

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Maggie Perry
Application No.	24/00504/LBCPP
Date Valid	28th August 2024
Expiry date of consultations	11th October 2024
Proposal	LISTED BUILDING CONSENT: Internal and external alterations, including part demolition, and demolition of lean- to extensions to the Stable block, to facilitate the conversion of the 4th Division Headquarters, Post Office and Military Police Barracks to provide 34 dwellings and associated development.
Address	<b>Headquarters Fourth Division Buildings, Steeles Road, Wellesley, Aldershot, Hampshire</b>
Ward	Wellington
Applicant	Weston Homes
Agent	Mr Jack Riggs
Recommendation	<b>GRANT LISTED BUILDING CONSENT</b>

## **1. DESCRIPTION**

### *Background & Site:*

- 1.1 This application for Listed Building Consent relates to the works associated with Reserved Matters Application ref: 24/00517/REMPP for PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the 4th Division Headquarters, Post Office and Military Police Barracks (including part demolition, internal and external alterations, extensions and new build, and demolition of Stable Block lean-to extensions) to provide 34 dwellings and associated development including landscaping, access, parking and other associated works, in Part of Development Zone L (Neighbourhood Centre), pursuant to Condition 4 (1 to 21), attached to Hybrid Outline Planning Permission Ref. 12/00958/OUT dated 10th March 2014. Please see the corresponding committee report for full details and assessment of the Reserved Matters Application site and proposals.

*The Buildings:*

1.2 The associated Reserved Matters Application ref: 24/00517/REMPP proposals involve works to the following Grade II Listed Fourth Division Building and curtilage buildings:

- Headquarters, Fourth Division Building\* (Grade II Listed ref: 1092611)  
*\*The Historic England listing entry name for Fourth Division Building is 'South East District Headquarters Building of General Officers Commanding'*
- Former Post Office (Locally Listed ref: LL5151/ Curtilage Listed)
- Military Police Barracks (Locally Listed ref: LL5062/ Curtilage Listed)
- Former Stables (Locally Listed ref: LL5152/ Curtilage Listed)

1.3 *Headquarters, Fourth Division Building (Building L1)*



*View from the south-west of the Headquarters Building*

1.3 The Historic England list entry describes the building ref: 1092611 (Listed 17/04/19740) as; *“Headquarters office. Dated 1895, foundation stone laid 1894 by the Duke of Connaught. Brick with Portland stone, rubbed brick and terracotta dressings, brick stacks to ridge and below the ridge, and slate hipped roof Artisan Mannerist style. Double-depth plan with rear wings enclosing a courtyard.*

*EXTERIOR: 2 storeys; 4:6:3:6:4-window range. Central and end sections set forward with thin outer pilaster strips, paired windows set in shallow raised panels with a string between the floors, and bracketed caves; central section has pilaster strips between windows to tall pediment with stone mouldings, ashlar porch with paired Tuscan columns to entablature and balustrade, double half-glazed doors with overlight and 10-pane sidelights, outer first-floor windows have blind balustrades and terracotta segmental pediments, central tripartite window has a pediment*

*broken by a panel with Royal Coat of Arms inscribed DIEU ET MON DROIT, and an oculus in the pediment with enriched surround inscribed VR,. Windows with rubbed brick heads and hoods for blinds, keyed on ground floor, to homed 6/6-pane sashes. Rear has a large central stair light with 3 tall round-arched windows.*

*INTERIOR: has a central hall with a mosaic floor inscribed VR, 1895, divided by a segmental arch on pilasters, to a rear cast-iron Imperial stair with cast-iron columns forming newels, perforated risers, and iron balusters with a central roundel; axial passage with elliptical arches and pilasters, and 6-panel doors.*

*HISTORY: the Military Headquarters in Aldershot, and associated with many national military figures. A particularly enriched example of a typical late C19 officers quarters building, with notable iron stairs. (Childerhouse T: Military Aldershot, the first fifty years: London: 1990-)."*

*Former Post Office (Building L1A)*



*View from the north-west of the Post Office*

- 1.4 The Rushmoor Local List describes the building ref: LL5151 (Locally Listed 26.03.2012) as; *"Former Post Office, now offices. 1895. Red brick in stretcher bond and English bond to chimney stacks with natural slate roof with bracketed eaves. Two storeys 'L' shaped plan with principal running parallel to Queens Avenue and former sorting office to rear. Ground floor two sets of tripartite sashes with fixed lights above setting elliptical arches with integral hoodmoulds and raised keystones. Moulded brick string course between ground and first floor. Chamfered corner to south-west. Timber vertical sliding sashes with glazing bars and horns. Double timber panel door set in enclosed red brick closed porch with moulded brick door surround with dentilled cornice and further moulded brick cornice to porch parapet. Truncated red brick stack to west elevation. '1895' brick date panel and VR (Victoria Regina) panel above. Cast iron rainwater*



