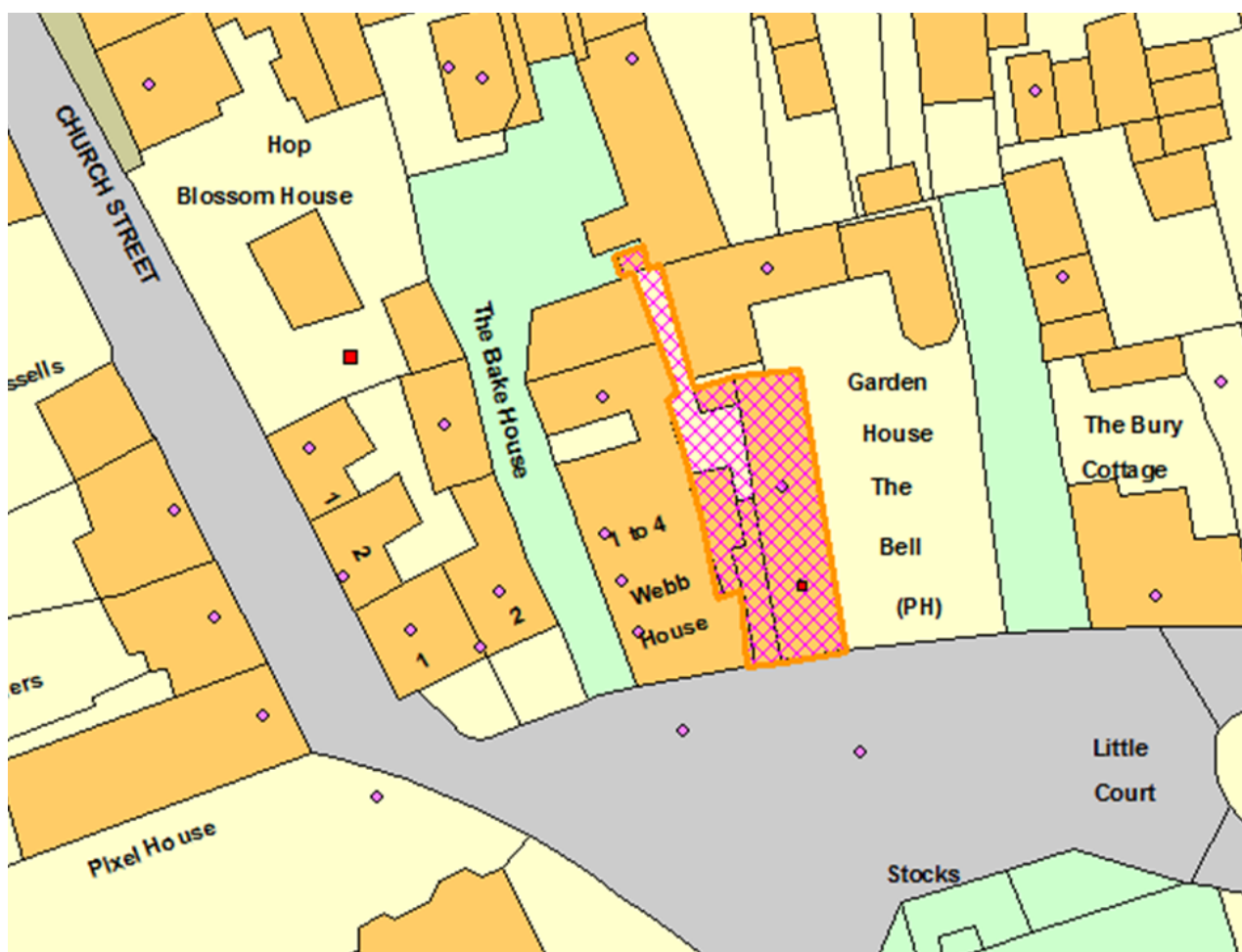


**COMMITTEE REPORT
ITEM NUMBER:**

APPLICATION NO. 21/02878/LBC
LOCATION **The Bell Ph The Bury Odiham Hook RG29 1LY**
PROPOSAL Change of use of public house to form 2 x two-bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block).
APPLICANT Paul The Odiham Bell Ltd
CONSULTATIONS EXPIRY 13 June 2022
APPLICATION EXPIRY 20 January 2022
WARD Odiham
RECOMMENDATION **Grant, subject to planning conditions**



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BACKGROUND

This planning application is brought to Planning Committee at the discretion of the Executive Director - Place. This is in line with Appendix A (1b) of the Council's Constitution relating to the Scheme of Delegation.

