

The Planning (Listed Building and Conservation Areas) Act 1990

Listed building consent - Approve with Conditions

Application Reference Number: PL/2023/04587

Decision Date: 12th January 2024

Applicant: Conholt Nominees Limited
Conholt Park , Conholt Lane, Conholt, Wiltshire, SP11 9HA

Particulars of Development: Estate regeneration including demolition, refurbishment and conversion of Stable Courtyard buildings to provide ancillary staff accommodation, construction of detached Garage and Storage Building, construction of Laundry Building, repair and refurbishment of The Old Granary, construction of detached Stables, refurbishment of Garden Room, construction of Loggia within the Walled Garden, Construction of Staff Mess Room, Workshop and Tool Store and Machine Store within new Service Yard, and associated scheme of hard and soft landscaping.

At: Conholt Park, Conholt Lane, Conholt, Andover, SP11 9HA

In pursuance of its powers under the above Act, the Council hereby GRANT LISTED BUILDING CONSENT for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified hereunder:-

Conditions: (9)

- 1 The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 2 The development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Application form

6369-OB-B10-300 (A) Garage - Proposed Floor Plans and Elevations
 6369-OB-B12-B14-311 (A) Demolition - Stable Courtyard Ground and First Floor Plans
 6369-OB-B12-B14-312 (A) Demolition - Stable Courtyard Shed Roof Plan
 6369-OB-B12-B14-313 (A) Demolition - Stable Courtyard Elevations (1 of 2)
 6369-OB-B12-B14-314 (A) Demolition - Stable Courtyard Elevations (2 of 2)
 6369-OB-B12-B14-315 (A) Demolition - Stable Courtyard Sections
 6369-OB-B12-B14-317 (A) Proposed - Stable Courtyard Ground and First Floor Plan
 6369-OB-B12-B14-318 (A) Proposed - Stable Courtyard Roof Plan
 6369-OB-B12-B14-319 (A) Proposed - Stable Courtyard Elevations (1 of 3)
 6369-OB-B12-B14-320 (A) Proposed - Stable Courtyard Elevations (2 of 3)
 6369-OB-B12-B14-321 (A) Proposed - Stable Courtyard Elevations (3 of 3)
 6369-OB-B12-B14-322 (A) Proposed - Stable Courtyard Sections
 6369-OB-B15-327 (B) The Old Granary - Demolition Plan and Elevations
 6369-OB-B15-328 (B) The Old Granary - Demolition Roof Plan and Sections
 6369-OB-B15-329 (B) The Old Granary - Proposed Plan and Elevations
 6369-OB-B15-330 (B) The Old Granary - Proposed Roof Plan and Sections
 6369-OB-B17-336 (A) Stables - Proposed Floor Plans and Elevations
 6369-OB-B20-338 (A) Garden Room - Existing. Demolitions, and Proposed Floor Plans and Elevations
 6369-OB-B21-340 (C) Walled Garden Kitchen - Proposed Floor Plans and Elevations
 6369-OB-B26-342 (A) Staff Mess Room - Proposed Floor Plans and Elevations
 6369-OB-B27-344 (A) Workshop & Tool Store - Proposed Floor Plans and Elevations
 6369-OB-B28-346 (A) Machine Store - Proposed Floor Plans and Elevations
 6369-OB-B29-348 (A) Laundry - Proposed Floor Plans and Elevations
 6369-SP-89 (A) SITE LOCATION PLAN – Planning Listed Building Application 3
 6369-SP-91 (A) PROPOSED BLOCK PLAN – Planning Listed Building Application 3
 6369-SP-92 PROPOSED BLOCK PLAN – New Brick Bond Schedule
 6369 Design and Access Statement-Phase-3-10
 6369 Conholt Park ROOM DATA SHEETS Old Estate Office - Planning Issue
 6369 Conservation Plan-App-3-04
 2306JT Heritage Impact Statement - Out-Buildings - Edition 4
 493#PLG-002J Main house areas coloured plan
 493#PLG-004G Building block plan
 493#PLG-008A Tree protection details
 493#PLG-021 Surfaces finishes plan
 493#PLG-024A Tree protection plan
 493#PLG-025 Stable courtyard sections
 493#PLG-026A Levels plan
 23012-1 D Tree survey plan
 493#PLG-043A Location of water treatment plant
 Treatment plant details and plans

REASON: For the avoidance of doubt and in the interests of proper planning.

