

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	Sarita Jones
Application No.	18/00416/REVPP
Date Valid	5th June 2018
Expiry date of consultations	7th August 2018
Proposal	Variation of conditions 2, 3, 6, 10, 15, 16, 17, 18 and 19 attached to planning permission 11/00558/FUL dated 11 November 2011 to allow for changes to approved details in respect of internal and external materials including new windows and doors, site levels, boundary treatment including the partial demolition and rebuild of existing wall, measures to prevent overlooking, energy efficiency measures to include PV panels, SUDS and approved plans (to include changes to layout and extension to rear staircase) and submission of noise mitigation measures.
Address	26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP
Ward	Manor Park
Applicant	26-28 Grosvenor Limited
Agent	Ms Chantal Foo
Recommendation	Grant
Application No.	18/00417/LBCPP
Date Valid	5th June 2018
Expiry date of consultations	7th August 2018
Proposal	Listed building consent for changes to listed building consent 11/00559/LBC2 dated 11 November 2011 in relation to external and surfacing materials including new windows and doors, partial demolition and rebuild of existing wall, changes to layout/site level, retention and repair of existing staircases and PV panels and submission of details of electrics, services, acoustic and fire protection measures, extraction vents and soil ventilation pipes.

Address	26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP
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Recommendation	Grant

Description

The site occupies a prominent position at the junction of Grosvenor Road and Queens Road within the Aldershot West conservation area. It is on the edge of Aldershot town centre. 26 Grosvenor Road is a three storey building with a basement and a variety of outbuildings to the rear. It is adjacent to the junction with frontages onto both roads with access to the outbuildings provided from Queens Road. 28 Grosvenor Road is a single storey building which occupies a mid terrace position between 28 and 30 Grosvenor Road. 26, 28 and 30 Grosvenor Road are Grade II listed buildings dating from the late 19th century. The buildings have been vacant for some time and were last used for retail purposes on the ground floor with ancillary storage and office uses on the remaining floors. The main buildings are showing signs of wear with the outbuildings being in a poor state of repair. Both buildings have shop fronts at ground floor with arch detailing and glazed shop windows subdivided by glazing bars. The upper floors of 26 Grosvenor Road are finished in yellow bricks with arched windows of classical design following a regular pattern and form. The outbuildings are screened from general view by boundary walls and wooden doors which enclose the rear of the site. There is no car parking provision within the site. There is a difference in levels in the area with Queens Road being at a higher level than Grosvenor Road.

30 Grosvenor Road lies to the south of the site. It is a three storey building owned by Hampshire County Council and is in use as a registry office. 2 Queens Road lies to the west of the site. It has accommodation over four floors and has been subdivided into four flats. Wesley Chambers occupies a corner position to the north of the site and is also a Grade II * listed building. Whilst historically this building was used as a Methodist Chapel, it has been deconsecrated and is now used for commercial, educational and health purposes. 27 Grosvenor Road occupies a corner position to the east of the site and is also a Grade II listed building. It is two storey and is used as for retail purposes at ground floor with ancillary accommodation above. 23 Grosvenor Road is located on the north east corner to the east of the site. It is a two storey flat roofed vacant office building of little architectural merit.

In 2008 applications for planning permission and listed building consent were withdrawn, 08/00135/FUL and 08/00105/LBC2 for the retention and restoration of facades, the conversion and construction of upper floors, demolition of 3 storey and single storey element and erection of a 3 storey rear extension to facilitate 10 flats.

In 2009 an application for listed building consent was withdrawn, 08/00818/LBC2, for the change of use of upper floors to 2 self contained units, the retention and separation of retail units on ground floor to facilitate 2 independent units and the demolition and partial rebuild of the single storey element to facilitate access to new residential unit. There was no corresponding planning application for this proposal.

In August 2011 an almost identical application to the 2011 proposal and the associated listed building consent application , as set out in more detail below, were withdrawn following the

introduction of the Second phase of the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, 10/00643/LBC2 and 11/00017/FUL.

In October 2011 planning permission, 11/558/FUL, was granted for the application site. The approval comprised three elements. First in respect of 26 Grosvenor Road the existing ground floor retail space were to be retained and restored and converted the upper floors into two 1 bedroom flats. The living/dining rooms and kitchens were approved at the front of the building with the bedrooms to the rear. An existing second floor sash window was shown to be enlarged and replaced in the rear elevation to serve the new bedroom on this level. The existing staircase and balustrade at first and second floor level were to be retained and restored, and incorporated within a new one bedroom house which would link 26 Grosvenor Road and the new extension to the rear. The entrance into this house would be from the proposed courtyard. Part of the rear wall was to be removed and extended at first floor level to facilitate the creation of this unit. New internal partitions are approved to form the bathroom and linking corridor.

Secondly in respect of 28 Grosvenor Road the existing ground floor retail space were to be retained and restored and a two storey extension was to be erected above the existing building with a single storey rear extension following the demolition of an existing storage building. This accommodation would provide two 1 bedroom flats. As with the adjoining flats the living/dining rooms and kitchens were approved at the front with bedrooms to the rear. The facade to the building would be retained and restored. A contemporary design approach was approved, in part, with the use of a flat roof. However the arched windows and materials on the Grosvenor Road frontage reflected the existing window design and proportions, render finish and stone coping typical of 26 Grosvenor Road. The rear of the building detailed windows and doors which were modern in shape and appearance with minimal glazing bars and detailing. A render finish was approved with a sedum roof to the single storey extension. A new staircase, access and door to serve these flats and also the flats above 26 Grosvenor Road was also approved are proposed. Refuse storage would be provided within the extended building at ground floor level with access onto the new courtyard.