SITE

The building known as The Bell was formerly a Public House (PH) which stopped trading as a result of the COVID- 19 pandemic in March 2020. Whilst the site and buildings have evolved in a phased manner over several centuries its established historic use is that of a public house or inn with ancillary related outbuildings

The building was added to the national heritage list in July 1952 and the history of the site appears to be intertwined with that of Webb House which is also a statutory listed building to which The Bell is adjoined. Webb House was formerly used as a Royal British Legion premises but is now in a residential use. Webb House was also first added to the national list in July 1952.

At present, the lawful use of the site and buildings is a public house, although currently the premises are unoccupied.

RELEVANT PLANNING DESIGNATIONS

- The site is within the Odiham settlement boundary.
- The site falls within the Odiham Conservation Area.
- The site is occupied by is a Grade II Listed Building.
- The site falls in an area of Significant Archaeological features.
- The building is designated as an asset of community value (ACV)

PROPOSAL

Listed building consent is sought for internal/external alterations associated with the conversion of the building into two self-contained dwelling units (2 x 2bed units).

The proposal would also result in the partial removal of an outbuilding in the courtyard of the site (former toilet facilities for the PH) to free space and provide outdoor courtyards to the units proposed. The retained part of the outbuilding would provide a cycle storage facility and would partly separate the courtyard area into two.

Note:

The proposal has been significantly revised from the original submission to address Conservation and practical issues.

RELEVANT PLANNING HISTORY

The planning history consist of several applications for advertisement consent and external lighting. The associated Listed Building consents are also part of the list. The most relevant planning history is listed below:

22/00234/FUL & 22/00229/LBC - Pending consideration

Change of use of outbuilding into a two-bedroom dwelling with associated internal/external alterations and first floor balcony.

21/03241/FUL - Withdrawn, 31.01.2022

Change of use of outbuilding into a two-bedroom dwelling

21/01483/FUL & 21/01484/LBC - Withdrawn, 19.10.2021

Change of use of public house to form two dwellings with associated single storey side extensions, demolition and internal and external alterations.

21/01655/FUL - Withdrawn, 19.10.2021

Change of use of outbuilding into a two-bedroom dwelling

19/01823/LBC - Granted, 14.10.2019

Repair works and reconstruction of failing rear flanking wall and part of side walls.

Reconstruction of failed masonry riser and foundations. Localised timber repairs to rotten timber beams located at the rear.

17/02406/CON - Granted, 11.03.2019

Approval of conditions 2- structural details- and 3- samples of render, brick and mortar- pursuant to 17/02406/LBC.

17/02406/LBC - Granted, 12.12.2017

Repair works and reconstruction of failing rear flanking wall.

RELEVANT PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant adopted Development Plan for the District includes the Hart Local Plan: Strategy and Sites 2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HLP06) and the Odiham and North Warnborough Neighbourhood Plan 2014-2032. Adopted and saved policies are up-to-date and consistent with the NPPF (2021).

Adopted Hart Local Plan - Strategy and Sites 2032 (HLP32)

NBE8 - Historic Environment

NBE9 - Design

INF5 - Community Facilities

Saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HLP 06)

GEN 1 - General Policy for Development

Odiham and North Warnborough Neighbourhood Plan 2014-2032 (ONWNP)

Policy 5 - General Design Principles

Policy 6 - Odiham Conservation Area

Policy 13 - Assets of Community Value

Other relevant material considerations

National Planning Policy Framework 2021 (NPPF)

Other guidance

Odiham and North Warnborough Conservation Area Character Appraisal (2022)

CONSULTEES RESPONSES

Odiham Parish Council

Objection

- The Bell is an important part of Odiham. Its position in the Bury places it at the centre of village life and activities. Without the Bell, the Bury would become mainly residential and not a village hub. The Bell should be retained as a business within the village.
- The applicant has failed to demonstrate this Asset of Community Value is not viable as a pub and failed to market the property sufficiently.
- Proposal does not meet Hart interim parking standards and do not include outdoor amenity space.
- The property is listed Asset of community value which means that the listing will be considered as a material planning consideration and has not been advertised properly to the community.

