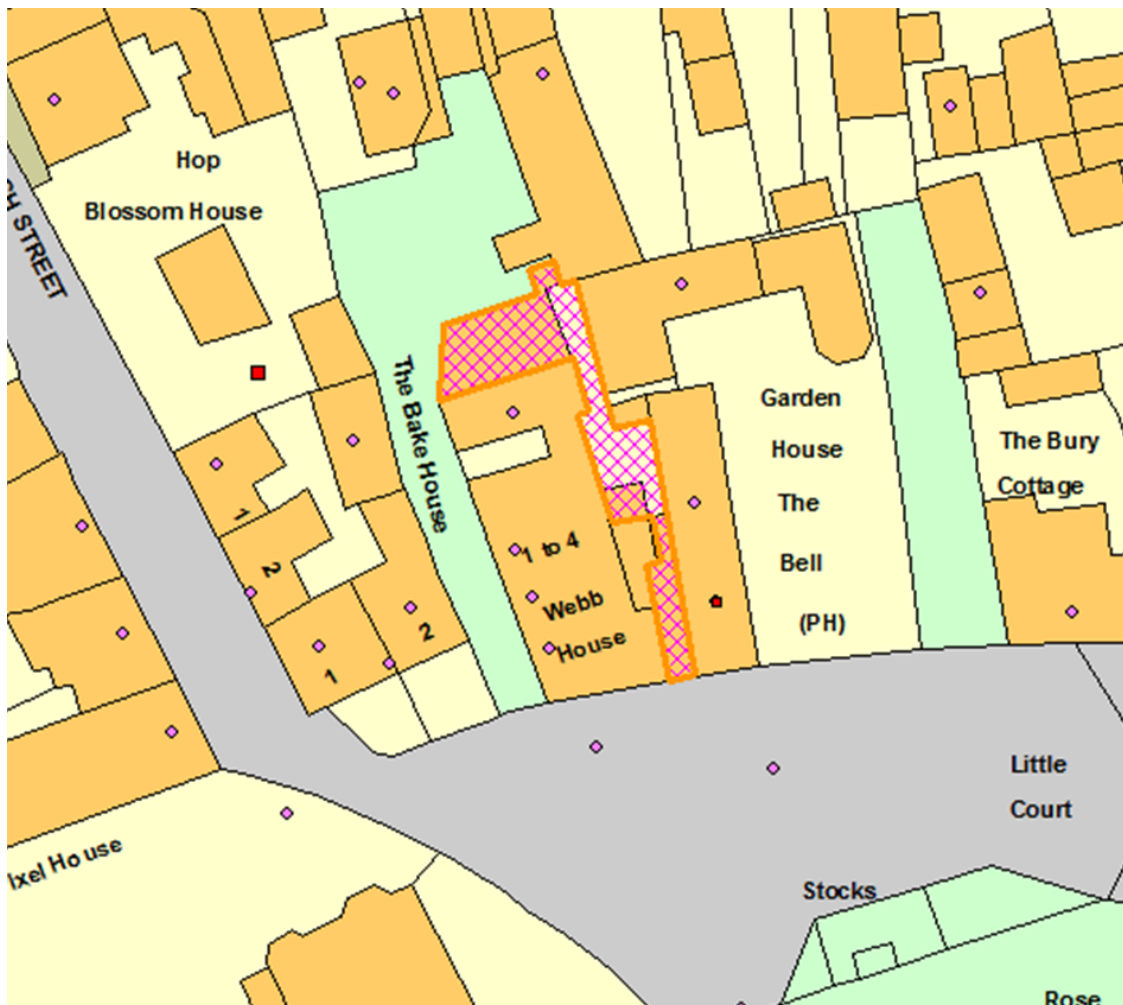


## COMMITTEE REPORT

### ITEM NUMBER:

APPLICATION NO.	22/00229/LBC
LOCATION	<b>The Bell Ph The Bury Odiham Hook Hampshire RG29 1LY</b>
PROPOSAL	Change of use of outbuilding into a two-bedroom dwelling with associated internal/external alterations and first floor external balcony (following demolition of external deck/stairs and single storey extension).
APPLICANT	Mr Paul Rodger
CONSULTATIONS EXPIRY	6 June 2022
APPLICATION EXPIRY	6 April 2022
WARD	Odiham
RECOMMENDATION	<b>Grant</b>



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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 building has 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 as a public house although currently premises are unoccupied.