The third element of the proposal was the erection of a part two storey/part three storey/part four storey rear extension following the demolition of the remaining outbuildings to provide three 1 bedroom flats and four 1 bedroom studio flats, part of the accommodation for the one bedroom house and part of the accommodation for the first floor studio flat. The two storey element comprised an open archway at ground floor level which provided for pedestrian access for the new units, a kitchen for the one bedroom house and part of the bathroom/living room for the studio flat at first floor. It had a pitched roof and when viewed from Queens Road comprised a large proportion of windows to wall. It linked 26 Grosvenor Road with the proposed three and four storey extension to the west. This extension comprised a studio flat and one bedroom flat with small patio areas at ground floor level, a studio flat and one bedroom flat at first floor and second floor levels and a studio flat at third floor level. This part of the development was contemporary in design and finish. It had flat roofs including a bank of solar panels at roof level. It was finished in render, timber, facing brickwork and metalline spandrel panels. Square and rectangular windows with minimal detailing were approved. The existing boundary walls which enclose the site were shown to be retained and extended. One of the existing openings in the wall which abuts Queens Road would be retained with the installation of metal gates which would provide the pedestrian access from Queens Road. The other existing opening would be infilled with timber and glass blocks to form a lightwell for the approved ground floor flat. The existing high level windows and door in the west boundary wall were shown to be retained. The windows would serve the living/kitchen area for the ground floor flat with the door providing

an access from a small enclosed patio which would serve this unit. Cycle storage was approved within the new courtyard adjacent to side wall of 30 Grosvenor Road.

This permission was subject to a legal agreement which secured financial contributions towards mitigation, for the impact of the additional residential development on the Thames Basin Heaths Special Protection Area, at Southwood Woodland, open space, off site parking provision and transport. Whilst development commenced on this site (inspected by the Council's Building Control service) and all financial contributions paid, it was subsequently mothballed by the previous owner. However it is important to note that this implemented permission represents a "fall back" for the applicant. In the interests of clarity, since planning permission and listed building consent were granted the need for conservation area consent for demolition of outbuildings within conservation areas has been superseded by planning permission.

The associated listed building consent application, 11/00559/LBC2, was also approved in November 2011.

Conditions applications pursuant to planning permission 11/00559/FUL and listed building consent 11/00559/LBC2 were approved in November 2014, 14/00685/COND (conditions 2 (internal and external materials - listed buildings), 3 (external materials - new build), 5 (surfacing materials), 6 (levels), 10 (screen walls), 16 (overlooking measures), 17 (Code for Sustainable Homes) and 18 (SUDS)) and 14/00710/COND (condition 5 (internal and external materials) respectively.

The current proposal seeks permission for the variation of conditions 2, 3, 6, 10, 15, 16, 17, 18 and 19 attached to planning permission 11/00558/FUL dated 11 November 2011 to allow for changes to approved details in respect of internal and external materials including new windows and doors, site levels, boundary treatment including the partial demolition and rebuild of existing wall, measures to prevent overlooking, energy efficiency measures to include PV panels, SUDS and approved plans (to include changes to layout and extension to rear staircase) and submission of noise mitigation measures. All other matters remain as previously approved in 2011 ie there is no increase in the number of units or bedrooms being proposed nor are there any alterations to the gross external area of the development.

The proposed changes relate external alterations to the two storey rear extension above 28 Grosvenor Road, external alterations to the rear extension, alterations to the internal layouts of the flats and additional information on the interior and exterior works to the listed buildings and the new build.

The most significant external change sought to the approved scheme is considered to be the partial demolition and rebuild of the existing boundary wall treatment onto Queens Road from the west gate opening up to 2 Queens Road.

In the interests of clarity flats 1-7 are within the new build part of the development, flats 8-11 and the house relate to the listed building part of the development. The main internal layout changes are proposed as follows:

Flat 1 -lobby incorporated for fire escape requirements from upper floors;

Flat 2 - minor impact from rebuild of wall;

Flat 3 - lobby incorporated for fire escape requirements from upper floors, alterations to entrance in relation to communal staircase requirements; bathroom changed to shower room;

Flat 4 - entrance lobby included for fire regulations, minor impact from rebuild of wall, change

in width of living space;

Flat 5 - entrance changed in relation to communal staircase requirements, addition of entrance lobby for fire regulations, bathroom changed to shower room;

Flat 6 - entrance lobby included for fire regulations; bathroom changed to ensuite shower room;

Flat 7 - addition of lobby to meet communal staircase and fire regulation requirements, addition of maintenance door for access out onto flat roofs;

Flat 8 - Entrance door moved to increase hallway space, alterations to hallway, bathroom changed to ensuite shower room, additional cupboard and wardrobe to increase storage and provide place for the hot water cylinder. Proposed walls in main room removed to allow open plan living/kitchen/dining, mechanical and foul stacks to be taken up service void in adjacent house staircase within acoustic wall build up.

Flat 9 - bathroom altered, alterations to entrance to suit communal staircase requirements;

Flat 10 - front door moved flush with communal staircase wall, alterations to swap positions of bathroom and bedroom to allow the retention of the fireplace to be in the bedroom. Bathroom changed to a shower room. Proposed walls in existing open plan main room removed to allow open plan living/kitchen/dining, mechanical and foul stacks to be taken up service void in adjacent house staircase within acoustic wall build up.

Flat 11 - bathroom altered.

House - alterations at ground floor for commercial and house due to existing structural column location, allowing for ambulant disabled WC

Commercial unit 26 - ramp moved into rear access space and whole basement allocated to this unit and alterations to disabled WC

Commercial unit 28 - space required to accommodate staircase for new flats, alterations to the bin store and disabled WC.

