

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.	17/00494/REMPP
Date Valid	23rd June 2017
Expiry date of consultations	21st July 2017
Proposal	APPROVAL OF RESERVED MATTERS: for construction / conversion of existing buildings to provide 116 dwellings (Use Class C3) in Development Zone D (McGrigor), together with associated access, parking and public open space, pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.
Address	Zone D – McGrigor, Aldershot Urban Extension, Alison’s Road, Aldershot, Hampshire
Ward	Wellington
Applicant	Grainger Limited and Secretary of State for Defence
Agent	Savills
Recommendation	GRANT
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Application No.	17/00495/LBC2PP
Date Valid	23rd June 2017
Expiry date of consultations	21st July 2017
Proposal	LISTED BUILDING CONSENT: for internal and external alterations, (including demolition of Stable Block (Building 17B)) and rear additions to Cambridge House (Building 17A) and St Michaels House (Building 18A), to facilitate the conversion of Cambridge House and St Michaels House to provide 3 dwellings as part of a scheme for 116 dwellings (Use Class C3) in Development Zone D (McGrigor).
Address	Zone D – McGrigor, Aldershot Urban Extension, Alison’s Road, Aldershot, Hampshire

Ward	Wellington
Applicant	Grainger Limited and Secretary of State for Defence
Agent	Savills
Recommendation	GRANT

Description

Background & Site:

On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The Aldershot Urban Extension is known as Wellesley.

The Wellesley Masterplan is made up of 20 Development Zones. The current application concerns McGrigor Development Zone D. The roughly triangular development zone of McGrigor is approximately 3.74ha and is identified in the current Wellesley delivery plan for the provision of 116 dwellings. The boundaries of the zone are defined by Hope Grants Road to the northeast, Fire Station Road to the west and Hospital Road to the South. The development zone falls within the Aldershot Military Town Conservation Area.

The McGrigor Development Zone is located opposite the main façade of the Cambridge Military Hospital (CMH) and contains a number of heritage assets including the McGrigor military barracks and curtilage buildings associated with II Listed Cambridge Military Hospital (CMH). The Cambridge Military Hospital building with its prominent tower and cupola is a fine example of Victorian Military Architecture and one of the most significant landmarks within Rushmoor Borough. It is visible from many public viewpoints within Rushmoor and from considerable distances from the south and west.

The key existing buildings within the McGrigor Development Zone are the three remaining barrack buildings (built in 1895 and 1901), Cambridge House (1901) and St Michaels House (1903). These buildings are all locally listed and the two houses, together with their ancillary buildings, are curtilage listed as part of CMH.

The Proposal

The proposal represents a single phased Reserved Matters Application for the residential redevelopment of Development Zone D – McGrigor, together with the associated Listed Building Consent. The Reserved Matters Application is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

The development would provide 116 dwellings together with associated access, parking and public open space. The development would be up to 3 storeys in height (with a small four-storey element in Block D) and would comprise a mix of houses and flats. 41 of the dwellings would provide affordable housing (35%). Vehicular and pedestrian access would be via Hospital Road, Fire Station Road and Hope Grant's Road.

The application site overlaps the northern part of the application site for the previously approved Reserved Matters Application for Cambridge Military Hospital

(ref:15/00897/REMPP). In this regard, small adjustments have been made to the commercial and visitors' parking layout and detailed design of the public open space.

Prior to the submission of the applications, consent was granted for the demolition of 10 existing buildings within the McGrigor Development Zone. The consented demolition included three curtilage listed buildings (Building 17C – Cambridge House Annex Block A, 17D - Cambridge House Annex Block B and 18B - St Michaels House Annexe) and part of locally listed building 16D - Barrack Block D. (Planning application references: 16/00711/FULPP and 16/00712/LBC2PP).

The design and layout of the development is discussed in detail in the main body of this report.

APPLICATION A – 17/00494/REMPP

Reserved Matters

Condition 4 of the hybrid outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:

- 1) Scale and external appearance;
- 2) Landscaping (hard and soft);
- 3) Ecology;
- 4) Remediation;
- 5) Air quality (if required);
- 6) Heritage Trail Details;
- 7) Infrastructure and Drainage ;
- 8) Trees;
- 9) Levels;
- 10) Construction Environmental Management Plan;
- 11) Construction Traffic Management Plan;
- 12) Statement of Compliance with Design Code 3;
- 13) The layout of the development, including the positions and widths of roads and footpaths;
- 14) Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16) The layout of foul sewers and surface water drains;
- 17) The measures to be taken to protect adjacent areas from excessive noise;
- 18) Measures to protect the occupiers of residential property from external noise;
- 19) The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20) The provision to be made for the storage and removal of refuse from the premises, and;
- 21) Archaeological watching brief.

The Applicant's Planning Statement sets out a list of the relevant documents to be considered in relation to each of the reserved matters. The planning application (including drawings) is accompanied by the following supporting documents:

- Planning Statement (Savills, June 2017);
- Design & Access Statement Revision A (Thrive Architects, May 2017);
- Heritage Statement Revision D (October 2017)
- Affordable Housing Development Zone Strategy and Reserved Matters Statement (Grainger, June 2017);
- Noise Assessment (WYG, February 2017)
- Lighting Assessment (WYG, February 2017)
- Phase I Desk Study ref: LP1076 (Leap Environmental Ltd., 15th January 2016)
- Phase II Site Investigation Report ref: LP001207 (Leap Environmental Ltd., Issue 3 26th October 2017)
- Construction Traffic Management Plan - Revision A (Mayer Brown, June 2017)
- Construction Environmental Management Plan (Mayer Brown, June 2017)
- Written Scheme of Investigation for an Archaeological Watching Brief ref: 79182.06 (Wessex Archaeology, February 2017)
- Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017)
- Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, May 2016)
- Bat Tree Survey (Lindsay Carrington Ecological Services, November 2016)
- Landscape Management Plan ref: 2519-MG-RE-01-P7 (Allen Pyke Associates, May 2017)
- Building 17B – Stable Block - Recording Document Rev B

APPLICATION B - 17/00495/LBC2PP

Listed Building Consent is sought in respect of works to Cambridge House (Building 17A), St Michaels House (Building 18A) and the demolition of Stable Block (Building 17B), in association with the Reserved Matters Application. The application refers to drawings and documents from the list above.

Consultee Responses

RBC Housing Strategy and Enabling Team: No objection.

RBC Transportation Strategy Officer (On behalf of HCC Highways Development Planning): No objection.

RBC Ecological Officer: No objection, subject to the use of Swift bricks in the construction of the development.

Response: The Applicant has amended the Design and Access Statement to include details and potential locations of Swift Bricks, in accordance with the Officer's advice.

RBC Arboricultural Officer: No objection.

RBC Community - Contracts: No objection.

RBC Planning Policy: No objection.

RBC Environmental Health: No objection.

RBC Conservation Officer:	Referred Case Officer to previous comments provided in relation to this site. No comments regarding the current proposals.
Historic England:	Confirmed do not wish to offer any comments.
The Victorian Society:	No comments received.
Hampshire Buildings Preservation Trust Ltd:	No comments received.
The Society for the Protection of Ancient Buildings:	No comments received.
HCC Highways Development Planning:	No comments received.
HCC Senior Archaeologist:	No objection.
HCC Surface Water Drainage:	Summarised comments: The outline permission requires only a layout of foul sewers and surface water sewers, however HCC will be unable to comment on the suitability of the system without the associated calculations. <i>This information will need to be submitted to satisfy Condition 13 of the hybrid outline planning permission, prior to implementation of any reserved matters proposals for the McGrigor Zone.</i>
Natural England:	No objection. Provided general guidance and advice. <i>Response: These comments have been forwarded to the Applicant's Planning Agent for consideration.</i>
Aldershot Civic Society:	No comments received.
Environment Agency:	Confirmed do not wish to comment.
Hampshire Fire & Rescue Services:	No objections raised. Provided general guidance and advice. <i>Response: These comments have been forwarded to the Applicant's Planning Agent for consideration.</i>
Crime Prevention Design Advisor:	No comments received.
Aspire Defence Services Ltd:	No comments received.

Severn Trent Services Ltd : No comments received.

Neighbours notified

In addition to posting a site notice and a press advertisement for each application, letters of notification were sent to the occupiers of thirty (30) neighbouring properties. The consultation period expired 21st July 2017.

Neighbour comments

No representations received

Policy and determining issues

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate otherwise.

The Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the proposals map as within the Aldershot Urban Extension and Aldershot Military Town Conservation Area.