Conservation/Listed Buildings Officer (Internal)

Objection to proposal as originally submitted.

- The scheme would cause 'less than substantial' harm to the aesthetic, illustrative historic and communal heritage values of the building.
- The proposed subdivision would alter the historic layout of the building and the insertion of stairs and windows will result in the removal of historic fabric.
- The public access to the building would be lost.
- The scale and design of the two additions to the west elevation to accommodate both external entrances and additional WC facilities would conceal large areas of the building's elevation. Insufficient information has been provided on how the additions would be detailed or attached to the listed building or how the fabric of the listed building would be altered at the junction between the host and addition.
- Their addition to this elevation would appear as discordant additions marring the clean lines and linear arrangement of the existing building.
- The walled enclosures proposed to subdivide the 'service yard' area into two private amenity spaces would create an impact. Provision of an open communal area would be the most desirable option.
- No justification has been provided relating to the need to secure a viable alternative use.
- The proposal includes the removal of a curtilage listed building which is of C19th in origin and has been used as external toilet facilities. The case for its removal has not been convincingly made. The removal of the makeshift covered walkway is welcomed as it is a poor-quality utilitarian structure which is intrusive and mars the appearance of the building.
- Insufficient information has been provided to fully assess the impact of the works (and development) proposed on those elements which contribute to the significance or 'defined special interest' of the building.

County Archaeologist

No objection regarding the archaeology of the building's fabric.

The Odiham Society

Objection

- The Bell PH is a very important contributor to the character and life of Odiham' it is located in The Bury, the ancient centre of the village.
- is an important nucleus to the numerous village events held in The Bury.
- It is a major community asset.
- The Bell was licensed in 1508/9 and has been serving the village for over 500 years.
- Many village groups such as the local Rotary or Church bell ringers in addition to the visiting groups of bike riders or walkers used The Bell.
- The proposals would result in an unnecessary loss of a community facility.
- The property was not openly marketed, and no opportunity has been given to community participation.
- The viability of the pub cannot accurately be assessed following 15 months of shut down with the landlords on the verge of retiring.
- Local community interest has obtained Asset of Community Value status to prevent the loss of an important village asset (as a Public House) not "to stop renovations and improvements.
- The proposals are not about diversification of the Public House.
- The existing establishment may not have proved commercially "economically viable", but it must not be assumed that in a different (perhaps community) ownership.
- The cost of restoring and structurally stabilising the building can be included within any budget to purchase.
- The whole community needs to benefit from the "long term preservation of the building". If converted to private housing the building located as it is, would only be open to public view by way of its narrow frontage and certainly not internally.
- The property has not been openly marketed at a viable value.
- The Schedule of Community/Parish Engagement is minor and non-contributory in support of the application.
- We doubt that the Odiham Parish Council or Odiham Society have expressed any interest in purchase of the property and in any event, probably not empowered to do so.

NEIGHBOUR COMMENTS

The 21-day public consultation on the proposal as submitted, expired on 20.12.2021. A further public consultation exercise was undertaken as a result of receipt of revisions to the scheme to deal with concerns raised during the consideration process. The re-consultation undertaken was for 14 days, expiring on 06.06.2022.

At the time of writing the officer's report, 12 public representations had been received in objection. The public objections largely repeat those submitted by the Odiham Society, which are summarised above. Additional public objections raised relate to:

- Lack of amenity space
- Total lack of parking for what would be a total of 5 double bedrooms.
- Harm to the fabric of this heritage building.

CONSIDERATIONS

The main considerations to this application for listed building consent relate to the impact of the proposals on the significance of the listed building.