Detailed submissions have been made in respect of the external and internal materials to be used (including timber sash windows in a white paint finish with Pilkington Spacia glazing in the listed building and slate grey chamfered framed units in the new build), levels and refuse/cycle storage (to incorporate rebuilding of wall, to improve ramped access to bin storage area and levels to cycle storage area amended to match existing levels so as not to expose footings of adjacent listed building resulting in stepped access to cycle store and purpose built cycle store, noise mitigation measures including the use Pilkington Spacia glazing, the use of obscure glazing to mitigate overlooking from the third floor flat in the new build, energy efficiency (to remove the requirement to comply with Code 3 and replace it with energy efficiency measures to comply with Code 3) and SUDS.

The revised application for listed building consent seeks consent for external and surfacing materials including new windows and doors, partial demolition and rebuild of existing wall, changes to layout/site level, retention and repair of existing staircases and PV panels and submission of details of electrics, services, acoustic and fire protection measures, extraction vents and soil ventilation pipes. It is noted that there is no longer a requirement for a new staircase within the listed building.

The application is supported by detailed interior elevations, a planning, heritage, design and access statement, an external walls repairs and replacement statement, an acoustic mitigation statement, a repair and replacement of plaster and retained fabric and justification of materials statement, a glazing, ventilation and external wall specification, a structural engineers report on the boundary wall, an environmental noise assessment, a brick laying statement, timber windows and glazing specifications and surface water drainage details.

Consultee Responses

Conservation Team	raises no objection subject to conditions.
Environmental Health	raises no objection to the proposal raises no objection to the proposal subject to the proposed noise mitigation measures in the form of Pilkington Spacia units being implemented.
Surface Water Drainage Consultations	Views awaited (consultation period expires 7 August)
Community - Contracts Manager	raises no objection to the proposal.
HCC Highways Development Planning	advises that the County Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network. A comment is made about the accessibility of the cycle car parking.
Environment Agency	advise that they do not wish to be consulted on this application.
Hampshire Fire & Rescue Service	No views received
Crime Prevention Design Advisor	advises that the development should be in accordance with Approved Document Q in relation to the security of new dwellings.
Thames Water	No views received.
Historic England	advise that on the basis of the information available to date in their view they do not need to be consulted on the proposal and refers to the Council's Conservation Officer.
The Society For The Protection Of Ancient Buildings	No views received.

Neighbours notified

In addition to posting site notices and press advertisements, 77 individual letters of notification were sent to addresses in Barrack Road Grosvenor Road, Queens Road and Victoria Road.

Neighbour comments

The Aldershot Civic Society has commented that whilst appreciating the proposal is almost identical to that approved in 2001, it is of the view that the new build is out of keeping and visually harmful to the surrounding area which is chiefly Victorian. It does approve of the plans to retain and repair the main building to full heritage standards and trusts that this will be closely monitored by the Council.

Policy and determining issues

The site is located within the Aldershot town centre. As such policies SS1 (The Spatial Strategy), 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), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" Local Plan Policies ENV16, ENV23, ENV25, ENV27, ENV32, ENV33, ENV34, ENV36, ENV37, ENV49, H14, TR10 and OR4/OR4.1 are relevant to the consideration of the submitted proposal. The guidance contained in the Council's supplementary planning documents on Planning Contributions - Transport 2008 and Car and Cycle Parking Standards 2017, the Thames Basin Heaths Avoidance and Mitigation Strategy as updated November 2017, the National Planning Policy Framework/Practice Guidance and the Planning (Listed Buildings and Conservation Areas) Act 1990 including section 72 (special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area) are also relevant.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

A planning inspector has been appointed. She held a public hearing which is to take place in May this year. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN2 (Transport), HE1 (Heritage), HE2 (Demolition of a heritage asset), HE3 (Development within or adjoining a conservation area), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE5 (Proposals affecting existing residential (C3) uses), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN1 (Housing mix), LN4 (Specialist and Supported Accommodation), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal.

The main determining issues are the principle of development, the impact on the character of the area having regard to the site's location within a conservation area and the Grade II/II* listed buildings on and adjoining the site, the impact on neighbours, the living environment created, highway considerations, open space provision, nature conservation, the water environment and sustainable development.

Commentary

The principle of development

The principle of development has been established by the extant 2011 planning permission. As such there is no objection to the proposal in this regard.

The impact on the character of the area having regard to the site's location within a conservation area and the Grade II/II* listed buildings on and adjoining the site

The general design, scale and massing of development remains as approved in 2011. The applications have been accompanied by detailed information, specifications and reports to support the proposed changes. It is noted that many of the internal changes are in response to the requirements of the Building Regulations. With regard to the partial demolition and rebuilding of the boundary wall on Queens Road, the submitted structural engineers report have confirmed structural defects in the wall make it unstable, particularly the lintel over the side access door onto Queens Road. Brick laying specialists have also inspected the wall and confirmed that has severe weathering and cannot be fully repaired and is unstable. Historic England did not wish to offer comments and referred back to the Council's specialist conservation adviser. She has considered the proposals in great detail including the partial demolition/rebuild of the wall and raises no objection subject to the imposition of appropriate conditions.

The impact on neighbours

The building relationships and pattern of overlooking remain as previously approved. As such, and having regard to the fall back position, there is no objection to the proposal in this regard.

The living environment created

There are various changes to the living environment as set out above. However, and whilst recognising the some of the units do not meet the National Space standards, having regard to the fall back position, no objection is raised to the proposal in this regard

The acoustic measures proposed have been considered by both Environmental Health and the Conservation Officer. They are satisfied that the proposals would create a satisfactory noise environment for all future occupiers whilst also safeguarding the listed buildings. As such no objection is raised to the proposal in this regard.

