained within the National Planning Policy Framework 2021.

Construction of the Spa/ removal of the glass houses

17. No works to remove the existing glass houses shall be undertaken unless and until a scheme for level 3 recording and subsequent deposition of the record, including updating the local Historic Environment Record, has been secured in accordance with details submitted to and approved by the Local Planning Authority in writing. The recording shall be carried out by a suitably qualified professional and the glass houses shall be labelled and stored in accordance with the approved scheme. No variation to the agreed scheme shall take place unless otherwise first agreed in writing.

REASON:

To mitigate the loss of the heritage asset 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.

18. No works shall commence to construct the Spa unless and until a detailed methodology (including proposed materials) for the installation of the roof and insulation, blocking of windows and doors and installation of secondary glazing for the back of the sheds to be retained has been submitted to and approved by the LPA in writing and the works thereafter carried out as approved.

REASON:

To preserve the special architectural and historic interest of the listed building 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.

Works to the Journeyman Cottages

19. No works to the proposed opening in the garden wall to construct the Journeyman Cottage shall commence unless and until details of the materials and the design of insulation against the garden wall including secondary glazing has been submitted to and approved by the LPA in writing. The works shall thereafter be carried out in accordance with the approved details.

REASON:

To preserve the special architectural and historic interest of the listed building 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.

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.