When considering this application, the Local Planning Authority must have regard to the desirability of preserving the building or its setting, or any features of special interest

(architectural or historic) as set out by the Planning (Listed Buildings and Conservation Areas) Act 1990.

In addition, the LPA must have regard to the tests set out within the NPPF 2021 giving great weight to the Designated Heritage Asset's conservation and ensuring that any level of harm to (or loss of) significance is outweighed by clear and convincing justification and public benefits.

Paragraph 195 of the NPPF 2021 sets out the duty for LPAs to identify and assess significance of any Heritage Asset which would be affected by the proposal and take available evidence and necessary expertise into account.

Paragraph 200 of the NPPF requires any harm to be clearly and convincingly justified and Paragraph 202 requires the less than substantial harm to be weighed against public benefits.

Paragraph 020 of the Planning Practice Guidance confirms that public benefits can be economic, social or environmental and heritage benefits include those which are not visible or accessible to the public including examples of the following:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset;
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

ASSESSMENT OF SIGNIFICANCE AND IMPACTS OF THE PROPOSAL

The Bell's list entry from Historic England of July 1952, describes the building stating:

C17, C18. A long narrow 2-storeyed timber-framed structure, with its gable (of C18) to the street formed as a continuation of the front of Webb House, of 1 window. The painted brick walling has a parapet (at the eaves level of Webb House), brick dentil eaves. A sash in exposed frame is above a modern casement. Fixed to the wall between the window and the access (in Webb House) is a wrought iron framework to take the hanging sign, containing scroll work. The east wall has exposed timber framing, with painted brick infill, irregularly spaced casements. Roof of red tiles 1/2-hipped at each end.

The significance of The Bell derives from its evidential, architectural (aesthetic), historic (illustrative) and its communal heritage values. It is also likely to have some (associative) historic value, but only at a local level.

- Architectural (aesthetic) and Historic Value (illustrative)

An initial objection was received from the Conservation Officer to the original scheme submitted on the following grounds:

- Internal alterations to internal layout through subdivision, insertion of staircases and windows.
- Inappropriate porch additions (entrance/wc)
- Walled enclosures to subdivide the outdoor 'service yard' into two separate areas.
- Removal of a curtilage listed building (shed - external toilet facilities).
- Loss of public access.
- insufficient information to fully assess the impact of the works.

Impact of the works

Over the course of the application, the scheme was significantly amended.

The applicants resolved, in light of the commentary of the Conservation Officer, to amend the scheme by reducing the proposed 3 bedroom unit in the southern half of the building into a 2 bedroom unit, this consequently removed the need to insert an additional staircase and thus minimised the level of intervention necessary to facilitate the use of the building as two dwellings.

In terms of physical alterations to the building, the proposal also involves turning two existing doorways into windows (by partly blocking the existing voids), internal blocking of a door, installing casement timber windows, insertion/replacement of one small window in the east facing elevation at first floor and installation of two conservation rooflights into the west facing roofslope. These alterations do not require significant intervention to the fabric of the building.

The elements requiring minor intervention to the historic fabric of the building are the insertion of one window in the west elevation of the building at first floor, which is necessary to provide a bedroom with a reasonable level of daylight/sunlight and ventilation. This additional window would have similar modest proportions to an existing window directly adjacent to it which is proposed for replacement. The proposed window would result in removal of original fabric of approximately 0.45m x 0.55m, which is an area of wall with a timber frame. The window would largely match the existing one next to it, which is also located between a timber frame. The proposed works are sensitive to both the timber frame detailing and the overall appearance of the building.

The conversion proposes introduction of three bathrooms at first floor, two to serve one dwelling. Whilst bathrooms do not necessarily require a window, it is generally advisable to provide them whenever possible due to the damp environment within them which can result in problems within the fabric of the building. Conservation rooflights are proposed to be inserted which is a preferable solution to windows in this case, as their installation in the roof would result in a lesser intervention to the building's fabric than insertion of windows. They, would however need to be carefully positioned bearing in mind the timber structure of the roof and existing tiling.

