

Mr Gary Worsfold
Scott Worsfold Associates
22 The Studio
Ringwood Road
Ferndown
Dorset
BH22 9AN

Our Ref: SDNP/15/03809/FUL
Contact Officer: Katherine Pang
Tel. No.: 01730 234191

10th January 2017

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order
2015

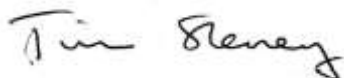
Proposal: Conversion and associated alterations of listed building into five dwellings and erection of two cottages in existing grounds, with alterations to existing vehicular access, parking arrangements and layout of associated grounds (amended description, as amended by plans received 29.04.2016, tree report and bat survey; bat mitigation received 27.07.2016)

Site Address: Maseys Folly, Church Road, Upper Farringdon, Alton, Hampshire, GU34 3EH

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

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Application No: SDNP/15/03809/FUL

Proposal: Conversion and associated alterations of listed building into five dwellings and erection of two cottages in existing grounds, with alterations to existing vehicular access, parking arrangements and layout of associated grounds (amended description, as amended by plans received 29.04.2016, tree report and bat survey; bat mitigation received 27.07.2016)

Site Address: Masseys Folly, Church Road, Upper Farringdon, Alton, Hampshire, GU34 3EH

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 20th July 2016.

This permission is subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

3. Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) prior to the first occupation of the development hereby approved the first floor windows in the western elevation of unit 7 and eastern elevation of unit 6, serving en-suites, hereby permitted shall be permanently;

 - (i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and
 - (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.

Reason - To protect the privacy of the occupants of the adjoining residential properties.
4. Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) prior to the first occupation of the development hereby approved the ground and first floor windows of unit 2 serving the dining room and bedroom 1 in the front (north west) elevation of the development and the first floor window of unit 5 serving bedroom 2 in the rear (south east) elevation of the development hereby permitted shall be permanently:

 - (i) glazed with etched glass, and
 - (ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.

Reason - To protect the privacy of the occupants of the adjoining residential properties.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no extensions and outbuildings otherwise permitted under Schedule 2, Part 1, Class(es) A, B, C, D, and E of said Order shall be carried out on the dwellinghouses hereby permitted or within their curtilage without the prior written consent of the Local Planning Authority.

Reason - It is considered that further extension/alteration of the dwellings could result in an adverse effect upon the adjacent properties, the visual character of the area and impact upon the listed building.
6. The development hereby permitted shall be carried out in strict accordance with the submitted Arboricultural Method Statement (AMS), section 5.0 - 5.18 of the Arboricultural Report - Revision B dated 29 June 2016 and Tree Protection Plan (TPP) ATC/2015/314/B Rev B. There must be no deviation from these documents. As per section 5.12, if any services are to be installed within the Root Protection Area of retained trees, on or adjacent to the site, an addendum to the AMS and TPP shall be submitted and approved by the LPA prior to commencement of installation. Once approved, installation will strictly adhere to the addendum.

Reason - To ensure that the trees on and around the site are adequately protected from damage to their health and /or amenity value.

7. No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written brief and specification for a scheme of investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.
Reason - To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets. It is considered necessary for this to be a pre-commencement condition because of the need to protect any potential heritage assets in advance of development commencing.
8. No development shall take place until the implementation of a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Local Planning Authority. Works shall only commence in accordance with the approved programme.
Reason - To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. It is considered necessary for this to be a pre-commencement condition because of the need to protect any potential heritage assets in advance of development commencing.
9. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.
Reason - To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.
10. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- Demolition and construction work shall only take place in accordance with the approved method statement.
Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality. It is considered necessary for this to be a pre-commencement condition because of the need to properly consider the effect of the works on the amenity of the locality.
11. The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.
Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

12. The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out. The parking areas shall then be permanently retained and reserved for that purpose at all times.
Reason - To make provision for off street parking for the purpose of highway safety.
13. The parking spaces shown on the approved plans shall only be used for parking purposes and not for the storage of boats, caravans, and trailers.
Reason - To ensure adequate on-site car parking provision for the approved development.
14. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Planning Authority.

Development shall not re-start on site until the following details have been submitted to and approved in writing by the Planning Authority:-

- (a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.
- (b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Planning Authority)
- (c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages;

and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy P7 of the East Hampshire District Local Plan: Second Review.

15. Before any part of the built development commences a scheme shall be submitted in writing, to the Planning Authority for its written approval demonstrating that in respect of units 6 and 7, the built development hereby permitted incorporates measures that provide energy savings of no less than 10% above Building Regulations in force at the time the development is to be constructed. Before any part of the development is first occupied a verification report and completion certificate shall be submitted in writing to the Local Planning Authority confirming that the built development hereby permitted has been constructed in accordance with the approved scheme.