The following policies of the Core Strategy are relevant:

- SP1 (Aldershot Urban Extension)
- CP1 (Sustainable Development Principles)
- CP2 (Design and Heritage)
- CP3 (Renewable Energy and Sustainable Construction)
- CP4 (Surface Water Flooding)
- CP5 (Meeting Housing Needs and Housing Mix)
- CP6 (Affordable Housing)
- CP13 (Thames Basin Heaths Special Protection Area)
- CP15 (Biodiversity)
- CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

- ENV13 (Trees)
- ENV16 (Major Sites)
- ENV19 (Comprehensive Landscape Plans)
- ENV23 (Works to Listed Buildings)
- ENV26 (Adjoining Development)
- ENV30 (Archaeology)
- ENV31 (Recording of Remains)
- ENV34 (Preserve or Enhance Character)
- ENV36 (Materials)
- ENV42 (Flood Risk Protection Measures)
- ENV48 (Damage to the Environment – noise, smoke gases etc.)
- ENV49 (Development on Contaminated Land)
- ENV50 (Amenities of Local Residents While Sites Are Being Developed)

ENV51 (Development of Sites Affected by Air Pollution or Noise)
ENV52 (Light Pollution)
OR4 (Public Open Space Required for New Development)
H14 (Amenity Space)

In addition, the Council's Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

- The principle of development
- Housing tenure & mix
- Design and layout
- Heritage & conservation
- Archaeology
- Transport, parking & access
- Impact on neighbours
- Living environment created for future residents
- Pollution and Remediation
- Nature conservation and trees
- Flood risk & drainage
- Sustainable Development

Commentary

The principle of development –

The site is located within the built-up area of Aldershot and forms part of the wider Aldershot Urban Extension (Wellesley) development. As reflected within Policy SP1 (Aldershot Urban Extension) of the Rushmoor Core Strategy (adopted in 2011) and Policy SP5 (Wellesley) of the draft Rushmoor Local Plan, the Aldershot Urban Extension is a key part of Rushmoor's strategy for meeting the Borough's long-term housing needs and for supporting the economic growth and regeneration of Aldershot Town Centre.

Development Zone D – McGrigor was identified in the outline planning application's Illustrative Delivery Plan as providing 118 residential units (reduced to 116 in the updated and approved strategy), 35% of which would be affordable housing.

A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission).

A Design Code Document 3 (DCD3) was approved for Zone D – McGrigor (ref: 16/00536/CONDPP dated 05/10/2016). This has informed the design of the Reserved Matters Application. The Planning Statement submitted with the Reserved Matters application incorporates a 'Schedule of Compliance with the Approved Design Principles

(Design Codes), in accordance with the requirements of Condition 4 of the outline permission.

It is considered that the Reserved Matters proposals sufficiently reflect the terms of the outline planning permission, parameter plans and the principles of the Design Code 3 Document as approved. The proposals are acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

Housing Tenure & Mix –

This Reserved Matters Application relates to McGrigor Development Zone D and would deliver 116 dwellings in accordance with the Housing Delivery Strategy as amended. The scheme would comprise 19 one-bed flats, 29 two-bed flats, 10 two-bed houses, 37 three-bed houses, 18 four-bed houses and 3 five-bed houses. The table below provides details of tenure and mix:

Dwelling type	1-bed	2-bed	3-bed	4-bed	5-bed	Total
Affordable Flats	6	12				18
Affordable Houses	0	10	10	3		23
Private Flats	13	17				30
Private Houses			27	15	3	45
Total	19	39	37	18	3	116

Table 1: Accommodation schedule

The proposals would deliver a large proportion of two and three bedroom dwellings, and this mix has been established through the Hybrid Outline Planning Permission's site-wide housing mix and in accordance with the updated Affordable Housing Strategy. The proposed mix is welcome in the context of the recent joint Strategic Housing Market Assessment (SHMA) 2016, which identifies the number of homes and the mix of housing which will be required within the Hart, Rushmoor and Surrey Heath Housing Market Area to meet future need. In this regard, the SHMA suggests that the greatest demand between 2014 and 2032 in Rushmoor will likely be for two and three-bedroom homes. The proposal accords with Policy CP5 (Meeting Housing Needs and Housing Mix) of the Core Strategy which states that *'residential developments will only be permitted which provide a mix of dwelling sizes which are appropriate to the site and contribute to meeting local needs'*.

Affordable Housing

The proposal is for 116 residential dwellings, of which 41 units (35.4%) are proposed in the form of affordable housing (25 social rented and 16 intermediate/shared ownership). This accords with the Wellesley s106 legal agreement which requires an overall total of 35% of the housing units within the Aldershot Urban Extension to be affordable housing, of which 60% shall be affordable/social rented and 40% intermediate. These requirements are also reflected in Policy SP1 (Aldershot Urban Extension) and Policy CP6 (Affordable Housing) of the Core Strategy.

Paragraphs 2.11, 2.12 and 2.13 of the Wellesley legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone.

Each subsequent Reserved Matters should be accompanied by a statement confirming the proposals for affordable housing within the reserved matters application area are in compliance with the Affordable Housing Strategy. To allow a degree of flexibility, the Affordable Housing Strategy (AHS) contained within Schedule 16 of the Wellesley s106 permits a variance of 5% of affordable housing between individual Development Zones, i.e. each Development Zone should provide between 30% and 40% affordable housing. This is to allow for site specific constraints.

In accordance with the above, an AHDZS for the McGrigor Development Zone has been submitted with the application, which includes very minor adjustments to the Affordable Housing Strategy secured by Deed of Variation in relation to the approval of the revised Gunhill Reserved Matters Application (ref: 16/00133/REMPP). The adjustments (balance of one and two bed units) have been agreed with the Council's Housing Strategy and Enabling Manager.

The Council's Housing Strategy and Enabling Manager has raised no objection to the layout and clustering of affordable housing within the development, which is detailed on plan ref. GRAIN151116 AHL.01 A. The application confirms that all affordable units have been designed to meet the Lifetime Homes Standards in accordance with the requirements of the hybrid outline permission. Three of the affordable rented units would meet wheelchair housing standards in accordance with the Wellesley s106 legal agreement which requires 10% of the affordable rented units to be wheelchair units. All of the units would be located on the ground floor of Flat Block B within a suitable distance from allocated disabled parking spaces.

In response to an identified local need for a 3-bedroom wheelchair user dwelling, two of the ground floor affordable rented wheelchair units within Block B have been designed so that they could be merged into one larger flat with minimal internal alteration and external alterations. In this regard, the application drawings include two options A and B for the bespoke unit, together with a third drawing showing two separate units. A condition is proposed requiring confirmation of which option will be implemented, following consultation with the local authority, prior to first occupation.

Design & Impact on Heritage Assets -

The Design Codes

Prior to the submission of this Reserved Matters application, a Design Code Document 3 (DCD3) was approved for Zone D (ref: 16/00536/CONDPP dated 05/10/2016). The purpose of the DCD3 is to establish detailed design principles specific to that zone, including the key components and constraints, including those of adjoining zones. The DCD3 builds on the Development Zones Matrix contained within the approved Design Code Document 1 – General Design Principles (DCD1), which identifies the character areas and level of code control within Development Zones. The DCD1 describes the key elements of the McGrigor Development Zone as:

- Residential;
- Maximum three-storey building heights;
- Character Areas – A, E, F and I;
- Level of Code Control – Hot, Warm and Cold
- Located within a Conservation Area;
- Containing listed buildings; and
- Requiring the demolition of existing buildings.

According to the approved Design Codes, the majority of McGrigor (Development Zone D) falls within Character Area 'A – Cambridge Military Hospital'. The zone also incorporates three other Character Areas; 'E - Stanhope Lines', 'F – The Ridge', and 'I – General Neighbourhood'. The Development Zone is further subdivided into Individual Sub-Character Areas (i1 and E1) and Sub-Character Heritage Areas (A1, A3, A4 and F3).

The Majority of the Development Zone, falling within the Cambridge Military Hospital and Stanhope Lines Character Areas, is identified as a 'Hot Area' within the Variable Levels of Design Code Control (where hot areas have the most code control and cold areas have minimal control). The western corner of the zone, at the junction with Hospital Road and Fire Station Road, is identified as a 'Warm Area'. The area of the zone, adjacent to the western boundary with Fire Station Road, is identified as a 'Cold Area' where the code control is minimal.

The DCD3 identified five character areas within the McGrigor Zone and this has informed the approach taken in the Reserved Matters Application. The character areas are: Hope Grants Road and CMH bus route; The setting of the Cambridge Military Hospital; The McGrigor Barracks Homezone; The Amenity Pocket park in the north of the zone, and; Open space forming the setting to the South African War Memorial.