Highway considerations

There is no increase to the number of units being provided nor the schedule of accommodation compared to the approved scheme. A financial contribution was secured as part of this permission (and subsequently paid in full) towards a scheme to provide secure parking facilities in the High Street multi storey car park and accessibility improvements within Aldershot. The County Highway Authority is satisfied that there is no direct or indirect impact upon the operation or safety of the local highway network. Having regard to the above no objection is raised to the proposal on highway grounds.

Open space provision

There is no increase to the number of units being provided nor the schedule of accommodation compared to the approved scheme. A financial contribution was secured as part of this permission (and subsequently paid in full) towards a scheme to provide open space improvements at Municipal Gardens in Grosvenor Road. Given this no objection is raised to the proposal in terms of open space provision.

Nature conservation

There is no increase to the number of units being provided nor the schedule of accommodation compared to the approved scheme. A financial contribution was secured as

part of this permission (and subsequently paid in full) towards SPA mitigation at Southwood Woodland. Given this the Council may reasonably conclude that there would be no likelihood of significant impact on the Thames Basin Heaths Special Protection Area arising from the proposed development and as such no objection is raised to the proposal in this regard.

The water environment

SUDS were approved in 2014 in respect of the planning permission granted in 2011. Updated details have been provided to reflect the proposed scheme although there is no material change in the design or level of hardsurfacing within the site. Hampshire County Council as Lead Local Flood Authority have sought further information on this issue. This has been provided and they have been re-consulted. Any views received will be updated at the meeting.

Sustainable development

As approved the development was required to meet the full requirements of Code Level 3 for Sustainable Homes. Following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that the Council can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. However in this case, having regard to the fallback position and the requirements of the current Building Regulations, it is not considered unreasonable to agree to energy efficiency measures being in accordance with Code Level 3 provided a verification report is submitted to confirm that this has been achieved. This may be secured by way of condition.

In conclusion the proposed variations are considered to be compatible with the proposals approved in 2011 and the special architectural and historic character of the buildings and the wider conservation area. Furthermore with the re-use of the buildings they are considered to secure the future for these important heritage assets.

Full Recommendation 18/00416/REVPP

Subject to no adverse views being received from Hampshire County Council as Lead Local Flood Authority it recommended that planning permission be **Granted** 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 development shall be completed in external and internal materials in accordance with the external walls repair and replacement statement rev A and the repair and replacement of plaster and retained fabric and justification of materials statement rev A, the planning, heritage and design statement rev A, the submitted windows details including the use of Pilkington Spacia glazing and the submitted plans.

Reason - To safeguard the special architectural and historic character of the buildings and the wider conservation area.

- 3 The development shall be completed in the surfacing materials as set out in the planning, heritage, design and access statement rev A.

Reason - To ensure a satisfactory external appearance and in the interest of surface water drainage

- 4 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile.

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

- 5 The development shall be undertaken in accordance with the site levels shown on the approved plans.

Reason - To ensure a satisfactory form of development in relation to neighbouring property.

- 6 Prior to occupation of any part of the residential development hereby approved, the refuse storage facilities, including the provision of level access as shown, shall be provided in accordance with the approved plans and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area and to meet the functional requirements of the development.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and in the interests of safeguarding the listed building

- 8 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.

- 9 The boundary treatment shall be undertaken in accordance with the external walls repairs and replacement statement rev A and the approved plans.

Reason - To safeguard the amenities of neighbouring properties and future occupiers and the character of the wider conservation area

- 10 No part of the residential development hereby approved shall be occupied until the approved cycle parking is provided as shown on the approved plans and this shall thereafter be retained on site and available for its intended purpose

Reason - To promote sustainable modes of transport

- 11 Notwithstanding the details shown on the submitted plans, the high level windows in the west elevation shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

- 12 The sedum roof area of the development hereby approved shall not be used as a balcony, sitting-out, or amenity area.

Reason - To preserve the privacy and amenities of neighbouring properties and to safeguard the sedum roof.

- 13 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention

- 14 The development shall be completed in accordance with the acoustic mitigation statement and the approved plans.

Reason - To safeguard the amenities of future occupiers

- 15 Prior to the occupation of flat 7 the obscure glazing as shown on drawing number PP-03 shall be completed in full and thereafter retained.

Reason - To safeguard the amenities of adjoining occupiers

- 16 Within 6 months of the completion of the last new build residential unit a verification report shall be submitted which confirms that the new built residential development has achieved energy efficiency in accordance with Code Level 3 for Sustainable Homes.

Reason - To reflect the objectives of policy CP3 of the Rushmoor Core Strategy

- 17 The surface water drainage for this site shall be undertaken in accordance with drawing numbers PP-00, BR-DR-00, 01, 02, 03, 04, 05 and 06, the planning, heritage,

design and access statement and the information contained in the agent's e-mail dated 17 July 2018.

Reason - To reflect the objectives of policy CP4 of the Rushmoor Core Strategy.

- 18 The permission hereby granted shall be carried out in accordance with the following approved drawings - PP-00 rev C, 01 rev E, 02 rev D, 03 rev B and 04 rev B, PS-00 rev C, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev D, 06 rev E, 07 rev B, 08 rev A, 09 rev A, PE-00 rev B, 01 rev B, 02 rev D and 03 rev E, BR-DR-00 rev D, 01 rev C, 02 rev A, 03 rev A, 04, 05 rev A and 06, AD-01 rev A, AW01 rev A, EP-00 rev A, 01 rev A, 02 rev A, 03 and 04, EE-00, 01 and 02, BR-ED-00 rev C, 01 rev A, 02 rev A and 09, BR-ED-00 rev C, 01 rev A, 02 rev A and 09 and PW-EX-00

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

Informatives

- 1 **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.
- 2 The Council has granted permission because it is considered that the proposal would not materially affect the character of the area having regard to the site's location within the Aldershot West Conservation Area, the architectural and historical significance of the Grade II listed buildings within the site, the amenities of adjoining occupiers, highway safety or the integrity of the Thames Basin Heaths Special Protection Area and it creates a satisfactory living environment for future occupiers. It is therefore acceptable having regard to Policies SS1 (The Spatial Strategy), 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), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) and saved Local Plan Policies ENV16, ENV23, ENV25, ENV27, ENV32, ENV33, ENV34, ENV36, ENV37, ENV49, H14, TR10, and OR4/OR4.1 and the Council's adopted SPD on Transport Contributions and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE** - Your attention is specifically drawn to the conditions marked *. These conditions 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**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking

enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. 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 recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.
- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 10 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 11 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.