The developer shall nominate a competent person for the purpose of assessing and providing the above required report and certificate to confirm that the completed works incorporate such measures as to provide the required energy savings. The energy saving works set out in the above report shall thereafter be maintained so that the required energy saving is sustained at the certified level for the lifetime of the development.

Reason - To ensure that the development incorporates necessary mitigation and adaptation measures with regard to climate change in accordance with Policy CP24 of the East Hampshire Joint Core Strategy

16. Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Mitigation and Enhancement Strategy (V.3, Arbtech, September 2016).
Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policy CP21 of the East Hampshire District Local Plan: Joint Core Strategy.

17. No part of the development hereby approved shall be occupied until details for the on site provision of bin storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin storage has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason - To ensure the adequate provision of on site facilities.

18. The development hereby approved shall not be first brought into use until a fully detailed hard and soft landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. These works shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority. Reason - In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

4. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

5. The recommended pruning to trees T2 - T7 is not considered necessary to implement the planning permission. It will, therefore need to be the subject of a separate Conservation Area notification.

6. The applicant is advised that Environmental Health recommends developers follow the risk management framework provided in 'CLR 11 ' Model procedures for the Management of Land Contamination' when dealing with land affected by contamination. A leaflet entitled "Development on Potentially Contaminated Land" is available as a download on the following East Hampshire District Council website

<http://www.easthants.gov.uk/sites/default/files/documents/ContaminatedLandGuide.pdf>

and which contains a template for a Completion Statement. This should be completed by the applicant at the end of the development, regardless of whether contamination was investigated/discovered on site. Approval of this statement will enable discharge of the unsuspected contamination condition.

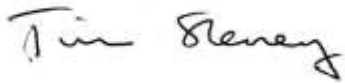
Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

| Plan Type | Reference | Version | Date on Plan | Status |
|--|-----------------------|---------|--------------|----------|
| Application Form | | | 30.07.2015 | Approved |
| Preiminary Ecological Appraisal 15/09/15 | | | 18.09.2015 | Approved |
| Design Access and Heritage Statement | 901/DAS/SWA /09-2015 | | 18.09.2015 | Approved |
| Arboricultural Report | ATC/2015/314/ A | | 18.09.2015 | Approved |
| Transport Statement | K-TT315.00 | | 30.07.2015 | Approved |
| Site Topographical Survey | 15-901-TOPO | | 30.07.2015 | Approved |
| Existing Floor Plans | 15-901-002 | | 30.07.2015 | Approved |
| Existing Elevations | 15-901-003 | | 30.07.2015 | Approved |
| Unit 7 Plans and Elevations | 15-901-008 | | 30.07.2015 | Approved |
| Covering Letter 24 July 2015 | | | 30.07.2015 | Approved |
| Emailed Dated 29 June 2016 | | | 29.06.2016 | Approved |
| Arboricultural Report Revision B 29 Jun 2016 | ATC/2015/314/ A REV B | | 29.06.2016 | Approved |
| Tree Protection Plan Rev B | ATC/2015/314/ B | | 29.06.2016 | Approved |
| Arbtech Bat Survey Emergency and Activity Surveys | | | 20.07.2016 | Approved |
| Arbtech Ecological Mitigation and Enhancement Strategy | | | 27.07.2016 | Approved |
| Arbtech Bat Survey Emergency and Activity Surveys | | | 26.08.2016 | Approved |
| Arbtech Ecological Mitigation and Enhancement Strategy | | | 26.08.2016 | Approved |
| Location Plan | 15-901-LOCA | | | Approved |
| Proposed Site Layout | 15-901-001B | | 29.04.2016 | Approved |
| Proposed Plans | 15-901-005A | | 24.03.2016 | Approved |
| Street Scene/ Site Section | 15-901-010A | | 13.07.2016 | Approved |
| Proposed Elevations | 15-901-006A | | 24.03.2016 | Approved |
| Unit 6 Plans and Elevations | 15-901-007A | | 24.03.2016 | Approved |

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|--|--|--|------------|----------|
| Confidential Affordable Housing Viability Assessment | | | 18.09.2015 | Approved |
| Confidential Email Dated 09 December 2015 | | | 09.12.2015 | Approved |
| Confidential Letter Dated 22 July 2016 | | | 22.07.2016 | Approved |

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



TIM SLANEY
Director of Planning
South Downs National Park Authority
10th January 2017