*goods. Posting box and original signage have been removed (although brick moulded fascia surround remains).*

*The former post office and Grade II listed South East District Headquarters form a group of considerable historic and architectural significance.”*

*Military Police Barracks (Building 14A)*



*View from the east of the Military Police Barracks.*

- 1.5 The Rushmoor Local List describes the building ref: LL5062 (Locally Listed 26.03.2012) as; *“Military Police Barracks. c1895. Red brick in English bond with slate roof and red brick stacks, 2-storey main range with two smaller blocks to rear elevation. uPVC windows under flat gauged brick arches with stone cills. Notable survival of steel vents to roof. Nailhead string course between ground and first floors.*

*Forms an important group with the locally listed stable to the immediate west and Alison and Cranbrook House also locally listed and the Grade II listed South East District Headquarters to the south-west.”*

## Former Stables (Building 14E)



*View from the north-east of Building 14E*

- 1.6 The Rushmoor Local List describes the building ref: LL5152 (Locally Listed 26.03.2012) as; *“Former stables, now used a gym. c1895. Red brick in English bond with slate roof. Simple rectangular plan with later flat roof extensions. Main entrance in gable with double glazed doors with semi-circular fanlight above set in red brick arched opening. Large original opening brick up and timber casement window and double doors inserted. Generally high-level windows associated with former stable use, mostly replaced with modern windows but some originals. Staffordshire blue chamfered brick plinth, painted to east elevation.*

*Included for its relatively early date and contribution to the south east District headquarters group.”*

- 1.7 Notwithstanding some references in the listing descriptions above, the buildings are all unoccupied and have been for some time.

## **2. NOTIFICATION**

### **2.1 Application Publicity & Neighbours Notified**

- 2.2 In addition to posting a site notice and a press advertisement, letters of notification were sent to 2 neighbouring owner/occupiers. This was due to the significant distance of the buildings from neighbouring occupiers and uses. The consultation period expired on 4<sup>th</sup> October 2024.

- 2.3 14 representations of objection (from 12 addresses) were received. The comments are summarised below. Given that the comments are relevant to the consideration of the corresponding Reserved Matters Application, please see committee report ref: 24/00517/REMPP for full consideration of any materials considerations raised.

2.4 Any material considerations raised in relation to the Listed Building Consent application are highlighted in bold below and are addressed in the Considerations Section of the following report.

- The original plans showed the zone as a community hub, not housing.
- The original plans showed this as the neighbourhood centre.
- The developers are circumventing their original planning consent.
- The original plans showed community/commercial space on the ground floor.
- Inadequate parking.
- Loss of trees.
- Traffic congestion around schools– highway safety.
- Lack of commercial spaces and roads.
- The estate has no shops.
- **Unacceptable design and appearance.**
- **Unacceptable size, layout or density.**
- **Visual harm.**
- **The proposed alterations and demolitions could irreversibly damage the architectural value of the buildings.**
- Unacceptable increase in population
- Additional environmental pollution

## 2.5 Consultees & Other Bodies

Hampshire Buildings  
Preservation Trust Ltd:

Comments received 28.09.2024:

*“The Trust has considered the proposals and does not wish to raise an objection”*

Historic England:

Comments received 01.10.2024:

*“Historic England provides advice when our engagement can add most value. In this case, we are not offering advice. This should not be interpreted as comment on the merits of the application.”*

National Amenity  
Societies:

No comments received.

## 3. POLICY AND DETERMINING ISSUES

3.1 In addition to the planning framework which is primarily set out in the Town & Country Planning Act 1990 the Planning (Listed Buildings and Conservation Areas Act 1990 provides specific protection for buildings and areas of special architectural historic interest.

3.2 The National Planning Policy Framework (NPPF) December 2024 section 16 Conserving and Enhancing the Historic Environment states in paragraph 207: *“In determining applications, local planning authorities should require an applicant 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 and no more than is sufficient to understand the potential impact of the proposal on their significance..."*

- 3.3 Paragraph 208 states *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*
- 3.4 Paragraph 213 states *"Any harm to, or loss of the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification..."*
- 3.5 Paragraph 215 states *"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."*
- 3.6 Paragraph 218 states *"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."*
- 3.7 Rushmoor Local Plan (February 2019) policies SP5 (Wellesley), HE1 (Heritage), HE2 and (Demolition of a Heritage Asset) are relevant to the consideration of this application for Listed Building Consent.
- 3.8 The main determining issue in the assessment of the application is the impact of the proposed works on the special architectural or historic interest of the Grade II Listed and curtilage listed buildings.