The Reserved Matters Scheme

The proposal represents a single phased Reserved Matters Application for the residential redevelopment of Development Zone D – McGrigor, and is accompanied an application for Listed Building Consent. The Reserved Matters Application is submitted part pursuant to Condition 4 (1 to 21), attached to hybrid outline planning permission 12/00958/OUT dated 10th March 2014.

The development would provide 116 dwellings together with associated access, parking and public open space. The development would comprise a mix of flats and houses of up to three-storeys in height in accordance with the Outline Planning Permission parameter plans and Design Codes. There is one small four-storey element in block D, however this is due to ground level changes and overall the building gives the impression of a three-storey building. The dwellings would be created through new build and the conversion of key retained heritage buildings. 41 of the dwellings would provide affordable housing (35.4%). Vehicular and pedestrian access would be via Hospital Road, Fire Station Road and Hope Grant's Road.

The submission of the application follows detailed pre-application discussions with the local planning authority, including design workshops. Small adjustments have been made to the development proposals during the course of the application in accordance with the case officer's advice and in response to consultee responses.

Layout, Scale and Massing

Informed by the Illustrative Masterplan and Design Code documents, the proposals for the McGrigor Development Zone D seek to provide the following:

- Creation of a sensitive setting to the main frontage and public open space in front of the Cambridge Military Hospital;
- Retention and conversion of the former Barracks Blocks 16B and 16C and part of 16D;
- Retention and conversion of Cambridge House and St Michaels House;
- Creation of a main axial route between the retained Barracks Blocks 16B and 16C creating a framed vista from the clock tower of CMH north-west towards the Maida Development Zone;
- Creation of an appropriate setting for the South Africa War Memorial, which also forms part of the Heritage Trail;
- Provision of key note corners and a varied and interesting built form in accordance with the approved masterplan documents;
- Creation of active frontages facing onto Hope Grants Road, Fire Station Road and Hospital Road; and
- Incorporation of a bus laybys to Hope Grants Road.

The application confirms that the affordable and private housing would be tenure blind. Larger apartment blocks would be focused on the corners of Fire Station Road/ Hope Grants Road (Flat Block A, B & C) and at the junction with the South African War Memorial (Flat Block D), where a distinctive landmark building is proposed. Careful consideration has also been taken to the design and relationship of the proposed terraced dwellings along Hope Grants Road, where they would be viewed from an area of public Open Space proposed within the adjoining Development Zone of Stanhope Lines East.

The development would generally accord with the variable setback distances and permissible degrees of enclosure determined by the Design Codes and the layout is somewhat dictated by the positions of the retained heritage buildings and the route of the repositioned section of Hospital Road. The development would face a large area of public open space to the primary frontage of Cambridge Military Hospital. A small area of public amenity space, described as a 'pocket park' is proposed in the northern quarter of the site.

Parking would be provided through a combination of private off-street spaces and garages, courtyard parking areas, homezone parking and some on street visitor spaces. Private amenity space is proposed for the houses predominantly in the form of private gardens. A secondary road is proposed through the western half of the site, linking Hospital Road and Fire Station Road, crossing the central vista / home-zone. Bus laybys are proposed at the eastern end of Hope Grants Road, along the proposed bus route, in accordance with the requirements of the Outline Planning Permission.

Heritage and Conservation

The sensitive setting of the McGrigor Development Zone, located directly north of the Grade II Listed Cambridge Military Hospital and within the Aldershot Military Town Conservation Area, is reflected in the Design Codes where its historic context and adjoining heritage assets are taken into account. A detailed Heritage Statement has been submitted with the application, which together with additional assessments contained within the Design and Access Statement, summarises the historic constraints of the zone and confirms that the

architectural treatment of the development has been carefully considered in its historic context. This follows on from the extensive work carried out in the preparation of the Conservation Plan and Heritage Strategy, which was approved with the outline planning permission for Wellesley.

The Design and Access Statement states that the new buildings within the McGrigor Development Zone *“will all have a traditional form with contemporary detailing, an approach that is designed to fit with the form of the existing retained buildings whilst avoiding imitating their appearance.”* The Statement includes a study of identifiable architectural elements in the area of the site and explains how these features have been referenced in the design of the new buildings, stating *“This will make the new McGrigor residential quarter a distinctive character that sits harmoniously with the retained building and maintains the primacy of the main hospital building.”* The D&A explains that whilst the overall appearance of the proposed materials will generally be the same across the development, the emphasis of the architectural detailing and quality of the materials has given to the buildings proposed within the ‘Hot Areas’. This is to respect the sensitive setting of the heritage assets whilst maintaining a cohesive appearance for the rest of the development.

Setting of the Grade II Listed Cambridge Military Hospital

The rerouting of Hospital Road, established by the approved Reserved Matters Application for Cambridge Military Hospital (CMH) has facilitated proposals for the creation of a large area of public open space at the front of the CMH. The McGrigor development has been designed to address this open space through the retention of the gable end frontages of the three Barrack Buildings (locally listed), the creation of a series of new large detached villas and the retention and refurbishment of Cambridge House and St Michaels House (both curtilage listed).

The Heritage Statement explains, *“An important element of the Illustrative Masterplan, approved as part of the Hybrid Planning Application, was the recognition of the key historic focal point provided by the clock tower and administration block to the Grade II Listed Cambridge Military Hospital.”* In response to this a main axial route has been created between the retained Barracks Blocks 16B and 16C creating a framed vista from the clock tower of CMH, north-west towards the Maida Development Zone.

Locally Listed Barrack Blocks (Buildings 16B, C and D)

The McGrigor barrack buildings were built as accommodation for the Medical Staff Corps (later Royal Army Medical Corps) working at the CMH. Sir James McGrigor was Wellington’s Surgeon General during the peninsular war and Director General of the Army Medical Department, 1815-51.

As discussed, a key element of the scheme is the proposal to convert Blocks 16B & C each into 5 houses and to convert the retained eastern end of Block 16D into a four-bedroom house. Importantly, blocks B & C will frame the main axial route or framed vista from the clock tower of CMH, north-west towards the Maida Development Zone. This area has been designed as a homezone which will be continue the same building lines to the to the northwest, through the construction of two new apartment buildings, Flat Blocks B & C.

Externally the Barrack Block conversions will require minimal intervention although it will be necessary for some existing windows to be sensitively adapted to form doors. New access steps are also proposed due to ground level changes and a discreet glass canopy is proposed above each main entrance. Internally it will be necessary to remove staircases and

make alterations to internal walls to facilitate the conversions. The proposed changes to the historic fabric of the buildings are considered acceptable on balance because the external changes would be sympathetic to the original character of the barracks and the conversions would provide a viable use for these locally listed buildings, consistent with their conservation

South African War Memorial

The most prominent building proposed within the McGrigor Zone would be the three-storey apartment building proposed to wrap around the corner of Hospital Road and Fire Station Road, framing the approach to the Cambridge Military Hospital to the east. The siting of this building would accord with the parameter plans of the Outline Planning Permission which identifies this location, opposite the South Africa War Memorial, for a new key building.

The Design & Access Statement maintains *“In order to pay compliment to the country of commemoration the central gable will reflect the style of the feature gables seen in South Africa known as ‘Cape Flemish’ or ‘Cape Dutch’.* Furthermore. *‘as this block will have the most civic presence it will have the highest level of enhanced detail – emphasising the strong composition. Details will include the curved terracotta /brick red colour cast stone parapets, oriel windows at second floor level, rusticated brick (either side of the gable to enhance its prominence), full height windows with balconies, recessed panels below deep curved arches to the ground floor base, brick plinths and cast date stone. This approach to architectural enhancement is seen around the site, most notably on Smith-Dorrien House.”*

Heritage Trail

Condition 4 of the hybrid outline planning permission and the associated s106 legal agreement require any Reserved Matters proposals to include details of the relevant part of the Heritage Trail, in relation to the Development Zone, in accordance with the approved Conservation and Heritage Strategy and Design Code Document 3 (DCD3). The Design & Access Statement indicates the proposed route of the Heritage Trail which runs from the South African War Memorial at the western end of the zone, along the frontage of the hospital buildings, and towards the junction of Hospital Road and Hope Grants Road.

Conversion and demolition of curtilage-listed buildings

The scheme involves the conversion of Cambridge House (Building 17C) and St Michaels House (Building 18B), to provide two 4 bedroom semi-detached houses and one 5 bedroom house respectively. The existing Stable Block (Building 17B) to the rear of Cambridge House would be demolished and replaced with a new three-bedroom house. These buildings are within the curtilage of the Grade II Listed Cambridge Military Hospital (CMH) and are also locally listed.