These works would result in change to the fabric of the building; however, they are regarded, even cumulatively as a minor level of alteration. Officers consider that, subject to use of appropriate construction methods and detailing they would not result in a detrimental intervention to the historic fabric of the building.

Other internal changes would be necessary to accommodate two self-contained units. These works would involve the installation of two wall sections with fire/acoustic qualities to block an existing internal doorway at ground and at first floor. There would also be installation of additional partition walls. All these internal additions could be undertaken sympathetically and may be easily reversible if needed. The remainder of the physical layout of the buildings would be respected and given the potential reversibility of the works, it is unlikely the works would detrimentally affect the historic fabric of the building.

Furthermore, the porch additions and boundary wall enclosure in the outdoor courtyard have been removed from the proposal. With regards to the curtilage listed building in the outdoor courtyard (shed), originally this was proposed for total removal but has been reconsidered. The proposal now seeks consent to retain the timber cladding section of the building (northern end) which appears to have historical attributes and is relatively intact but in need

of repair. The rest of the shed (southern portion) is recent construction with asbestos cement sheeting and accommodates the 'modern' lavatories, this is the section that would be removed. As this modern section of the outbuilding has no historical/heritage value, its removal is not objectionable.

In their comments, the Conservation Officer referred to the desirability of retention of the pub signage on the front elevation of the building. The removal of the signage would not be considered inappropriate given the strong residential character in the context of the subject building. The removal would unlikely result in damage to the fabric of the building, as a result on balance, the removal of the signage is considered to have a neutral impact on the significance, character and appearance of the asset.

The Conservation Officer stated that insufficient information has been provided to fully assess the impact of the works proposed on those elements which contribute to the significance or 'defined special interest' of the building. Nevertheless, If the Council is minded to grant consent, conditions can be imposed to request details of construction methods for the proposed works along with details about any restoration/repairs which are necessary.

Overall, therefore, the proposal is respectful of architectural and historic values of the building, with internal features being integrated into the proposal rather than removed or altered. The interventions proposed are justified as the minimum necessary to provide a residential use, which is the current proposal seeking planning permission and listed building consent.

- Communal Heritage Values

In respect of the loss of public access, it is to be noted that whilst the property was a public house, the site and buildings are not in public ownership and there are no rights of access attributable to the site. The former PH operating closed its doors in March 2020, it is acknowledged, however, that conversion of the property into residential dwellings would remove the prospect of public access in the future.

In terms of the historic use as PH and its community values, the submission is accompanied by a viability study. The study clarifies the former operated in a tied tenancy. This means that a tenant operates a property under a lease agreement and is required to purchase some, or all, of the sold products and services from a particular Brewery or Pub Company at a margin.

The subject PH is described as a traditional 'wet' led pub with a single bar pub operation and limited kitchen facilities. As a result, the trade was entirely 'wet-led' with no further income from food sales.

The study acknowledges the tertiary position of the PH and lack of footfall in relation to the High Street, which is a primary position for these types of facilities but equally acknowledges that there may be 'local' trade as a result of surrounding residential development.

The historic trade detailed in the report shows a downward trend in the barrelage acquired by the PH from the brewery the tied tenancy was bound to. It also notes that the kitchen in the PH is not of a commercial format due to the domestic extraction system and limited size, which therefore cannot offer a viable food service. This put the subject PH to a great disadvantage in competition terms with other PH in Odiham that are properly set up for adequate food service (e.g., those in the High Street).

The report sets out requirements sought after for operators in the PH /restaurant market seeking additional sites, which are:

- Site size 0.5 -1.5 acres
- Prominent 'A' road locations
- 60 and 100 car parking spaces
- 100 to 200 external covers.
- 100 to 200 internal covers with optimal operation layout.

The above are the ideal requirements but smaller premises in countryside locations, for example, would still be considered suitable. However, the subject PH has a trading area of less than 50 sqm, unusual layout (long footprint) and limited space for internal covers (less than 60 covers). All these, it is stated, limits the potential interest for the premises.

The report also acknowledges the building needs repairs, requiring an approximate investment of £480k to potentially create a sustainable operation. Nevertheless, this level of investment along with the limited income from 'wet' sales, it is stated, is likely to result in low profit or potentially negative returns.