#### **4. COMMENTARY**

- 4.1 Weston Homes have worked very closely with the Planning Officer in the preparation of the Reserved Matters Proposals, in respect of the detailed design of the scheme and to establish the level of detail required for the associated Listed Building Consent Application.
- 4.2 A comprehensive Heritage Statement was submitted with the application. It provides an assessment of the significance and existing condition of the buildings within this part of the Neighbourhood Centre Development Zone and provides justification for the proposed works associated with the Reserved Matters Proposals.
- 4.3 Detailed drawings together with an Internal Detailing & Salvage Strategy, Deconstruction and Removal Method Statement, Proposed Material Schedule and Outline Schedule of Works accompany the application. Detailed Building Recording Documents for each building have also been submitted, in accordance with the Conservation Plan and Heritage Strategy approved as part of the hybrid outline planning

permission for Wellesley.

## **Impact on the special architectural character and historic interest of the Grade II Listed Fourth Division Buildings**

### *Headquarters, Fourth Division Building*

- 4.4 The Heritage Statement submitted with the application summarises the significance of the Grade II Listed Fourth Division Building as *“A good example of an army headquarters building whose importance is signified by the elaborate architectural features incorporated into its design. The building retains much of its original layout and many internal features, the most important being in its entrance hall and staircase. The building is associated with many notable military figures and is internationally associated with the Canadian Army during both world wars.”*
- 4.5 It is proposed that the two-storey Fourth Division Building is converted into 24 private apartments. The apartments would be laid out over two-storeys, other than the proposal to utilise part of the third floor attic space above the main entrance to the south wing to provide bedrooms and storage to the apartment below.
- 4.6 The most significant part of the interior of the listed building, the elaborate entrance hall and staircase, would be retained as the main entrance to the apartments, with minimal alteration. The conversion would require the removal of the two internal secondary staircases at the eastern and western wings of the building and the demolition of some structures within the enclosed courtyard area to the rear. However, due to the layout of the existing building, with large central core with staircase and corridors leading off to either side; the building lends itself well to residential conversion with minimal intervention to the original plan form. In this regard, the Heritage Statement confirms *“the cellular plan form and arrange arrangement of the windows make the headquarters building very suitable for the proposed conversion into private residential apartments”*.
- 4.7 The Planning Statement confirms *“The existing internal walls will be retained where possible, although there will be some instances where it be necessary to remove and introduce some internal walls and open the form apartments. To comply with the building regulation requirements in respect of fire safety, it will be necessary to introduce external escape stairs to the internal courtyard, introduce protected lobbies and remove the payment lights within the floor of the first floor corridors. And, “existing detailing features within the building will be retained where possible or replicated if required. However, where existing place is generally in poor condition this will be removed and replaced, a new thermal linings will need to be introduced to apartments. This will result in losses to architectural detailing and features in some instances. Where this is to be the case, the internal works will be recorded to allow for salvage and reinstatement strategy... With exception of grand staircase window, which will be refurbished, all the windows will be replaced with new matching white timber sash windows albeit they will have double glazing...”*
- 4.8 Whilst generally minimal alteration, other than brick work repairs, are proposed to the outer facing elevations of Fourth Division Building; the creation of the proposed landscaped communal courtyard area will require the removal of an existing two-storey block and two single-storey toilet blocks. Redundant services and external metal staircases (non-original) would also be removed. Materials will be salvaged for repairs and blocking of openings as part of the submitted Salvage Strategy.



- 4.9 The heritage statement confirms “...it will be necessary to remove existing two -story block which originally provided accommodation for a caretaker and Clark. Although this building forms part of the original 1895 phase of construction, its removal is essential to allow the successful residential converter of the headquarters building. The removal of the building will also allow the existing three tall arched windows to the main staircase of the headquarters buildings to be fully appreciated, as well as allowing a better overall view of the building when seen from the north.