## **PLANNING DESIGNATIONS**

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

## **PROPOSAL**

Listed Building Consent is for the external/internal alterations to the subject Annex building associated with its conversion into a two- bedroom dwellinghouse. The alterations proposed are listed as follows:

External:

- Demolition of single storey lean-to allow rear access to courtyard and installation of entrance gate.
- Replacement of external staircase, 1st floor deck and landing door with balcony/ balustrade supported on three columns and a glazing door.
- Replacement of badge boards in east and west elevation.
- Replacement of door in the north facing elevation with low brick wall/ casement window.
- Replacement windows x no. 2 in north elevation.
- Re- rendering of bottom section of northwest facing elevation.
- Width reduction of ground floor opening and installation of French doors in west elevation, and modified retention of barn doors, one fixed and one to be fixed with a sliding mechanism.
- Conversion of high-level loading door into a window by repairing/ converting into a 'hit and miss screen' by removing every other timber plank. Installation of window behind.
- Installation of conservation rooflights no.3 to north roof slope and no.2 to south roof slope.

- Rebuilding of concealed box gutter along the edge of the building adjoining no. 4 Weeb House.
- Installation of cast iron gutters and downpipes.
- Roof to be stripped and renewed, reusing existing materials and retaining original features (as far as possible).

#### Internal:

- Addition of insulated limecrete floor with underfloor heating.
- Creating an opening to suspended ceiling to allow installation of staircase to access roof space (Removal of 4x joists and floorboards, infill battens, plasterboard and shipboard roof coverings)
- Internal fit out - staircase/ partitions/door sets, kitchen and bathroom fittings/fixtures.
- Renewal of electric installation, installation of water supply/wastewater disposal/ gas boiler and mechanical ventilation.
- Internal addition of thermal insulation to building envelope (walls and roof)
- Roof trusses modifications to allow passageway to achieve head room and repositioning to match floor frame and proposed internal layout.

It is worth noting this proposal would share the rear entrance with the rest of the buildings on site, which are part of the section of the and outlined in blue colour in the location plan submitted.

## **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:

21/02877/FUL & 21/02878/LBC - Pending consideration

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).

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 POLICY**

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)  
National Planning Practice Guidance (PPG)  
Section 66(1) and 72 of the Planning (Listed Building and Conservation Areas) Act 1990  
The Assets of Community Value (England) Regulations 2012

### Other guidance

Odiham and North Warnborough Conservation Area Character Appraisal (2022)

## **CONSULTEES RESPONSES**

### **Odiham Parish Council**

Objection

- Lack of parking.
- Lack of amenity space.
- Development of these outbuildings could impact on the remainder of the site operating as a pub.
- The Bell is an Asset of Community Value; its future is still undecided. The future of this outbuilding should not be decided until the future of The Bell is decided. If this building becomes a dwellinghouse it would remove vital storage for the public house.
- No parking provision has been made, as such the application does not meet Hart's parking guidelines
- Parking provision could be achieved by installing an integral garage.

## **The Odiham Society**

### Objection

Any change of use of the outbuilding should only be considered in conjunction with the main pub building, as it would be useful to anyone wanting to run the pub, which must still be allowed for, given its status as Asset of Community Value.

## **County Archaeologist**

No objection, with the following comments:

- With regard to the below ground impact of the proposal, I note that under floor heating is intended below a screed layer, but it is not clear to me if this layer is to be built up or dug down, and if dug down to what depth. I would be grateful if some clarification could be sought, if the excavation is relatively shallow (up to circa 30cm) I would not raise any below ground archaeological issues.

## **Conservation/Listed Buildings Officer (Internal)**

No response received.

### **NEIGHBOUR COMMENTS**

The 21-day public consultation expired on 23.03.2022. At the time of writing the Officer report there were 4 public representations received in objection to the proposal. The grounds of objection listed below:

#### Heritage

- Special attention should be paid to the desirability of preserving or enhancing the character and appearance of the area.
- Negative impacts to its special interests and contribution to the character of the locality.

#### ACV designation

- Support other objections about The Bell and it's outbuilding conversion into housing.
- The Bury area is actively used for popular local events throughout the year.
- The Bell should be retained as a Community Asset.