The National Planning Policy Framework (NPPF) (Section 12 - para.128) states, *“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...”* Paragraph 131 emphasises *“the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation.”*

The Reserved Matters Application and Listed Building Consent Application is accompanied by a detailed Heritage Assessment, which provides an assessment of the historic

significance of these assets and justification for the proposed works described below, in accordance with Section 12 of the National Planning Policy Framework.

St Michaels House: St Michaels House was built in 1904 as quarters for the Chaplain of the nearby Roman Catholic Church of St Michael. A two-storey rear extension was added at a later date. The two-storey T-shaped building is constructed in red bricks with a hipped, slate covered roof with terracotta ridge tiles. The building has been empty for some time and its condition has suffered due to water ingress via the roof. The house retains some of its original features such as the staircase and plaster cornices, however, some features including the fireplaces have been lost.

It is proposed that St Michaels House (Plot 1) will be sold as a single dwelling and the proposed internal alterations to the original plan form are minimal. The fabric of the building would be made sound, the interior cleaned and windows refurbished. Consent is sought however for the demolition of a walled yard and single-storey rear addition on the north-west (side) elevation, together with proposals for the installation of new French doors, decking and a window to the rear elevation. A new double garage would be erected to the south-east of the house, together with new drive, boundary treatment and landscaping to the garden.

The Heritage Statement notes that *“the internal arrangement and historic features will remain largely untouched by the proposed work. The front elevation facing the Cambridge Military Hospital will also not be altered”*. The proposed alterations to the rear of the building would enable the property to be used as a modern family house. In this regard the Heritage Statement concludes that whilst some degree of harm to the historic fabric of the curtilage listed building would occur through the proposed demolition at the rear, the harm would be less than substantial and is justified due to the overall benefits of the proposals.

Cambridge House: Cambridge House was built in 1901 as quarters for the Chief Medical Officer and his servants. It is a large two-storey L-shaped house constructed in red brick with a hipped slate roof and terracotta ridge tiles. The building was later extended at the rear with a two-storey extension built to house a boiler room on the ground floor and WC/bathroom above. The building has been empty for some time, and like St Michaels House, its condition has suffered due to water ingress. However, the house has retained more of its original features including fireplaces, plaster cornices and the original staircases.

The Heritage Statement confirms *“due to size of the building, in order to secure its long term future it will be necessary to subdivide the house into two separate units”*. The proposals to convert Cambridge House into two houses with private gardens would involve internal changes to the original plan form of the building, the demolition of a later two-storey rear addition, and the demolition of a single-storey infill addition/walled service yard area on the northwest side of the building.

A new two-storey rear infill extension with rear balcony is proposed in place of the service yard area, together with changes to the openings on the side and rear elevations. Access to Plot 8 would be via the existing front door. Access to Plot 7 would be via a new door created on the side (southeast) elevation. A small deck is also proposed at the rear of each dwelling, to address changes in the ground level.

Each dwelling would set in a private landscaped garden. Double garages are proposed either side of Cambridge House to serve the two houses, built in matching materials. The garage for Plot 7 would be connected to Cambridge House by a new covered walkway/canopy. Details of new drives, boundary treatment and landscaping for each new dwelling are provided with the application.

The Heritage Statement confirms *“In carrying out the conversion, the architecturally important front elevation facing the Cambridge Hospital will remain unaltered”*. Whilst internal changes to the original plan form to facilitate the conversion are inevitable, the scheme would retain the main central staircase and the layout of existing living room, dining room and hall would remain unaltered. The primary changes are to the rear layout of the building, including the removal of a staircase and some internal walls. Whereas the front elevation of Cambridge House would remain largely unchanged other than improvement through repair and refurbishment. Further, during the course of the application, changes were requested to the detailed design of the balcony structure on the proposed two-storey rear extension. This was in order to achieve a design more harmonious with the character of the original building.

It is considered that whilst some degree of harm to the historic fabric of the curtilage listed building would occur as a result of the proposals, the harm would be less than substantial and would be outweighed by the overall benefits of retention and refurbishment.

Demolition of Stable Block (Building 17B): The proposed layout for the McGrigor Development Zone would require the demolition of Building 17B (Stable Block). This building is curtilage-listed and locally listed as part of a group of ancillary buildings within the curtilage of Cambridge Military Hospital. However, due to its position to the rear of Cambridge House it does not impact directly on the setting of the Cambridge Military Hospital. Notwithstanding this, the Stable Block is positioned on a potentially prominent corner location at the junction with Hope Grants Road to the north. The Stable Block was not identified for demolition in the Outline Planning Permission.

Paragraph 132 of the National Planning Policy Framework (NPPF) states *“As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”*. Paragraph 134 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 securing its optimum viable use”*. In response to this requirement, the Applicant’s Heritage Statement acknowledges the harm that would result through the loss of the building of local importance/ curtilage listed building, but goes on to provide clear justification for its replacement.

The Stable Block was built at about the same time as Cambridge House (1901) and has lost many of its original historic features. The Heritage Statement confirms *“the current size and arrangement of the Stable Block will make it unfeasible to convert the building to residential use without substantially altering and extending the building, which would remove much of its historic interest. The building is also in poor condition.”* The Heritage Statement also argues that whilst the Stable Block is in a prominent location, the elevations fronting the junction *“are very plain, with few windows, which will provide little visual benefit to an important focal point”*

The Stable Block would be replaced with a new 3 bedroom house. In this regard the Design and Access Statement explains that the replacement building has been *“specifically designed to act as a focal point at the important road junction. The new house has been designed to suggest the character of the existing Stable Block, without copying its appearance, with the intention of retaining a memory of the building.”*

Taking into account the relative significance of Building 17B, its position and context, the condition of the building and the quality of the replacement scheme; it is considered that its loss is acceptable on balance and would not harm the setting of the Grade II Listed Cambridge Military Hospital.

Paragraph 141 of the NPPF states *"Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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..."* . A Recording Document has been submitted concerning Building 17B In accordance with this advice and a condition is proposed to ensure that the document is placed in the relevant public archive, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

Conclusions- Reserved Matters & Listed Building Consent:

The scale and layout of the development would generally accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code 1, 2 and 3 documents. The application provides detailed proposals for hard and soft landscaping and site levels in accordance with the requirements of Condition 4 of the outline planning permission. The detailed design accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas.

It is considered that the benefits of providing a viable use for the retained curtilage listed and locally listed buildings, consistent with their conservation, would outweigh any harm resulting from the loss of historic fabric through demolition or alteration. The scheme, due to its sensitive and compatible design, responds to the surrounding architecture and would not result in harm to the setting or historic significance of the Grade II Listed Cambridge Military Hospital. The high quality new development and refurbished heritage buildings would make a positive contribution to the character and appearance of the Aldershot Military Town Conservation Area.

Appropriate planning/ listed building consent conditions are proposed to seek further details of materials, detailed design and methodology in relation to the works. This is particularly relevant in the case of granting Listed Building Consent and in relation to internal alterations to the buildings.

Therefore, subject to the appropriate conditions, it is considered that the Reserved Matters submitted (including works requiring Listed Building Consent) are consistent with Core Strategy Policy CP2, Rushmoor Local Plan Review saved policies ENV23, ENV26, ENV34 and ENV36 and section 12 of the National Planning Policy Framework (NPPF). The proposals have sufficient regard to the desirability of preserving the listing buildings, their settings and any features of special interest, in accordance with the requirements of the Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Archaeology -

A Written Scheme of Investigation for an Archaeological Watching Brief was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The site is in an area of architectural potential and the watching brief provides a methodology for monitoring and measures for removal and recording in consultation with Hampshire County Council's Archaeological Advisor. Hampshire County Council's Archaeological Advisor was consulted in relation to the application and has confirmed no objection. A condition is proposed to ensure that the development of the site is carried out in accordance with the Archaeological Watching Brief as approved, in accordance

with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Highways Considerations -

Details of the site layout, roads and footpaths, refuse and recycling storage and a Construction Traffic Management Plan have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4. A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy principles for the AUE site as a whole were established with the approval of the Design Codes.

Access and parking

Vehicular and pedestrian access would be via Hospital Road, Fire Station Road and Hope Grant's Road in accordance with the principles and road hierarchy established in the Design Codes. Parking would be provided through a combination of private off-street spaces and garages, courtyard parking areas, homezone parking and some on street visitor spaces.

The Design and Access Statement confirms that the occupants' parking spaces (233 spaces) would fully accord with the Council's Car Parking Standards which require 1 parking space for every 1 bed property, 2 parking spaces for each 2/3 bedroom property and 3 parking spaces for every residential property of 4 or more bedrooms. 34 of the spaces would be Lifetime Homes compliant and 3 spaces would be designed to wheelchair standards.