*Former Post Office*

- 4.10 The Heritage Statement submitted with the application summarises the significance of the building as “An example of a purpose designed army building, rather than standard building type. The north and west elevations are designed in a more elaborate queen and revival style which reflects the partial civilian use of the building. The internal layout of the building remains largely complete.”
- 4.11 It is proposed that the two-storey post office building will be converted in to 4 apartments. The proposals would retain original internal walls where possible with minimal changes to the external elevations of the building. The conversion will require the demolition of a small extension a covered walkway and redundant services. Some door openings would be blocked to form Windows. These necessary changes are confined to less prominent elevations. All windows will be replaced with matching white timber windows albeit double glazed.
- 4.12 In terms of internal features, the Planning Statement explains “...window architraves which will be retained and refurbished where possible or replicated where their condition does not allow...In the single story east wing, the main large room will be divided into two by new party wall and the false ceiling will be removed to create a vaulted ceiling with exposed joists and rafters. The layout of plot 26 has been carefully designed so that the original roof lantern can be retained and refurbished, and positioned above the living area so it benefits from the additional light and serves as a focal point. The modern roof lighting installed adjacent to the last surviving element of the original lantern will be removed and slated over.”
- 4.13 The building is Locally Listed and falls within the curtilage of the Grade II Listed Fourth Division Building. The Post Office building is not referred to in the Historic England list entry. It’s significance is largely in its external appearance and in this regard the Heritage Statement comments “the building has a particularly distinctive exterior detailing with decorative terracotta plaques”. The contribution of this building to the group and setting of the Grade II Listed Fourth Division Building would not be harmed by the proposals.

*Military Police Barracks*

- 4.14 The Heritage Statement submitted with the application summarises the significance of the building as “Example of a standard army building type adapted to suit the sloping site and is the only surviving example in Aldershot. The building is functional and design which includes few decorative features. The original elevations are largely complete except for two ablution blocks added to the rear of the building and a modern extension added to the north.” The building is Locally Listed and falls within the curtilage of the Grade II Listed Fourth Division Building. The Military Police Barracks building is not

referred to in the Historic England list entry.

- 4.15 The Military Police Barracks will be converted in a terrace of 6 houses, facilitated by a first floor extension at either end of the building and a replacement two-storey rear addition. Demolition of an unsympathetic single-storey addition at the northern end of the building is proposed. The proposed first floor extensions would be finished with dark grey standing seam metal cladding and will read as modern additions. The proposals would retain the original roof design of the building with its red brick chimney stacks and distinctive conical steel roof vents, which are specifically referred to in the Local Listing.
- 4.16 Whilst significant internal alterations to the building would be required to create the houses, the Planning Statement maintains *“the interior of the building was functional in appearance and had no decorative features. It is therefore considered that the proposed changes will have limited impact on the significance of the building.”* And, *“externally, the character and appearance of the building will be conserved and enhanced with the careful alteration to openings, design of extensions, and replacement of existing poor quality UPVC/windows with better quality UPVC/Windows more sympathetic to the timber sash windows on the surrounding buildings.”*

#### *Former Stables Building*

- 4.17 The Heritage Statement submitted with the application summarises the significance of the building as *“A good example of a smaller purpose-built military stable block, which forms part of the original development of the site dating from the mid-1890s.”* The building is Locally Listed and falls within the curtilage of the Grade II Listed Fourth Division Building. The Former Stables Building is not referred to in the Historic England list entry.
- 4.18 The proposals will require the demolition of the existing single-storey lean-to extensions at the rear elevation of the Stable Block. The lean-to additions fall within the application site boundary, whereas, the main Stable Block building is located outside of the application site boundary and will provide commercial space within a later phase of the Neighbourhood Centre proposals.
- 4.19 The Heritage Statement submitted with the application confirms *“the current lean two structures to the east of the stable block have been considerably altered and the current appearance and condition to track from the appearance of the building”*. The demolition of these dilapidated lean-tos will make space for better sized rear gardens for three of the proposed terraced houses within the converted Military Police Barracks Building.

## **5. CONCLUSION**

- 5.1 It is considered that this application for Listed Building Consent, which includes detailed proposals and a full assessment of the significance of the heritage assets affected; has demonstrated that the proposed alterations to the Grade II Listed and curtilage listed buildings would conserve their special architectural and historic interest. It is considered on balance that the loss of any historic fabric resulting from the works would represent less than substantial harm in the context of the scheme as a whole, and would be outweighed by the overall benefits of the restoration of the listed buildings. The proposed development would provide a viable future use for the buildings consistent with their conservation and would enhance the setting of the Grade II Listed Fourth Division Building. The proposals are consistent with Local Plan Policies SP5

(Wellesley), HE1 (Heritage), HE2 (Demolition of a Heritage Asset) and Section 16 (Conserving and Enhancing the Historic Environment) of The National Planning Policy Framework (NPPF) December 2024 .

## 6. FULL RECOMMENDATION

**GRANT LISTED BUILDING CONSENT** subject to the following conditions:

### *Time Limit*

- 1 The works to which this application relates shall be begun before the expiration of 3 years from the date of this permission.