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The development will be carried out in strict accordance with the following documents:

- Water Treatment Plant. Drawing no: 043. Rev A. Balston Agius.
- Construction and Environment Management Plan (CEMP). Ref: 20230628-d. October 2023.
- Preliminary Ecological Appraisal and eDNA Surveys. V3. 25th July 2023. Arbtech.
- Bat Mitigation and Compensation Plan. V3. 5th November 2023. Arbtech.
- Serotine Roost Compensation. Arbtech.
- GA Roof Plan. Drawing no: 6369-P3-B26-2501. Rev C4. September 2023. ADAM Architecture.
- Section B-B. Drawing no: 6369-P3-B26-3502. Rev C4. September 2023. ADAM Architecture.
- Typical Slate Roof Bat Access Detail. Drawing no: 6369-P3-5211. July 2023. ADAM Architecture.
- Bat Mitigation Measures. Drawing no: 6369-OB-B12-B14-323. April 2023. ADAM Architecture.
- Bat Mitigation Measures. Drawing no: 6369-OB-B12-B14-354. April 2023. ADAM Architecture.
- Garden Room - Proposed Bat Loft Zone. 6369-OB-B20-339. August 2023. ADAM Architecture.
- Barn Owl Mitigation Plan. V2. 14th August 2023. Arbtech.
- Stables - Swallow Nest Sites. Drawing no: 6369-OB-B17-351. ADAM Architecture.
- Workshop & Tool Store – Swallow Nest Sites. Drawing no: 6369-OB-B27-352. ADAM Architecture.
- Machine Store - Swallow Nest Sites. Drawing no: 6369-OB-B28-353. ADAM Architecture.
- Ecology Enhancements – Key Location Plan. Plan ref: 493#PLG-042. Balston Agius.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

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Bat roosts and bat access points will be incorporated into the development in accordance with the documents listed below or as otherwise specified in a relevant European Protected Species Licence superseding this permission.

- Bat Mitigation and Compensation Plan. V3. 5th November 2023. Arbtech.
- Serotine Roost Compensation. Arbtech.
- GA Roof Plan. Drawing no: 6369-P3-B26-2501. Rev C4. September 2023. ADAM Architecture.
- Section B-B. Drawing no: 6369-P3-B26-3502. Rev C4. September 2023. ADAM Architecture.
- Typical Slate Roof Bat Access Detail. Drawing no: 6369-P3-5211. July 2023. ADAM

Architecture.

- Bat Mitigation Measures. Drawing no: 6369-OB-B12-B14-323. April 2023. ADAM Architecture.
- Bat Mitigation Measures. Drawing no: 6369-OB-B12-B14-354. April 2023. ADAM Architecture.
- Garden Room - Proposed Bat Loft Zone. 6369-OB-B20-339. August 2023. ADAM Architecture.

The installation of these bat roosts and access features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development.

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Mitigation for birds, including barn owl, will be incorporated into the development in accordance with:

- Barn Owl Mitigation Plan. V2. 14th August 2023. Arbtech.
- Stables - Swallow Nest Sites. Drawing no: 6369-OB-B17-351. ADAM Architecture.
- Workshop & Tool Store – Swallow Nest Sites. Drawing no: 6369-OB-B27-352. ADAM Architecture.
- Machine Store - Swallow Nest Sites. Drawing no: 6369-OB-B28-353. ADAM Architecture.
- Ecology Enhancements – Key Location Plan. Plan ref: 493#PLG-042. Balston Agius.

The installation of these features will be supervised by a professional ecologist and this part of the condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. Features for birds, including barn owl, will continue to be available for the target species for the lifetime of the development.

REASON: To mitigate for impacts to birds arising from the development.

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All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below

1 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

- 7 The materials to be used in the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans and documents (noting some details within the design and access statement have been amended).

REASON: in the interests of visual amenity and the character and appearance of the listed building and its setting.

- 8 Access to the site is to be made available for the purposes of observing the works to ensure compliance with methodologies or to deal with unexpected discoveries.

REASON in the interests of protecting the listed building and its setting.

- 9 No further repair works or any other works other than those now permitted with this application shall be undertaken to the staddle barn/granary without seeking prior written consent from the Local Planning Authority.

REASON in the interests of protecting the listed building and its setting.

Informatives: (4)

- 10 All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.
- 11 Roosting bats have been confirmed in Building 9 (Weighbridge), 13 (Eastern Stable Range), 14 (Machinery Sheds), 15 (The Staddle Barn), 18 (Old Estate Office) and 24

(Potting Sheds). Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against Prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

- 12 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

- 13 INFORMATIVE staddle barn/granary

For the avoidance of doubt the staddle barn and granary are the same structure, they are referred to as either/or within the documentation and consultee responses.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <https://www.gov.uk/appeal-planning-decision>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. Adapting historic buildings for the future and making them energy efficiency is a challenge and unique solutions may need to be found. Historic England provide guidance on this, including practical guidance on draught-proofing, insulating and ways of generating energy. The Energy Saving Trust provides more general information and resources on energy in homes. Also, Warm & Safe Wiltshire offers all residents across the county free and impartial telephone advice on energy saving. The developer is encouraged to contact the climate team to discuss this further: climate@wiltshire.gov.uk