- 12 **INFORMATIVE** - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance for the duration of the works.

Full Recommendation 18/00417/LBCPP

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 Before any work is undertaken in pursuance of this consent to demolish any part of the buildings/structures such steps shall be taken and such works shall be carried out as shall, during the course of the works permitted by this consent, secure the safety and stability of the remainder of the buildings.

Reason - To safeguard the special architectural and historic character of the building

- 3 All new works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to methods used and to material, colour, texture and profile unless otherwise agreed in writing.

Reason - To safeguard the special architectural and historic character of the building.

- 4 No vents or flues, plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the building, unless shown on the approved drawings.

Reason - To safeguard the special architectural and historic character of the buildings

- 5 The development shall be completed in external and internal materials in accordance with the external walls repair and replacement statement rev A and the repair and replacement of plaster and retained fabric and justification of materials statement rev A, the planning, heritage and design statement rev A, the submitted windows details including the use of Pilkington Spacia glazing and the submitted plans.

Reason - To safeguard the special architectural and historic character of the buildings and the wider conservation area.

- 6 Prior to any works starting on the ceilings within the listed buildings, a photo record of existing lath and plaster ceilings to be repaired/retained and those with a suspended ceiling proposed beneath shall be submitted to the Local Planning Authority.*

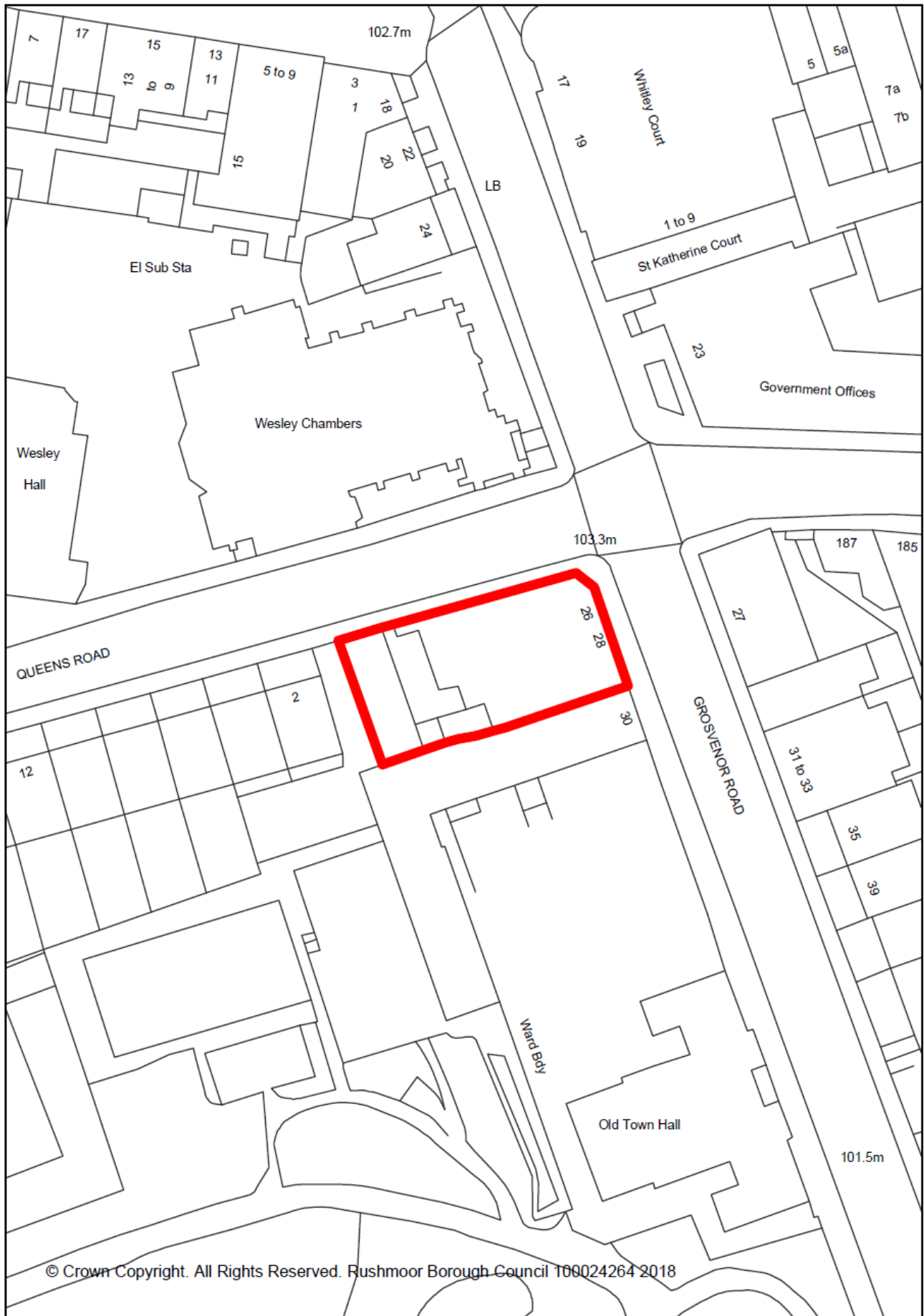
Reason To safeguard the special architectural and historic character of the buildings.