The applicant has also stated that minimal requirements for PH operators are buildings of approximately 280sqm – 650 sqm capable of accommodating in excess of 60 covers to make it viable. The applicant states that the subject building would be capable to accommodate 25 covers with some additional 'vertical drinking' adjacent to the bar servery. These space limitations in conjunction with the refurbishment requirements and limitations to install an appropriate commercial kitchen, cooking extraction and refrigeration equipment, means that additional income from food operation would also be limited.

The viability report also details a business case scenario with assumptions on investment and trade based on a small team earning the living wage, with additional support only at busy times. Since the level of trade in this location would be low, the general costs in running the business would be high as a percentage of turnover as there is a minimum cost of running a business, irrespective of the level of trade. The results show that it is likely the business would be operating with a profit margin of 6.3% before rent or interest payments are deducted, which it is likely to result in a loss for operators.

The conclusions from the professional opinion accompanying this application, summarises the short comings of the premises for a successful operation. The hypothetical business case shows the level of return against the capital costs required to achieve and sustain a healthy return would be unlikely to be achieved, all materially hindering a viable long-term operation as a PH.

Additionally, there is a need of substantial investment on the premises, as explained above, to improve the conditions and presentation of the property from the outset. The information submitted demonstrates and reflects reasonably the likely scenario for a PH business operation in the premises, as such officers accept the findings that such a business would not be commercially attractive or commercially viable.

Therefore, regardless of the residential conversion, it is the case that the retention of communal heritage values once enjoyed using the building as a PH are mainly affected by current trends and customer requirements in the drinking/catering market, along with the peculiar layout of the building, physical conditions of neglect by previous owners and its positioning in relation to main areas with commercial activity in Odiham.

Furthermore, in terms of alternative community facility that could be provided on the premises to preserve similar community values to those the building has benefited so far, the same physical constraints discussed in the previous paragraph along with the designation of

the building as a Heritage Asset would all impose restrictions for alternative community uses, which generally require a high degree of flexibility to be able to use internal space in a different manner and cater for a wider range of activities and users.

Linked to the communal heritage values of the building and alternative community uses, The Bell was designated an asset of community value (ACV) in June 2021 after residents were made aware that a residential conversion of the building was to be proposed through an application for planning permission/listed building consent.

The Assets of Community Value (England) Regulations 2012 require the legal owner(s) of the ACV to formally notify the Council of their intentions to sell. The applicants gave formal notice to the Council of their intentions to sell/ put the property in the market on the 21st March 2022 (despite the property being for sale since at least August 2021).

This notice triggered a moratorium period of 6 weeks (up to 2nd May 2022) where the ACV nominating person/group are given preference as a potential bidder for the property, in this case the ACV nominating group was the Odiham Parish Council (OPC). Hart District Council made the OPC aware about the moratorium period and their priority as bidders for the property. Nevertheless, the OPC confirmed to the Council they did not wish to pursue a bid for the property. There was no other interest received by the Council within this protected period.

The applicant has also provided evidence of prior contact being made not only with the OPC but also with the Odiham Society (OS) along with more recent posts in social media groups 'Odiham Community' and 'Odiham People' to make the residents aware that the premises were (still are) on the market for anyone interested in buying and running any other community facility. However, no formal purchasing proposals and or prospects have been submitted to the applicant (legal owner(s)) to date.

Therefore, the loss of communal historic values in this case cannot be solely attributed to the proposed development. There are external factors contributing to the loss of the communal historic values associated with the building as discussed above. Additionally, the physical restrictions and current condition of the building, are far removed from the type of buildings that are sought after by operators in the drinking/catering market. Such values are unlikely to be retained in the building going forward, regardless of the proposal for conversion that is before officers for consideration.

PLANNING BALANCE

The proposed works would cause some harm to the physical fabric of the building. This harm would be at the lowest level on the spectrum of harm set out in the NPPF. The proposal would however achieve some conservation benefits arising from the repair and reuse of this vacant building.

The loss of public access to the building would be a neutral factor, however, the loss of an asset of community value is unavoidable in this instance as no alternative proposal or bids have been made to the legal owners within the related moratorium period.