Reason - To comply with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

### *Approved Plans*

- 2 The consent hereby granted shall be carried out in accordance with the following approved drawings and documents:

WH214-WST-XX-XX-DR-PL-05001 RevP01 (Site Location Plan);  
WH214-WST-XX-XX-DR-PL-10001 RevP01 (Existing Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10002 RevP01 (Proposed Demolition Plan);  
WH214-WST-XX-XX-DR-PL-10003 RevP02 (Proposed Site Plan);  
WH214-WST-ZZ-ZZ-DR-PL-10005 RevP02 (Illustrative Site Plan);  
WH214-WST-XX-XX-DR-PL-10006 RevP02 (Proposed Parking Plan);  
WH214-WST-XX-00-DR-PL-25001 RevP01 (4th Division Existing Ground Floor Plan);  
WH214-WST-XX-00-DR-PL-25002 RevP02 (4th Division Proposed Ground Floor Alterations Plan);  
WH214-WST-XX-00-DR-PL-25003 RevP02 (4th Division Proposed Ground Floor Plan);  
WH214-WST-XX-XX-DR-PL-25004 RevP01 (4th Division Existing First & Second Floor Plan);  
WH214-WST-XX-XX-DR-PL-25005 RevP02 (4th Division Proposed First & Second Floor Alterations);  
WH214-WST-XX-XX-DR-PL-25006 RevP02 (4th Division Proposed First & Second Floor);  
WH214-WST-XX-RF-DR-PL-25007 RevP01 (4th Division Existing Roof Plan);  
WH214-WST-XX-RF-DR-PL-25008 RevP02 (4th Division Proposed Roof Plan);  
WH214-WST-XX-XX-DR-PL-25009 RevP01 (Post Office Existing & Proposed Alterations);  
WH214-WST-XX-XX-DR-PL-25010 RevP01 (Post Office Existing & Proposed Floor Plans);  
WH214-WST-XX-RF-DR-PL-25011 RevP01 (Post Office Existing & Proposed Roof Plans);  
WH214-WST-XX-XX-DR-PL-25012 RevP01 (Military Police Barracks Existing Floor Plans);  
WH214-WST-XX-XX-DR-PL-25013 RevP01 (Military Police Barracks Proposed Alterations Plans);  
WH214-WST-XX-XX-DR-PL-25014 RevP01 (Military Police Barracks Proposed Floor Plans);

WH214-WST-XX-00-DR-PL-25015 RevP02 (Proposed Substation, Bin & Bike Stores);  
WH214-WST-XX-00-DR-PL-25016 RevP01 (Proposed Refuse Store Plans);  
WH216-WST-XX-XX-DR-PL-25101 RevP01 (4th Division HQ Ground Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25102 RevP01 (4th Division HQ First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25103 RevP01 (4th Division HQ Ground Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25104 RevP01 (4th Division HQ First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25105 RevP01 (4th Division HQ Ground Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25106 RevP01 (4th Division HQ First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25107 RevP01 (4th Division HQ Ground Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25108 RevP01 (4th Division HQ First Floor - Existing Window Surround);  
WH216-WST-XX-XX-DR-PL-25109 RevP01 (Post Office Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25110 RevP01 (Post Office Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25111 RevP01 (Post Office Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25112 RevP01 (Post Office Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25113 RevP01 (Military Police Barracks Ground & First Floor - Existing Skirting);  
WH216-WST-XX-XX-DR-PL-25114 RevP01 (Military Police Barracks Ground & First Floor - Existing Architrave);  
WH216-WST-XX-XX-DR-PL-25115 RevP01 (Military Police Barracks Ground & First Floor - Existing Cornicing);  
WH216-WST-XX-XX-DR-PL-25116 RevP01 (Military Police Barracks Ground & First Floor - Existing Window Surrounds);  
WH216-WST-XX-XX-DR-PL-25117 RevP02 (4th Division HQ Ground Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25118 RevP02 (4th Division HQ First & Second Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25119 RevP02 (Post Office Ground & First Floor - Proposed Internal Detailing Strategy);  
WH216-WST-XX-XX-DR-PL-25120 RevP02 (Military Police Barracks Ground & First Floor - Proposed Internal Detailing Strategy);  
WH214-WST-XX-XX-DR-PL-30001 RevP01 (4th Division Existing & Proposed Elevations 1/5);  
WH214-WST-XX-XX-DR-PL-30002 RevP01 (4th Division Existing & Proposed Elevations 2/5);  
WH214-WST-XX-XX-DR-PL-30003 RevP01 (4th Division Existing & Proposed Elevations 3/5);  
WH214-WST-XX-XX-DR-PL-30004 RevP02 (4th Division Existing & Proposed Elevations 4/5);  
WH214-WST-XX-XX-DR-PL-30005 RevP02 (4th Division Existing & Proposed Elevations 5/5);