- 7 The consent hereby granted shall be carried out in accordance with the following approved drawings - PP-00 rev C, 01 rev E, 02 rev D, 03 rev B, 04 rev B and 05, PS-00 rev C, 01 rev C, 02 rev C, 03 rev C, 04 rev C, 05 rev D, 06 rev E, 07 rev B, 08 rev A, 09 rev A, BR-DR-00 rev D, 01 rev C, 02 rev A, 03 rev A, 04, 05 rev A and 06, AD-01 rev A, AW01 rev A, EP-00 rev A, 01 rev A, 02 rev A, 03 and 04, BR-SPEC rev F, 07 rev A, 08 rev A, 09 rev A and 10 rev A, DS-00 rev A, EE-00, 01 and 02 and PW-EX-00

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

Informatives

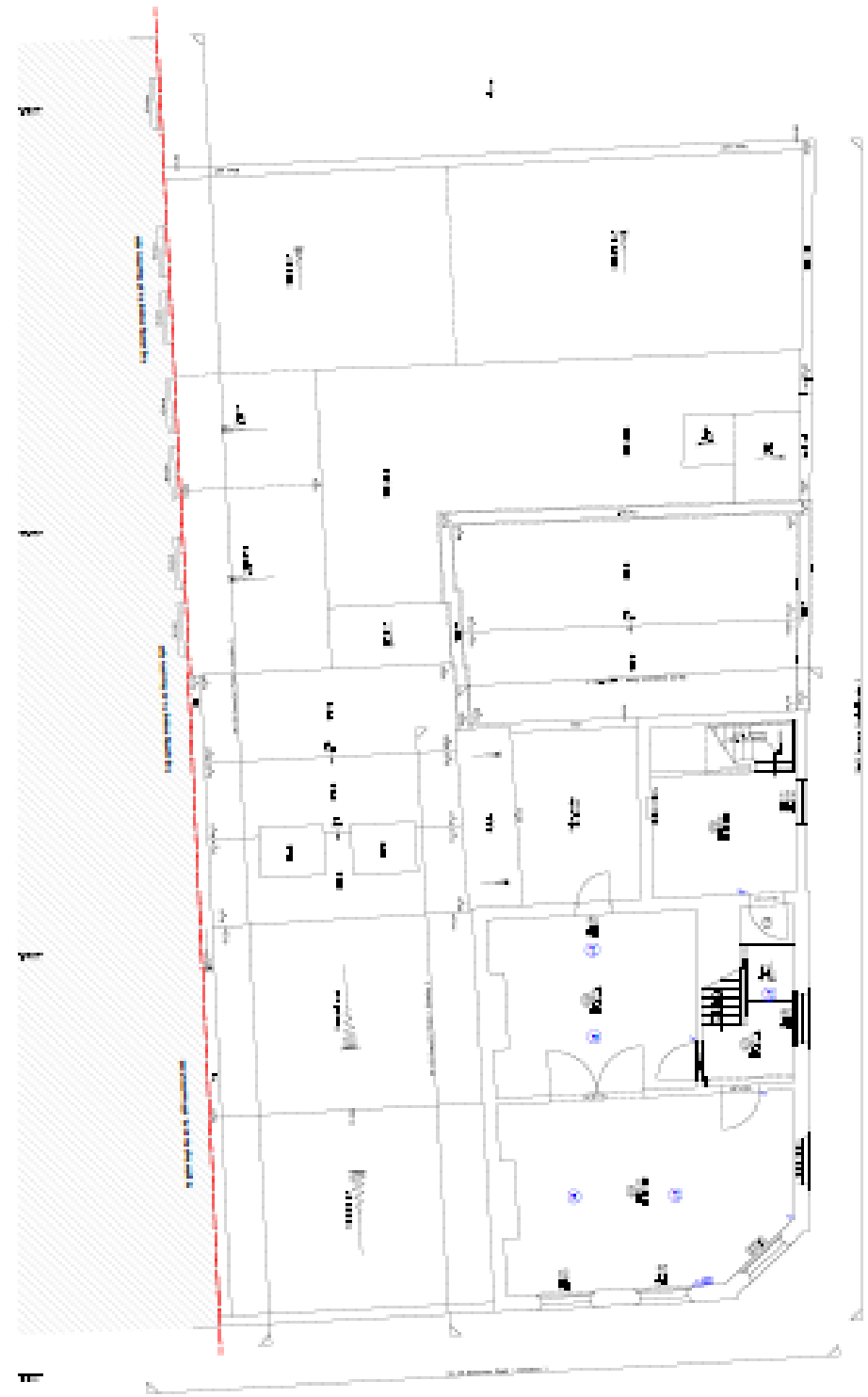
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted consent because it is considered that the proposal would not materially affect the character of the area having regard to the site's location within the Aldershot West Conservation Area or the architectural and historical significance of the Grade II listed buildings within the site. It is therefore acceptable having regard to Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), and “saved” Local Plan Policies ENV23, ENV25, ENV27, ENV32, ENV33, ENV34, ENV36 and ENV37 It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE** - Your attention is specifically drawn to the condition marked *. This condition requires the submission of details, information, drawings etc. to the Local Planning Authority **BEFORE WORKS START ON THE CEILINGS WITHIN THE LISTED BUILDINGS**. Works started, carried out or occupied without first meeting the requirements of this condition are effectively works carried out **WITHOUT LISTED BUILDING CONSENT**. The Council will consider the expediency of taking enforcement action against any such works and may refer to any such breach of listed building control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.