For visitor parking there should be 1 visitor parking space for every 3 x 1 bedroom properties and also 1 visitor parking space for every 5 properties of 2 or more bedrooms. The scheme would provide 25 visitors parking spaces where 26 are required. However, the Council's Transportation Strategy Officer has raised no objection to this slight shortfall. 3 of the visitors spaces would be Lifetime Homes compliant.

Prior to the submission of the application "tridem" (triple longitudinal lines of parking spaces/garage) were removed from the pre-application proposals where access is onto an estate road. The Council's Transport Strategy Officer has confirmed that the current application layout is an improvement in this regard.

During the course of the application clarification regarding the allocation of certain private parking spaces was sought together with some additional spaces with a 1.2m margin identified for disabled parking. An amended parking layout drawing was received in accordance with this.

No objection is raised to the level of cycle parking (194 spaces), which would be provided in line with the Council's standards of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. For houses without garages details of cycle parking accommodation that is secure, weatherproof and accessible would be provided in garden sheds. A secure communal cycle store would be provided within each of the apartment blocks on the ground floor.

In respect of the site layout and road safety, the Council's Transportation Strategy Officer has confirmed that the application includes details of sight lines at junctions and forward visibility lines which appear to be satisfactory in achieving the visibility required for the relevant design speeds in the design code. The application includes a satisfactory analysis of swept paths for the Rushmoor refuse freighter. The application includes a Construction Traffic Management Plan (CTMP) which makes adequate provision for construction

contractors staff parking on site and suitably considers arrangements for servicing and delivery and storage of materials that will not cause an adverse impact on the highway access to the development. The CTMP also considers the facilities that will be required to enable wheel washing of delivery vehicles and to reduce the likelihood of mud and debris onto the highway and surrounding roads. This site does benefit from direct access to the major road network which is identified when considering the route for construction plant and material deliveries entering and leaving the site.

No objection is raised to the proposal in relation to servicing, parking or highway safety grounds. The proposals generally accord with Core Strategy Policies CP1, CP16 and the Council's 'Parking Standards' SPD. A condition is proposed to ensure that the parking spaces and cycle parking areas are implemented as detailed on the revised parking layout drawing.

Refuse and Recycling Storage

The proposed development would be serviced by the Council's Community Contracts Team and they have been consulted in relation to the detail of the proposals. The development would provide communal bin stores within the ground floor of each of the apartment blocks in accordance with the Council's standards. Bin storage for the individual houses would be provided within the private curtilage of those properties (maximum 21m haul distance). The location of the refuse collection points for the communal bins is within the maximum haul distance of 15m, which is satisfactory. In the case of Flat Block E, it is envisaged that the refuse truck would reverse onto the dropped kerb to meet the maximum distance. The Council's Transportation Strategy Officer has confirmed that tracking diagrams provided with the application demonstrate that a refuse freighter could adequately service the site.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The Council's Transportation Officer has confirmed the CTMP makes adequate provision for construction contractors' staff parking on site and arrangements for servicing, delivery and storage of materials. The site benefits from direct access to the major road network and this is taken into account in the CTMP when considering the routes for construction traffic plant and material deliveries entering and leaving the site. The CTMP also considers wheel washing facilities to reduce the likelihood of mud and debris on the highway.

The proposals are acceptable in relation to parking, access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Impact on neighbours –

The Maida Development Zone lies to the west of the application site. This residential zone (228 units) is now largely completed and occupied but is separated from McGrigor Zone by Fire Station Road. Taking into account the context of the site, the design and massing of the development and the residential nature of the proposed use, it is considered that the character of the proposed development would be compatible with, and would not result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50. A condition is proposed in relation to appropriate hours of construction, to safeguard the amenity of the existing occupiers of Maida Phase 1 during the construction period.

Living environment created for future residents –

It is considered that the revised development proposals would provide new dwellings of an acceptable size and layout with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing would be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook. The provision of open space across the site would comply with the Green Infrastructure Strategy approved with the outline application. The masterplan does not require any formal equipped play space to be provided within the McGrigor Development Zone. Comments received from Hampshire Fire and Rescue Services have been forwarded to the applicants for consideration in the detailed design of the scheme.

The Department for Communities and Local Government's *Technical Housing Standards* defines minimum gross internal floor areas for all new residential dwellings. These standards are reflected within emerging Policy DE2 (Residential Space Standards) of the draft Local Plan. Generally the proposed dwellings would comply with the standards other than for some of the one bedroom flats which would fall slightly under the standards based on two person occupancy. The units in question would significantly exceed the space standards based on single-person occupancy. The shortfall is therefore considered acceptable on balance given the overall quality of the scheme.

All of the units identified for affordable housing would meet the Lifetime Homes Standards and the minimum standards set out in the Affordable Housing Strategy (AHS). 10% (3 units on the ground floor of Block B) of the affordable rented units would meet wheelchair-housing standards (with associated disabled parking spaces) in accordance with the requirements of the outline permission s106 legal agreement. Further, the private and the affordable units will be required to comply with part M of the Building Regulations 'Access to and use of buildings'.

The Council's Environmental Health Officer has reviewed the Noise Assessment Report, which was submitted with in accordance with the requirements of Condition 4 of the outline planning permission. No objection is raised in relation to the noise mitigation measures proposed, subject to a condition requiring further details of the acoustic performance of the enhanced glazing identified for those properties fronting Hospital Road and Hope Grants Road (glazing and ventilation strategy). This is because due to their locations the properties in question will be more sensitive to external traffic noise and will require a higher level of glazing specification. The report confirms that all external amenity areas of the development would achieve a satisfactory level of acoustic comfort.

It is considered that the proposals would provide a satisfactory living environment for future residents, in accordance with Core Strategy Policies CP5, CP6 and Rushmoor Local Plan Review saved policy ENV16 and the Council's 'Housing Density and Design' SPD.

Pollution & Remediation -

Lighting

A Lighting Assessment and details of street lighting have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The report concludes that the development is not predicted to result in any significant adverse impacts on residential amenity, ecology or the surrounding dark sky levels. The Council's Environmental Health Officer has raised no objection to the street

lighting proposals, which would also be assessed by Hampshire County Council as part of the Highway Adoption process. As such, there is no objection to the proposals in respect of Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Phase 1 Desk Study and Phase II Site Investigation Report have been submitted with the Reserved Matters Application, in accordance with the requirements of Condition 4 of the outline planning permission. The reports have not identified contamination at levels likely to pose a risk to health or groundwater, however, access to some parts of the site was restricted due to existing structures in place and the report recommends that some additional testing be undertaken in these locations once demolition has taken place. The Council's Environmental Health Officer has confirmed that topsoil imported for all garden areas will need to be tested and verified that it will be suitable for such a residential end use and that a final remediation strategy will be required to deal with areas of contamination that may be identified as a result of any further investigations or during groundworks.

It is noted that the further contamination investigation and remediation measures recommended above are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments and validation reports to be undertaken in relation to each zone and will ensure, if necessary, that suitable additional remedial measures be submitted to the Council in the event that previously unidentified contamination is discovered, in accordance with Local Plan Review saved policy ENV49.

Construction Environmental Management Plan

A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the outline planning permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP, in accordance with Core Strategy policy CP15 and Rushmoor Local Plan Review saved policies ENV16, ENV48 and ENV50.

Air Quality and Noise

There would be no significant air quality impact as a result of this residential phase of the development. Therefore, no Air Quality Assessment is required under Condition 4 of the outline planning permission in respect of McGrigor Development Zone D. Given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The proposed residential use would be compatible with the character of the area. The proposals are consistent with Rushmoor Local Plan Review saved policy ENV48.

Nature Conservation & Trees -

The Planning Statement and Design & Access Statement summarise the proposed landscape strategy in the context of the approved Design Codes and the application is supported by a Phase 1 & 2 Bat Survey, Bat Tree Survey, Arboricultural Development Statement, Landscape Management and Maintenance Plan and Construction Environmental Management Plan Strategy; in accordance with the requirements of Condition 4 of the outline

planning permission.

Thames Basin Heaths Special Protection Area

The Wellesley development includes Suitable Alternative Natural Greenspace (SANG) approved as part of the hybrid outline planning permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2011). Natural England has confirmed no objection given the SANG and SAMM requirements are fully met under the wider AUE application.

Ecology

The application drawings include an Illustrative Landscape Masterplan. The Design and Access Statement confirms that the proposed planting *"will encourage and support wildlife in to the site, enhancing existing features and improving green infrastructure across the site."* Bat and bird boxes will also be provided throughout the site. Further, the Council's Ecological Officer has reviewed the application and confirmed no objection on the grounds of biodiversity subject to the incorporation of Swift Bricks throughout development. The Applicant has since amended the Design and Access Statement to include details and potential locations of Swift Bricks. It should also be noted that mitigation measures are also proposed within Arboricultural Development Statement to ensure that nesting birds are not harmed during the construction phase of the development. It is considered that the proposals are consistent with Core Strategy Policy CP15.