WH214-WST-XX-XX-DR-PL-30006 RevP01 (Post Office Existing & Proposed Elevations);  
WH214-WST-XX-XX-DR-PL-30007 RevP01 (Military Police Barracks Existing & Proposed Elevations 1/2);  
WH214-WST-XX-XX-DR-PL-30008 RevP01 (Military Police Barracks Existing & Proposed Elevations 2/2);  
WH214-WST-XX-XX-DR-PL-35001 RevP01 (Existing Street Scenes);  
WH214-WST-XX-XX-DR-PL-35002 RevP02 (Proposed Street Scenes);  
WH214-WST-XX-XX-DR-PL-35003 RevP01 (Existing vs Proposed Street Scenes);  
3152-APA-ZZ-00-LA-L-1000 RevP05 (General Arrangements);  
3152-APA-ZZ-00-LA-L-1001 RevP05 (Illustrative Landscape Masterplan);  
3152-APA-ZZ-00-PP-L-2001 RevP05 (Planting Plan Sheet 1 of 3);  
3152-APA-ZZ-00-PP-L-2002 RevP05 (Planting Plan Sheet 2 of 3);  
3152-APA-ZZ-00-PP-L-2003 RevP05 (Planting Plan Sheet 3 of 3);  
WH214-WST-XX-XX-DR-PL-05002 (Topographic Survey);  
SL/WHFOURTHDIVISIONHQ.2/LIGHT-01 RevP2 (Street Lighting Proposals);  
WH216-WST-ZZ-00-DR-EN-15010 A01 (Levels Layout);  
WH216-WST-ZZ-00-DR-EN-15020 A01 (Drainage Layout);  
WH216-WST-ZZ-XX-DR-EN-15030 A01 (Drainage Details Sheet 1 of 2);  
WH216-WST-ZZ-XX-DR-EN-15031 A01 (Drainage Details Sheet 2 of 2);  
WH216-WST-ZZ-00-DR-EN-15040 A01 (Hard Landscaping Plan);  
WH216-WST-ZZ-00-DR-EN-15041 A01 (Hard Landscaping Construction Details);  
WH216-WST-ZZ-00-DR-EN-15051 A01 (EV Charging Layout);  
WH216-WST-ZZ-00-DR-EN-15060 A01 (Gas Layout);  
WH216-WST-ZZ-00-DR-PL-75001 P01 (4th Division - Staircase Landing Balustrade Alterations);  
Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;  
Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;  
Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012;  
Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013;  
Typical Replacement Timber Sash Window Details for 4th Division & Post Office Buildings RevP02 ref: WH216-WST-XX-XX-RP-PL-00015;  
Typical Existing Timber Sash Window Details for 4th Division & Post Office Buildings RevP01 ref: WH216-WST-XX-XX-RP-PL-00016;  
Planning Statement ref: WH214-WST-XX-XX-RP-PL-00003 P02 (Weston Homes, 22/07/2024);  
Design & Access Statement RevP02 ref: WH214-WST-XX-XX-RP-PL-00005;  
Design Code 3 compliance Document ref: WH214-WST-XX-XX-RP-PL-00004 RevP01;  
Heritage Statement RA6178 Rev - E (Adam Urbanism, July 2024);  
4th Division HQ Building Recording ref WH216-WST-XX-XX-RP-PL-00009 RevP01;  
Post Office Building Recording ref: WH216-WST-XX-XX-RP-PL-00010 RevP01; and  
Military Police Barracks Building Recording ref: WH216-WST-XX-XX-RP-PL-00011 RevP01.

Reason - To ensure the development is implemented in accordance with the permission granted.



*Military Police Barracks Building – Windows Details*

- 3 Prior to the installation of any replacement or new windows in the Military Police Barracks Building, manufacturers details of such windows (including drawings and samples) shall be submitted to and approved in writing by the Local Planning Authority.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.\*

*Military Police Barracks Building – Windows Details*

- 4 Prior to the construction of the first floor side extensions and two-storey rear extension to the Military Police Barracks Building hereby approved, the following details shall submitted to and approved in writing by the Local Planning Authority, in accordance with the Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007 and Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008 hereby approved:

- i. Standing seam cladding (including sample)
- ii. Detail brick to be used on two-storey rear extension
- iii. Any matching bricks or stonework proposed where salvaged matching bricks are not available.
- iv. Any matching slate tiles proposed where salvaged matching tiles are not available.