### **CONSIDERATIONS**

The main considerations to this application for listed building consent relate to the impact of the proposals on the significance of the subject curtilage 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 building subject to this listed building consent is an ancillary building to The Bell PH. The Bell's list entry from Historic England states that it was first listed in July 1952, and only describes the main 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.

No reference is made to the annex building associated with this listed building consent application. The architectural merit of the subject building is limited but its character/appearance and significance would derive from the more functional character and use for which it was constructed.

- Architectural (aesthetic) and Historic Value (illustrative)

### Impact of the works

In terms of the impacts arising in these respects, externally, the north facing elevation would have the timber windows replaced and a doorway would be partly blocked up to insert a further window unit. The removal of the single storey extension would allow for a timber gate to be installed.

In the west facing elevation the high-level loading doors would be replaced by a window with a privacy screen and the ground floor barn doors would be repaired and reinstalled but, in a rail, to partly convert them into sliding doors (one fixed and sliding). There would be a set of French doors centrally positioned.

The east facing elevation would have the external deck/stairs removed/replaced with a painted galvanised balcony and the high-level loading door would be replaced with a glazed window. Finally, the building would have its roof tiles re-laid but with three rooflights installed to the north roofslope and two in the south roofslope.

Internally, the ground floor would have partition walls added to accommodate a WC, pantry and stairs for which the ceiling would have to be cut to allow access to the loft

accommodation proposed. At first floor there would be partitioned walls proposed to accommodate two bedrooms and bathrooms and wardrobe.

The residential conversion is proposed in such a manner as to largely maintain the external barn character of this building, there would be, inevitably, some alterations necessary to achieve a successful conversion.

The internal interventions to the fabric of this building would be the removal of a section of the suspended timber ceiling/attic floor to achieve an internal access to the loft, which currently is only achieved externally. The attic/roof accommodation at roof level would require the alteration/ repositioning of the roof trusses which would turn the attic a usable residential space.

The conversion, therefore, whilst having some positive alterations and being overall suitable, would result in a 'less than substantial' harm (bottom end of the scale) to the significance and character of this curtilage listed building.

With regards to impacts to the historic value (illustrative) of the building, it would not appear to have an intrinsic significance, however on account of its age and past use (likely to have been an ancillary building to Webb House (built in 1781); it affords some level of significance. It is also noted that it is identified as a positive building in the Odiham Conservation appraisal.

This building has remained as an ancillary building used in connection to the PH, however as referred to earlier there is no PH operation in the main building any longer. Furthermore, the discussion below demonstrates the unlikely prospect of such land use continuing. As such the proposal seeks to bring this curtilage building into use, however it would not cause a harm to the ability of this curtilage building to illustrate its original purpose and likely activities it supported. Visually, the structure would be perceived as a 'barn like' storage building, which is likely to represent the ancillary use given to it up to recent years.

#### - Communal Heritage Values

In respect of communal values, this building did not have any of its own, per say, as it was simply an ancillary building to the PH which is the main building such values are attributed to.

In respect of the loss of public access to the PH of which the subject building is part, 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 server. 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 21<sup>st</sup> March 2022 (despite the property being for sale since at least August 2021).

This notice triggered a moratorium period of 6 weeks (up to 2<sup>nd</sup> 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; 22/00234/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**

- 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 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 removal of a section of the suspended timber ceiling and all the works to be undertaken to the main roof of the building. 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/or 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 wall repairs, rooflights, roof works, bathroom and kitchen furniture, any mechanical and engineering installations flooring, tiling, water goods, staircase, 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 and mitigation measures for that impact.

**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 Any excavation undertaken to install underfloor heating on the ground floor of the development here approved, shall not exceed 300mm, measured from the existing floor level inside the subject building.

**REASON:**

To prevent any harm to potential underground archaeological remains and to satisfy Policy NBE8 of the adopted Hart Local Plan and Sites 2032, saved policy GEN1 of the Hart District Local Plan 1996-2006 the aims of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2021.

- 8 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](http://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:  
34L11 (Ground Floor, Existing and Proposed Layouts), 34L12 (First Floor, Existing and Proposed Layouts), 34L13 (Roof Plan, Existing and Proposed Layouts), 34L14 (Elevations, Existing and Proposed), 34L15 (East Elevation+ Sections, Existing and Proposed)  
  
Documents:  
Heritage Statement / Design and Access Statement prepared by Consilian Ltd (February 2022), 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 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).
- 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.