Trees

An Arboricultural Development Statement (ADS) accompanies the application. This builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. The ADS includes tree survey, tree retention plan, and justification for those trees that will require removal in order to facilitate the development. During the course of the application amendments were sought to the tree retention plan to clarify which trees do not already have consent for removal.

Over half of the McGrigor site is covered by areas of hardstanding. The majority of the existing trees are at the eastern end of the site within the curtilage of Cambridge House and St Michaels House, and fronting Hope Grants Road and Hospital Road. There is also a group of trees in the northern corner of the site. The ADS confirms that there are 44 (forty-four) individual trees and 13 (thirteen) existing groups of trees on and adjacent to the site. Of the existing trees, there is 1 (one) Category A (trees of high quality and value), 12 (twelve) Category B (trees of moderate quality and value) and 10 (ten) Category C (trees of low quality of value).

The ADS confirms that sixty four (64) new trees would be planted to mitigate the loss of any existing trees and outlines protection measures for retained trees during and post development. 9 (nine) existing individual trees will be retained within the development, the majority of which are within the curtilage of St Michaels House and Cambridge House. One of the mature trees to be retained is the only Category A tree that exists in this zone. This Mature Oak tree (No.34) is located to the front of St Michaels House and Cambridge House and makes an important contribution to the setting of the Cambridge Military Hospital.

The application seeks the removal of thirty one (31) individual trees and ten (10) groups of trees. The trees require removal to facilitate the proposed development layout in order to achieve the number of units approved for the McGrigor Development Zone, together with satisfactory parking and amenity space. Four of these trees, despite being within the application red line, technically form part of the Louise Margaret Hospital site. A further 8 trees and one group were all given a 'U' Category (cannot realistically be retained due to condition) and are advised for removal for reasons of sound arboricultural management, regardless of the development proposals.

Most of the trees to be removed are Category C and some are Category B trees. Of the trees to be removed, the majority are shown on approved Outline Planning Permission drawing PP5 as 'trees to be removed' or 'trees that may or may not be retained'. It is considered that the proposals demonstrate that where possible key existing trees would be retained and incorporated into the development, together with a significant level of new tree planting. The loss of existing Category B and C trees is considered acceptable given the masterplan and Design Code constraints for the development zone and taking into account the level of replacement planting proposed.

The ADS satisfactorily demonstrates that the tree root zone protection areas have been considered, together with tree protection, construction methodologies, monitoring and reporting. Further, tree pit details have been submitted in respect of new trees and these are designed to a good standard. As such it is considered that the proposal is consistent with Rushmoor Local Plan Review saved policy ENV13. A condition is proposed to ensure satisfactory compliance with the proposed tree protection measures.

The Council's Arboricultural Officer has reviewed the application and has raised no objection to the proposals subject to compliance with the tree protection measures contained within the Arboricultural Development Statement.

Flood Risk & Drainage –

Policy CP4 of the Council's Core Strategy seeks to ensure that run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water quality. Plans detailing the layout of foul sewers and surface water drains have been submitted with the Reserved Matters Application as required by Condition 4 of the outline planning permission. The Planning Statement confirms that the drainage strategy has been designed to meet and exceed the objectives of the Site Wide Drainage Strategy approved with the outline planning permission. This strategy is dealt with on a catchment wide basis as agreed with the Environment Agency.

Hampshire County Council's (HCC) Flood and Water Management Team were consulted and have commented whilst the application contains a plan of the surface water sewers in accordance with the wording of Condition 4, HCC will require the associated calculations to comment on the suitability of the system. Condition 13 of the outline permission requires that development shall not commence on any reserved matters area until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. As such, this condition will ensure that any outstanding information required in relation to these matters, is secured prior to commencement of development within the McGrigor Development Zone.

Sustainable Development -

A Site Wide Sustainability Strategy and Energy Strategy were approved as part of the outline planning permission for Wellesley in accordance within Policy CP3 (Renewable Energy and Sustainable Construction) of the *Core Strategy*. Pages 58-59 of the Design & Access Statement provides a summary of the Sustainability and Environmental Performance for McGrigor Development Zone in relation to the approved targets. The principles are summarised in respect of the design of the development, layout and urban form, building design, construction and materials, water conservation and access and movement.

Conclusion

The Reserved Matters Application scheme for McGrigor Zone D sufficiently reflects the terms of the Hybrid Outline Planning Permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. It is considered, subject to appropriate conditions, that the proposed development would be compatible with the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area, maintaining their significance as heritage assets. The development would provide a viable use for the retained heritage buildings, consistent with their conservation and it is considered that any loss of historic fabric would be outweighed by the benefits of the replacement scheme. The accommodation would provide an acceptable living environment for future occupiers. There would be no adverse impact on neighbouring amenity or nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms. Therefore, it is considered that the proposals are consistent with the relevant national and local planning policies and guidance.

FULL RECOMMENDATION

Application A – 17/00494/REMP

GRANT planning permission subject to the following conditions and informatives:-

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Drawings: AHL.01 A; CSL.01 B; DML.01 A; EB.01 B; LP.01 A; SE.01 A; SE.02 A; SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B; SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A; P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1 A; P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A; P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1 B; P.7-8.Pro.e2 B; P.7-8.Pro.p1 B; P.7 8.Pro.p2 B; P.100-104.e1 A; P.100-104.e2 A; P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A; FB-A.e3 A; FB-A.e4 A; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A; FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3 A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-C.p1 A; FB-C.p2 A; FB-C.p3 A; FB-D.e1 A; FB-D.p1 A; FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A; GAR.D01.pe A; GAR.S01.pe A; GAR.S02.pe A; GAR.S03.pe A; GAR.S04.pe A;

GAR.T01.pe A; GAR.T02.pe A; GAR.T03.pe A; HT-2B4P.e A; HT 2B4P.p;
HT-2B4P.p A; HT.2B4P_OPT1.e A; HT.2B4P_OPT2.e A; HT.2B4P_OPT2.p A;
HT.3B.1_OPT1.e A; HT.3B.1_OPT1.p A; HT.3B.1_OPT2.e A; HT.3B.1_OPT2.p A;
HT.3B.5.e A; HT.3B.5.p A; HT.3B.5P_OPT1.e A; HT.3B.5P_OPT1.p A;
HT.3B.5P_OPT2.e A; HT.3B.5P_OPT2.p A; HT.4B.1.e A; HT.4B.1.p A; HT.5B.1.e A;
HT.5B.1.p A; HT.5B.1-A.e A; HT.5B.1-A.p A; P2-5.e1 A; P2-5.e2 A; P2-5.p A;
P12.e A; P12.p A; P.37-38.e A; P.37-38.p A; P.39-40_41-42.e A; P.39-40_41-42.p A;
P.55-56_57-58.e A; P.55-56_57-58.p A; P.86-87.e A; P.86-87.p A; P.92-94.e A;
P.92-94.p A; P.95-96.e A; P.95-96.p A; P.97-98.e A; P.97-98.p A; P.99.e A; P.99.p A;
2519-MG-LA-01 P6; 2519-MG-LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA-04 P6;
2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-MG-LA-09 P5; 2519-MG-DT-01 P1;
2519-MG-DT-03 P1; 2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-DT-06 P1;
GTASHOT_D/GA/01 D; GTASHOT_D/GA/02 D; GTASHOT_D/GA/03 C;
GTASHOT_D/GA/04 D; GTASHOT_D/GA/05 E; GTASHOT_D/GA/06 D;
GTASHOT_D/GA/07 D; GTASHOT_D/GA/08 D; GTASHOT_D/GA/09 C;
GTASHOT_D/GA/10 C; GTASHOT_D/GA/11 C; GTASHOT_D/GA/12 A;
GTASHOT_D/RD/01 C; GTASHOT_D/RD/02; GTASHOT_D/RD/03;
GTASHOT_D/RD/04; GTASHOT_D/SK/03 D; GTASHOT_D/SU/01 D;
GTASHOT_D/UT/01 D; GTASHOT_D/UT/02 D; GTASHOT_D/UT/03 D;
GTASHOT_D/UT/04 D; GTASHOT_D/VT/01 A; GTASHOT_D/VT/02 B;
GTASHOT_D/VT/03 B; GTASHOT_D/LG/01 C; GTASHOT_D/LG/02 B;
IR.ZGTASHOT.MCGRIGOR.21.1 D; IR.ZGTASHOT.MCGRIGOR.21.2 D;
IR.ZGTASHOT.MCGRIGOR.21.5 D; IR.ZGTASHOT.MCGRIGOR.21.3 D;
IR.ZGTASHOT.MCGRIGOR.21.4 D; and IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017); Design & Access Statement Revision A (Thrive Architects, May 2017); Heritage Statement Revision D (October 2017); Affordable Housing Development Zone Strategy and Reserved Matters Statement (Grainger, June 2017); Noise Assessment (WYG, February 2017); Lighting Assessment (WYG, February 2017); Phase I Desk Study ref: LP1076 (Leap Environmental Ltd., 15th January 2016); Phase II Site Investigation Report ref: LP001207 (Leap Environmental Ltd., Issue 3 26th October 2017); Construction Traffic Management Plan - Revision A (Mayer Brown, June 2017); Construction Environmental Management Plan (Mayer Brown, June 2017); Written Scheme of Investigation for an Archaeological Watching Brief ref: 79182.06 (Wessex Archaeology, February 2017); Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017); Phase 1 & Phase 2 Bat Survey (Lindsay Carrington Ecological Services, May 2016); Bat Tree Survey (Lindsay Carrington Ecological Services, November 2016); Landscape Management Plan ref: 2519-MG-RE-01-P7 (Allen Pyke Associates, May 2017); and Building 17B – Stable Block - Recording Document Rev B.