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

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings. \*

*Method Statements & Schedules*

- 5 The proposed works shall be carried out fully in accordance with the following schedules, statements and strategies:
- Proposed Material Schedule RevP02 ref: WH216-WST-XX-XX-RP-PL-00007;
  - Internal Detailing & Salvage Strategy RevP02 ref: WH216-WST-XX-XX-RP-PL-00008;
  - Outline Schedule of Works RevP01 ref: WH216-WST-XX-XX-RP-PL-00012; and
  - Deconstruction and Removal Method Statement RevP01 ref: WH216-WST-XX-XX-RP-PL-00013

In the event that salvaged materials are not available for construction of the outbuildings extensions and repairs and matching or 'similar' bricks, pointing, tiles and stone is proposed, samples of those materials shall first be submitted to the Local Planning Authority for approval in writing prior to those works.

This condition shall apply notwithstanding any indication as to these matters that have been given in the current application and the works shall be carried out and thereafter retained in accordance with the approved details.

Reason - In the interests of preserving the special architectural and historic interest of the listed buildings.\*

#### *Building Recording Documents*

- 6 The Building Recording Documents submitted with the application and referred to in condition 2, shall be made available through the relevant public archive prior to the commencement of the part demolition and works hereby approved in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy December 2012 approved under planning commission 12/00958/OUT dated 10/03/2014.

Reason - to record and advance understanding of the significance of any heritage assets before they are lost.\*

### **INFORMATIVES**

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted Listed Building Consent because the application has demonstrated that the proposed alterations to the Grade II Listed and curtilage listed buildings would conserve their special architectural and historic interest. It is considered on balance that the loss of any historic fabric resulting from the works would represent less than substantial harm in the context of the scheme as a whole, and would be outweighed by the overall benefits of the restoration of the listed buildings. The proposed development would provide a viable future use for the buildings consistent with their conservation and would enhance the setting of the Grade II Listed Fourth Division Building. The proposals are consistent with Local Plan Policies SP5 (Wellesley), HE1 (Heritage), HE2 (Demolition of a Heritage Asset) and Section 16 (Conserving and Enhancing the Historic Environment) of The National Planning Policy Framework (NPPF) December 2024. This assessment also includes a consideration of whether the decision to grant consent is compatible with the Human Rights Act 1998.
2. **INFORMATIVE** - Your attention is drawn to the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 8 which states the following: -

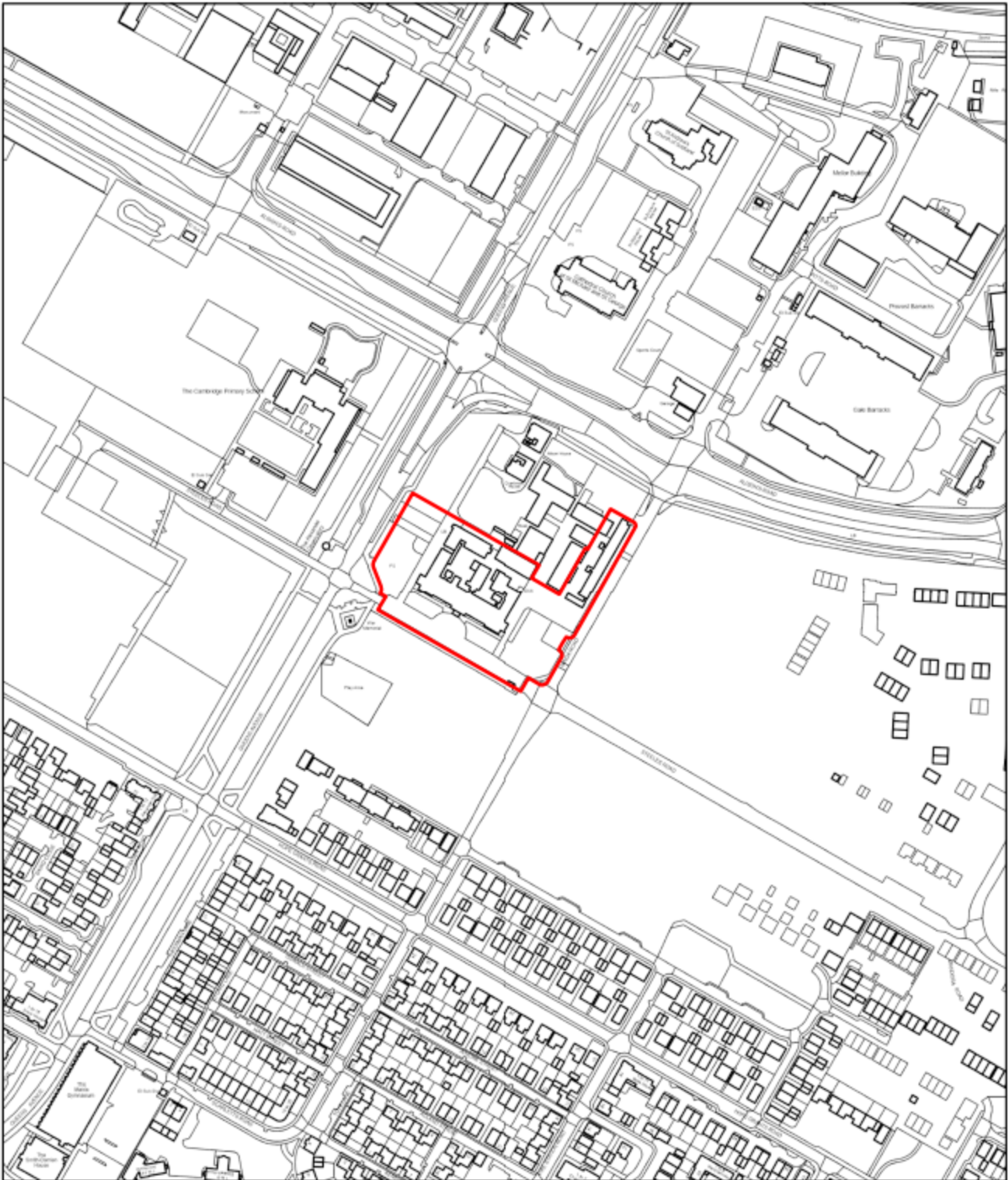
Works for the demolition of a listed building are authorised if: -