To conclude therefore on the impacts on the significance of the heritage asset, paragraph 200 of the NPPF 2021 states that any harm to significance requires clear and convincing justification.

There would be a minor impact on significance as a result of the limited intervention to the historic fabric of the building, the loss of public access and communal historic values as a

result of the proposal. This impact would be at the bottom end of the 'less than substantial' heritage harm.

Nevertheless, the minor level of harm is justified to accommodate the only viable use before officers which is the residential conversion, which would bring significant heritage benefits. These heritage benefits would far outweigh the limited harm identified. Great weight (Paragraph 199 of the NPPF 2021) and considerable importance is afforded to the preservation and conservation of the setting of Listed Buildings. The proposal would result in an appropriate level of restoration and long-term sustainability of the heritage asset and its significance.

In addition to the heritage benefits, the residential conversion would also bring public benefits. These would relate to the provision of housing in the district, of which there is a high demand, expenditure in the local economy during construction and post occupation, re-use of an existing PDL site and re-purposing of the historic building stock.

OTHER MATTERS

A concurrent full planning application (FUL) has been submitted alongside this application which addresses all other planning matters/considerations; 21/02877/FUL.

CONCLUSION

On balance it is considered the public benefits associated with the scheme along with the conservation benefits deriving from the preservation, reuse and conservation of the heritage asset would outweigh the loss of an Asset of Community Value and the future possibility of public access into the building.

Conditional approval is therefore recommended.

RECOMMENDATION – Grant

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 No works shall take place until a full structural survey of the building has been submitted to and approved in writing by the Local Planning Authority. The survey shall assess the current structural integrity of all elements of the building and the potential structural implications of the works hereby approved. Full details of any measures necessary to maintain the structural integrity and safety of the building 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, Policy NBE8 of the Hart Local Plan

(Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2021.

- 3 No works shall take place until details and samples and method statements of all works hereby approved, finishing materials and their implication with the historic fabric of the building have first been submitted to and approved in writing by the Local Planning Authority. These shall include all restoration works, and approved works associated with the residential conversion of the building (internal partitions, external walls, fencing, rooflights, brickwork, timber cladding, render, basement lanterns, bathroom and kitchen furniture, any mechanical and engineering installations, flooring, tiling, water goods, access ladder, trapdoors, etc).

The works shall thereafter be implemented 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, Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2021.

4. No installation or replacement of windows/ doors shall take place until detailed joinery plans and elevation drawings (scale 1:20) 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, Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2021.

- 5 Prior to their installation, 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.

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, Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2021.

- 6 Prior to the installation 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.

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, Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2021.

- 7 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 before the 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, Policy NBE8 of the Hart Local Plan (Strategy and Sites) 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 and the aims of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 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, further engagement with the applicant was required and the application was subsequently acceptable.

2 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 or contact Natural England (S.E. regional office) on 0238 028 6410.

3 The approved documents associated with this consent are listed below:

Plans:

34L01 Rev. C (Ground Floor, Existing and Proposed Layouts), 34L02 Rev. B (First Floor, Existing and Proposed Layouts), 34L03 Rev. B (Roof, Existing and Proposed Layouts), 34L04 Rev. B (Elevations, Existing and Proposed), 34L05 Rev. B (Sections, Existing and Proposed)

Documents:

Design and Access Statement prepared by Consilian Ltd (November 2021), Heritage Statement prepared by Consilian Ltd (November 2021), Amendment to Design Proposals prepared by Consilian Ltd (February 2021), Viability Study prepared by Savills (October 2021), Pub/Restaurant minimum requirements email form Carlin Capital (May 2022), Viability Opinion Letter prepared by Savills (April 2022), Marketing Summary (dated November 2021), Marketing Summary Update (dated February 2022), Marketing Summary Update (dated May 2022), Planning Policy Assessment prepared by Murray Planning Associates Ltd (April 2022) Preliminary Roost Assessment prepared by the Ecology Partnership (dated June 2021), Transport Technical Note 502.0115/TN/3A prepared by Paul Basham (April 2021)

4 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.

5 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.