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

3. A schedule of the materials (including samples where required by the Local Planning Authority) to be used for the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant part of the development.*

Reason - To ensure satisfactory external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of adjoining heritage assets.

4. Prior to first occupation of the development hereby approved, drawings detailing the amalgamation of the two ground floor affordable rented units in Block B identified on drawings GRAIN151116 FB-B.P1 A, GRAIN151116 FB-B.A.P1 A and GRAIN151116 FB-B.B.P1 A to create one bespoke accessible three-bedroom wheelchair unit, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include layout plans and any associated external alterations to the elevations and access to the building, together with a timescale for implementation agreed in consultation with the Housing Strategy and Enabling Manager. The unit shall be implemented in accordance with the approved details and the timescales as agreed, unless the Local Planning Authority confirms in writing that there is no identified need for the bespoke unit. In this event, the development shall be implemented in accordance with approved drawing GRAIN151116 FB-B.P1 A *

Reason - To provide wheelchair accessible affordable housing in response to an identified local need, in accordance with the provisions of the Wellesley Affordable Housing Strategy.

5. Prior to first occupation of those dwellings fronting Hospital Road and Hope Grants Lane (as identified in the Noise Assessment Report WYG, February 2017); details of the proposed glazing and ventilation strategy, with a sound reduction between Rw 31 – Rw 36 dB with windows closed and other means of ventilation provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.*

Reason - To safeguard future occupiers of the development against noise disturbance.

6. The development shall be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017). Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the Local Planning Authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the ADS hereby approved.*

Reason - To safeguard existing and replacement trees within the site, in the interests of the character and appearance of the area and biodiversity.

7. The proposed refuse and recycling storage for the development shall be provided in accordance with the details shown on the approved drawings prior to the first occupation of any part of the development to which they relate, and shall be retained thereafter for the life of the development.*

Reason – To safeguard the amenities and character of the area and to meet the functional needs of the development.

8. The residents' and visitors' parking spaces (including life time homes and wheelchair housing bays) shall be laid out and allocated in accordance with details provided on drawing PP.01 B (Parking Plan) hereby approved, prior to first occupation of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the McGrigor Development Zone.*

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.

9. The cycle parking spaces shown on the approved plans shall be provided prior to the first occupation of any part of the development to which they relate and kept available at all times thereafter for the parking of bicycles. *

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.

10. All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement ref: CBA9016 v2, (CBA Trees, May 2017) hereby approved, to ensure that no active nests are present. If an active nest is discovered it shall be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

11. The development hereby approved shall be carried out strictly in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief (Wessex Archaeology - ref: 79182.06, February 2017).

Reason - To secure the protection of archaeological assets if they are discovered.

12. The development shall be carried out strictly in accordance with the Construction Environmental Management Plan (Mayer Brown, June 2017) hereby approved.

Reason – In order to safeguard local environmental conditions and wildlife during the construction of the development.

13. The development shall be carried out strictly in accordance with the Construction Traffic Management Plan REV A (Mayer Brown, June 2017) hereby approved.

Reason - To prevent any adverse impact on traffic and parking conditions and highway safety in the vicinity of the site.

14. Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

INFORMATIVES

1. INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because:-

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Plan (Core Strategy) Adopted October 2011

SP1 (Aldershot Urban Extension); CP1 (Sustainable Development Principles); CP2 (Design and Heritage); CP3 (Renewable Energy and Sustainable Construction); CP4 (Surface Water Flooding); CP5 (Meeting Housing Needs and Housing Mix); CP6 (Affordable Housing); CP13 (Thames Basin Heaths Special Protection Area); CP15 (Biodiversity); CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV23 (Works to Listed Buildings); ENV26 (Adjoining Development); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV34 (Preserve or Enhance Character); ENV36 (Materials); ENV42 (Flood Risk Protection Measures); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities Of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Development); H14 (Amenity Space).

In addition, the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

The Reserved Matters Application scheme for McGrigor Zone D sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. It is considered, subject to appropriate conditions, that the proposed development would be compatible with the setting of the Grade II Listed Cambridge Military Hospital and the character and appearance of the Aldershot Military Town Conservation Area, maintaining their significance as heritage assets. The development would provide a viable use for the retained heritage buildings, consistent with their conservation and it is considered that any loss of any historic fabric would be outweighed by the benefits of the replacement scheme. The accommodation would provide an acceptable living environment for future occupiers. There would be no adverse impact on neighbouring amenity or nature conservation. The proposals would provide adequate parking and servicing provision and would be acceptable in highway terms. As such, the proposals are consistent with the relevant national and local planning policies and guidance.

It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a

consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

2. 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.
3. INFORMATIVE -The applicant is reminded that there are a number of conditions attached to the original hybrid outline planning permission (ref:12/00958/OUT) which remain applicable to this Development Zone and may require details to be approved prior to the commencement of development.
4. INFORMATIVE - The applicant is reminded that this permission and the original hybrid outline planning permission (ref:12/00958/OUT) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
6. 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, 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.

APPLICATION B - 17/00495/LBC2PP

It is recommended that listed building consent be **GRANTED** subject to the following conditions and informatives:

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.

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

Drawings: AHL.01 A; CSL.01 B; DML.01 A; EB.01 B; LP.01 A; SE.01 A; SE.02 A; SL.01 B; SS.01 A; SS.02 A; SS.03 A; PP.01 B; SB.pe A; P.1.Ex.p A; P.1.Ex.e1 A; P.1 Ex.e2 A; P.1.Pro.p A; P.1.Pro.e1 A; P.1.Pro.e2 A; P.7-8.Ex.p1 A; P.7-8.Ex.p2 A;

