

**Development Management Committee  
15th August 2018**

**Appendix "A"**

**Application No. & Date Valid:**      **18/00416/REVPP**                      **29th May 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. at **26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP**

**Applicant:**                      26-28 Grosvenor Limited

**Conditions:**                      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 rev C, BR-DR-00 rev D, 01 rev A, 02 rev A, 03 rev A, 04, 05 rev A 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

**Application No. & Date Valid:** 18/00417/LBCPP

**29th May 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. at **26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP**

**Applicant:** 26-28 Grosvenor Limited

**Conditions:** 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

## Appendix "B"

**Application No. 18/00251/FULPP 28th March 2018**  
**& Date Valid:**

**Proposal:** Demolition of existing building and erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and 2 retail units, with associated bin and cycle storage. at **Willow House 23 Grosvenor Road Aldershot Hampshire**

**Applicant:** ACE Liberty & Stone Plc

- Reasons:**
- 1 By virtue of its height, massing and design the proposed building does not respect the character and appearance of the local area and is also considered to adversely affect the setting of Wesley Chambers, a Grade II \* listed building located within the Aldershot West conservation area. As such the proposal is considered to conflict with policies CP1 and CP2 of the Rushmoor Core Strategy, "saved" local plan policies ENV16, ENV26, ENV34, ENV35 and ENV37 and paragraphs 127, 130, 192, 194, 195, 196 and 200 of the National Planning Policy Framework. Regard has also been had to policies HE1, HE3 and D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.
  - 2 By virtue of the proximity, footprint and height of the building the proposal is considered to result in an unacceptable loss of light and outlook and create an unacceptable sense of enclosure to residents of St Katherine Court. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policy ENV16.
  - 3 It has not been satisfactorily demonstrated that the proposed dwellings would provide an acceptable internal residential environment or appropriate external amenity space for future residents. As such the proposal conflicts with policy CP2 of the Rushmoor Core Strategy and "saved" local plan policies ENV16 and H14. Regard has also been had to policies DE2 and DE3 of the Rushmoor Local Plan Draft Submission June 2017.
  - 4 The development is unacceptable in highway terms in

that no car parking has been provided. Moreover it has not been satisfactorily demonstrated that acceptable refuse collection arrangements and cycle storage facilities can be provided. The proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

- 5 Given the existing hardsurfacing within the site and the proposed footprint of building it has not been satisfactorily demonstrated that the proposal would make acceptable arrangements for the disposal surface water drainage and the provision of SUDs. As such the proposal conflicts with the objectives of policy CP4 of the Rushmoor Core Strategy and paragraph 165 of the National Planning Policy Framework. Regard has also been had to policy NE6 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.
- 6 The proposal fails to address the impact of the development on the Thames Basin Heaths Special Protection Area as required by the habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy, NRM6 of the South East Plan and paragraph 175 of the National Planning Policy Framework. Regard has been had to policies NE1 and NE4 of the Rushmoor Local Plan Draft Submission 2017 as proposed to be amended.
- 7 The proposed development would fail to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy DE6 of the Rushmoor Local Plan Draft Submission 2017.



**Application No. 18/00397/FULPP  
& Date Valid:**

**17th May 2018**

**Proposal:** Erection of a 48 bedroom extension with link bridge connecting to the existing building including reconfiguration of the existing car park, landscaping and associated works. at **Village Hotel Pinehurst Road Farnborough Hampshire**

**Applicant:** VUR Village Trading No 1 Limited

**Reasons:**

- 1 The development is unacceptable in highway terms in that no car parking has been provided and existing car parking provision is to be removed. As such the proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.