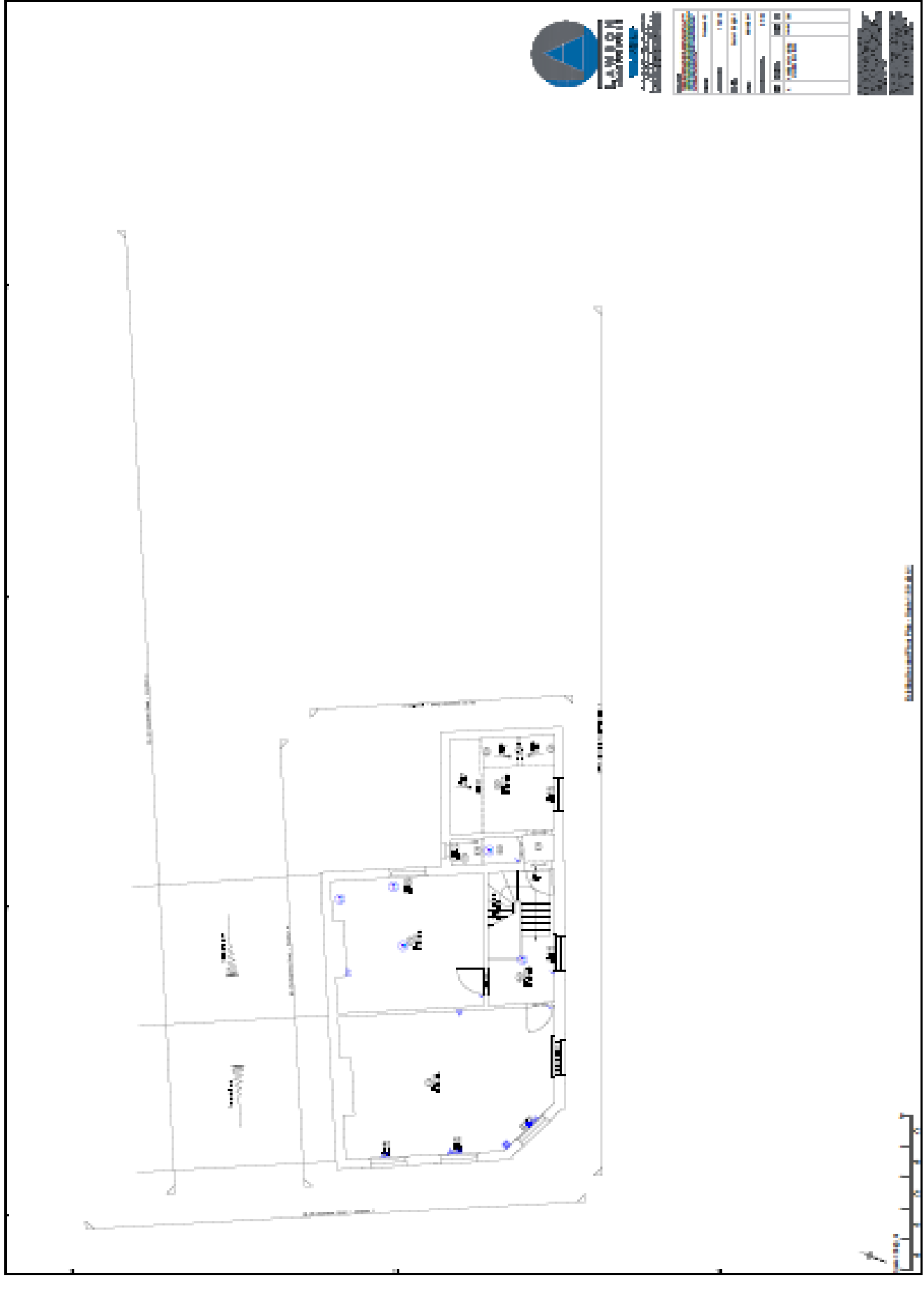


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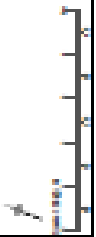