P.7-8.Ex.e1 A; P.7-8.Ex.e2 A; P.7-8.Pro.e1 B; P.7-8.Pro.e2 B; P.7-8.Pro.p1 B; P.7-8.Pro.p2 B; P.100-104.e1 A; P.100-104.e2 A; P.100-104.p A; P.105-109.e1 A; P.105-109.e2 A; P.105-109.p A; P.110.e A; P.110.p A; FB-A.e1 A; FB-A.e2 A; FB-A.e3 A; FB-A.e4 A; FB-A.p1 A; FB-A.p2 A; FB-A.p3 A; FB-B-A.e1 A; FB-B-A.p1 A; FB-B-B.p1 A; FB-B.e1 A; FB-B.e2 A; FB-B.e3 A; FB-B.p1 A; FB-B.p2 A; FB-B.p3 A; FB-C.e1 A; FB-C.e2 A; FB-C.e3 A; FB-C.e4 A; FB-C.p1 A; FB-C.p2 A; FB-C.p3 A; FB-D.e1 A; FB-D.p1 A; FB-D.p2 A; FB-D.p3 A; FB-E.e A; FB-E.p A; BCS.01 A; GAR.D01.pe A; GAR.S01.pe A; GAR.S02.pe A; GAR.S03.pe A; GAR.S04.pe A; GAR.T01.pe A; GAR.T02.pe A; GAR.T03.pe A; HT-2B4P.e A; HT 2B4P.p; HT-2B4P.p A; HT.2B4P_OPT1.e A; HT.2B4P_OPT2.e A; HT.2B4P_OPT2.p A; HT.3B.1_OPT1.e A; HT.3B.1_OPT1.p A; HT.3B.1_OPT2.e A; HT.3B.1_OPT2.p A; HT.3B.5.e A; HT.3B.5.p A; HT.3B.5P_OPT1.e A; HT.3B.5P_OPT1.p A; HT.3B.5P_OPT2.e A; HT.3B.5P_OPT2.p A; HT.4B.1.e A; HT.4B.1.p A; HT.5B.1.e A; HT.5B.1.p A; HT.5B.1-A.e A; HT.5B.1-A.p A; P2-5.e1 A; P2-5.e2 A; P2-5.p A; P12.e A; P12.p A; P.37-38.e A; P.37-38.p A; P.39-40_41-42.e A; P.39-40_41-42.p A; P.55-56_57-58.e A; P.55-56_57-58.p A; P.86-87.e A; P.86-87.p A; P.92-94.e A; P.92-94.p A; P.95-96.e A; P.95-96.p A; P.97-98.e A; P.97-98.p A; P.99.e A; P.99.p A; 2519-MG-LA-01 P6; 2519-MG-LA-02 P6; 2519-MG-LA-03 P6; 2519-MG-LA-04 P6; 2519-MG-LA-05 P4; 2519-MG-LA-08 P8; 2519-MG-LA-09 P5; 2519-MG-DT-01 P1; 2519-MG-DT-03 P1; 2519-MG-DT-04 P1; 2519-MG-DT-05 P2; 2519-MG-DT-06 P1; GTASHOT_D/GA/01 D; GTASHOT_D/GA/02 D; GTASHOT_D/GA/03 C; GTASHOT_D/GA/04 D; GTASHOT_D/GA/05 E; GTASHOT_D/GA/06 D; GTASHOT_D/GA/07 D; GTASHOT_D/GA/08 D; GTASHOT_D/GA/09 C; GTASHOT_D/GA/10 C; GTASHOT_D/GA/11 C; GTASHOT_D/GA/12 A; GTASHOT_D/RD/01 C; GTASHOT_D/RD/02; GTASHOT_D/RD/03; GTASHOT_D/RD/04; GTASHOT_D/SK/03 D; GTASHOT_D/SU/01 D; GTASHOT_D/UT/01 D; GTASHOT_D/UT/02 D; GTASHOT_D/UT/03 D; GTASHOT_D/UT/04 D; GTASHOT_D/VT/01 A; GTASHOT_D/VT/02 B; GTASHOT_D/VT/03 B; GTASHOT_D/LG/01 C; GTASHOT_D/LG/02 B; IR.ZGTASHOT.MCGRIGOR.21.1 D; IR.ZGTASHOT.MCGRIGOR.21.2 D; IR.ZGTASHOT.MCGRIGOR.21.5 D; IR.ZGTASHOT.MCGRIGOR.21.3 D; IR.ZGTASHOT.MCGRIGOR.21.4 D; and IR.GTASHOT.16A.16E.21.2.

Documents: Planning Statement (Savills, June 2017); Design & Access Statement Revision A (Thrive Architects, May 2017); Heritage Statement Revision D (October 2017); and, Building 17B – Stable Block - Recording Document Rev B.

Reason - To ensure the works are implemented in accordance with the consent granted.

3. No demolition works hereby approved shall commence until a Demolition Method Statement (including methodology to protect existing structures) is submitted to and approved in writing by the Local Planning Authority. The demolition works shall be carried out strictly in accordance with the approved strategy.

Reason: To safeguard the special architectural and historic character of the buildings.

4. No works other than the demolition of Building 17B Stable Block hereby approved shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) A detailed written Schedule of External and Internal Works. The schedule shall refer to approved and supplementary plans and shall include method statements where appropriate;
- (ii) Detailed drawings and methodology of proposed internal partitions and any proposed building insulation, demonstrating how the original internal fabric and features of the building would be affected, such as existing doors, windows and reveals, floorboards/coverings, walls, ceilings, cornices, picture rails, skirtings and other decorative features;
- (iii) Details (drawings and/or samples where appropriate) of new internal and external materials and features, including plasterwork and decorative features, internal doors, joinery, flooring, roof tiles, ridge tiles, other roof coverings, stonework, external doors and windows, brick types (including extent of re-use of bricks), brick bond, mortar mix, pointing method, flashing, and exterior metal work, including external balconies/balustrades;
- (iv) Typical large scale detailed drawings (1:5 and/or 1:20), including vertical and horizontal cross-sections through openings, of new windows and external doors, including materials, finishes, head, sill, lintels and depth of reveal;
- (v) Methodology (drawings where appropriate) for the refurbishment of retained windows and doors, including any required modifications (e.g. for thermal or sound attenuation purposes);
- (vi) Details of proposed/refurbished external services and fixtures, including rainwater goods, soil stacks, flues, vents and ductwork where applicable.

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.*

5. No works to clean or repoint external brickwork or stonework of any retained listed building shall be undertaken until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Details of the extent of cleaning and repointing proposed;
- (ii) Details of proposed cleaning method together with a sample area of brickwork/stonework has been prepared on site and inspected by the Local Planning Authority;
- (iii) A sample panel/s not less than 1 metre square to show the proposed mortar composition and colour, and the method of pointing, has been prepared on site and inspected by the Local Planning Authority.

The sample panels/areas shall be photographed (or otherwise identified for comparison as work proceeds) prior to works commencing and the works shall thereafter be carried out to match the approved samples.

Reason - To ensure that the character, appearance and integrity of the listed buildings is not prejudiced, thereby preserving their special architectural and historic interest.*

6. The Building Recording Document submitted with the application for Stable Block Building 17B shall be made available through the relevant public archive prior to the commencement of the demolition hereby approved, in accordance with Section 9.0 of the Conservation Plan and Heritage Strategy (December 2012) approved under planning permission 12/00958/OUT dated 10/03/2014.

Reason - To record and advance understanding of the significance of any heritage assets to be lost.

INFORMATIVES

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted Listed Building Consent because the benefits of providing a viable use for the retained curtilage listed buildings, consistent with their conservation, would outweigh any harm resulting from the loss of historic fabric through demolition or alteration. Taking into account the relative significance of Building 17B (Stable Block), its position and context, the condition of the building and the quality of the replacement scheme; it is considered that its loss is acceptable on balance and would not result in significant harm to the setting of the Grade II Listed Cambridge Military Hospital.

It is therefore considered that subject to compliance with the attached conditions, taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission 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 planning permission 17/00494/REMPP. Therefore specific conditions associated with this planning permission will also need to be complied with prior to commencement of the works and/or first occupation.
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.

Block	Unit No.	Area (sqm)	Volume (cu m)	Height (m)	Category	Notes
1	101	100	1000	10	Category 1	
	102	100	1000	10	Category 1	
2	201	100	1000	10	Category 1	
	202	100	1000	10	Category 1	
3	301	100	1000	10	Category 1	
	302	100	1000	10	Category 1	
4	401	100	1000	10	Category 1	
	402	100	1000	10	Category 1	
5	501	100	1000	10	Category 1	
	502	100	1000	10	Category 1	
6	601	100	1000	10	Category 1	
	602	100	1000	10	Category 1	
7	701	100	1000	10	Category 1	
	702	100	1000	10	Category 1	
8	801	100	1000	10	Category 1	
	802	100	1000	10	Category 1	
9	901	100	1000	10	Category 1	
	902	100	1000	10	Category 1	
10	1001	100	1000	10	Category 1	
	1002	100	1000	10	Category 1	

NOTES

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5. THE CLIENT IS RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY MATERIALS AND FINISHES. THRIVE ARCHITECTS WILL COORDINATE WITH THE CLIENT TO ENSURE THAT ALL MATERIALS AND FINISHES ARE OF THE HIGHEST QUALITY.

KEY

- External Wall
- Internal Wall
- Window
- Door
- Roof
- Ground Level
- Subsidence
- Foundation
- Retaining Wall
- Drainage
- Structural Column
- Structural Beam
- Structural Slab
- Structural Wall
- Structural Column
- Structural Beam
- Structural Slab
- Structural Wall

FOR CONTINUATION - SEE INSET BELOW

- Category 1 - New Building
- Category 2 - New Building
- Category 3 - New Building
- Category 4 - New Building
- Category 5 - New Building
- Category 6 - New Building
- Category 7 - New Building
- Category 8 - New Building
- Category 9 - New Building
- Category 10 - New Building

thrive.
architects

Wellesley
McGrigor Zone, Alibonhot
For: Greiner PLC

PROJECT: Coloured Site Layout

DATE: 02/02/16

SCALE: 1:500 @ A1

APP NO.: GRAIN151116 CSL.01

REV: A

CLIENT: GRAY HAT



APPROVED RESERVED MATTERS APPLICATION (MAIDA ZONE)

INSET - CONTINUED FROM ABOVE

PLANNING

FOR CONTINUATION - SEE INSET BELOW