- a. such consent has been granted for their execution;
- b. notice of the proposal to execute the works has been given to the Royal Commission;
- c. after such notice has been given either:-
  - i. for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or
  - ii. The office of the Royal Commission has stated in writing that they have completed their recording of the building or that they do not wish to record it; and;
- (d) the works are executed in accordance with the terms of the consent and of any

conditions attached to it.

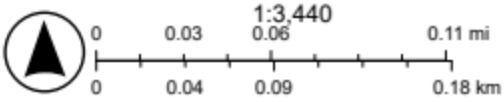
The address of the National Monuments Record Centre is Kemble Drive, Swindon SN2 2GZ.

3. **INFORMATIVE** - Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON SITE** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
4. **INFORMATIVE** – The applicant is reminded that this Listed Building Consent relates to associated development approved under Reserved Matters Approval 24/00517/REMPP. Therefore specific conditions associated with this permission may also need to be complied with prior to commencement of the works and/or first occupation/use.
5. **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre- application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



3/31/2025, 8:15:28 AM

- Planning Application
- Building
- Buildings





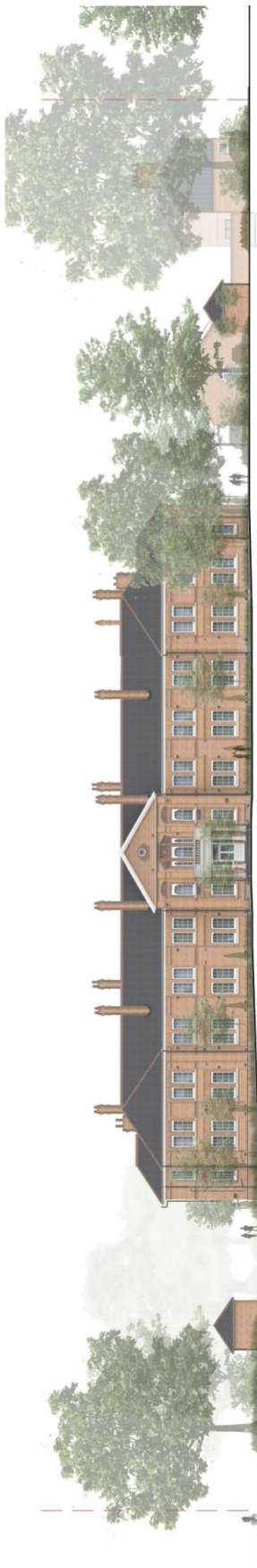


FIG 1  
**A** Proposed Street Scene A.A.  
 The Site  
 Main Road



Zone 8 (Comments)  
**B** Proposed Street Scene B.B.  
 The Site  
 Parade Park



Parade Park  
**C** Proposed Street Scene C.C.  
 The Site  
 Zone 2 (Comments)



Parade Park  
**A** Proposed Street Scene D.D.  
 The Site  
 Zone 2 (Comments)