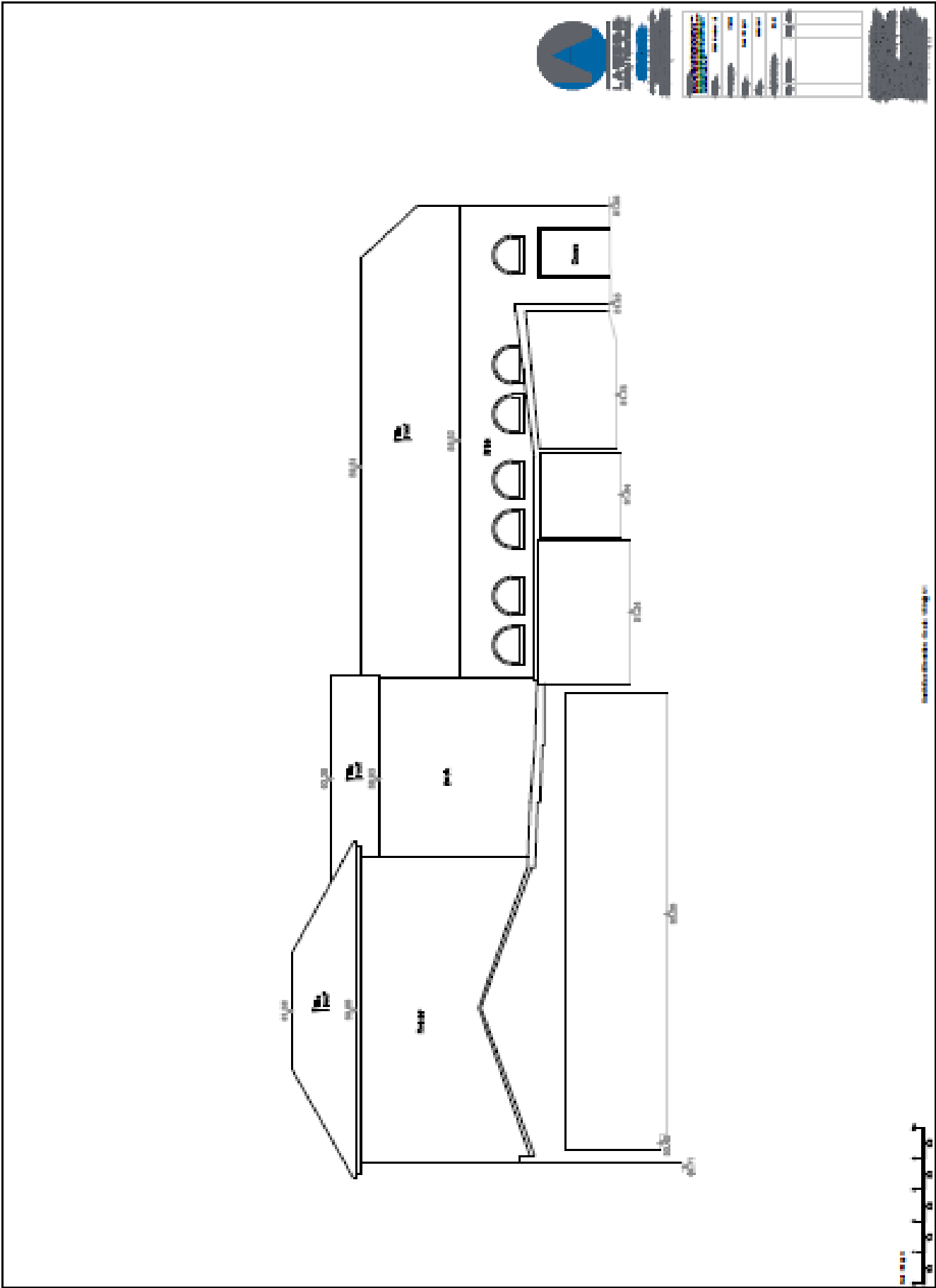
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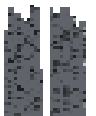




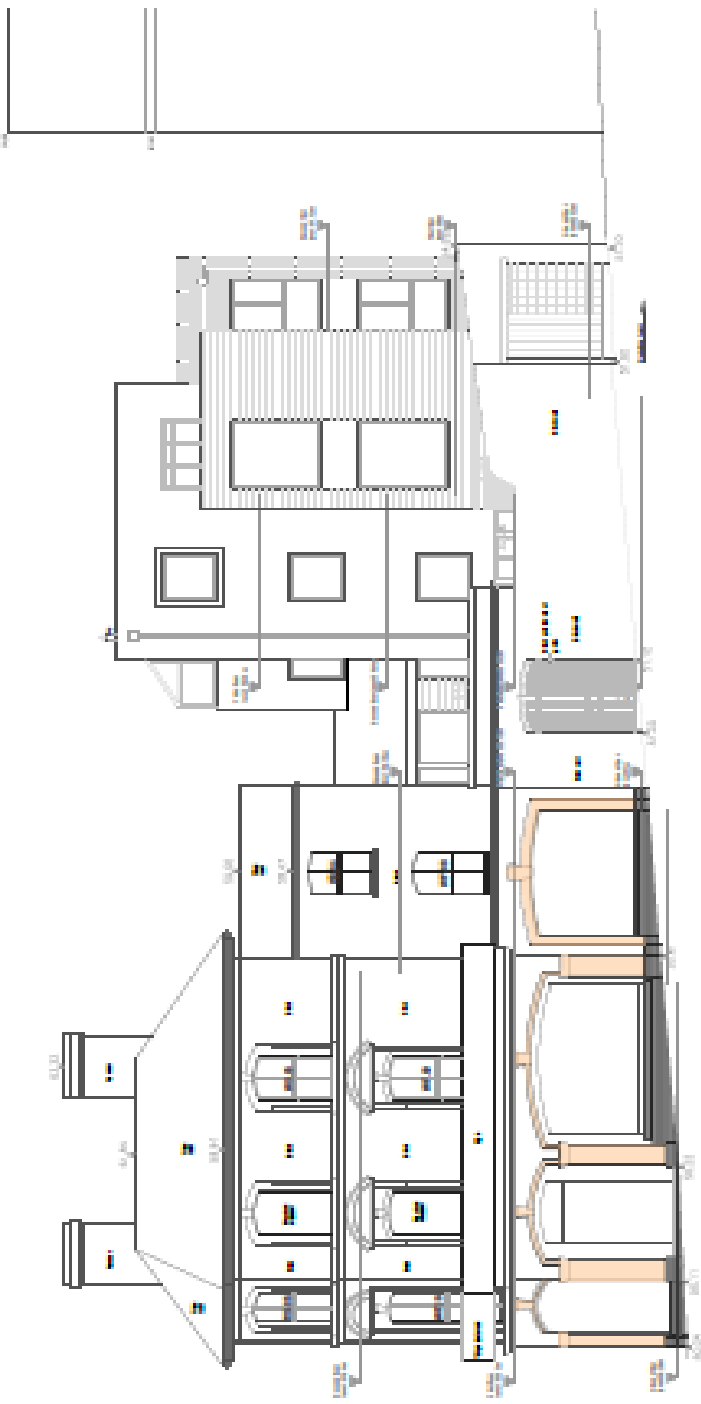


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