

BHH – Bursledon, Hamble and Hound Local Area Committee Thursday 25 July 2019.

Application Number: F/18/84621
Case Officer: Andy Grandfield
Received Date: Wednesday 12 December 2018
Site Address: Sydney Lodge-GE Aviation, Kings Avenue, Hamble Le Rice, SO31 4NF
Applicant: GE Aviation
Proposal: Demolition of single storey former extensions and warehouse building and construction of single storey rear extension; formation of flat roofed glazed atrium extension, new external wrought iron staircase with railings, new raised terrace, low level wall and rebuild historic wall to raise garden with landscape frontage and alterations to openings and windows. Removal of internal non-original partition walls and formation of spiral staircase, changing cubicles and false ceiling over toilet block.

Recommendation: Subject to the final comments of the Borough Ecologist

PERMIT

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 7547_D01, 7547_D10, 7547_D11, 7547_D12Rev B, 7547_D13 Rev A, 7547_D20, 7547_D21, 7547_D22, 7547_D40, 7547_E02 Rev A, 7547_E03 Rev A, 7547_E04 Rev A, 7547_E05 Rev A, 7547_E10 Rev A and FD 16-1431-49. Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 No construction or demolition work shall start until a Construction and Environment Method Statement (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
 - a) a programme and phasing of demolition, construction and landscaping work
 - b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
 - d) the arrangements for the routing / turning of lorries and details for construction traffic access to the site including loading / unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];

- e) the parking arrangements for vehicles of site operatives and visitors;
- f) measures to control the emission of dust and dirt generated by demolition and construction;
- g) a scheme for controlling noise and vibration from demolition and construction activities [to include piling];
- h) provision for storage, collection, and disposal of rubbish from the development during construction period;
- i) measures to prevent mud and dust on the highway during demolition and construction;;
- j) temporary lighting and measures to ensure bats and their habitat are not detrimentally effected;
- m) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site

Reason: To limit the impact the development has on the amenity of the locality and nearby listed building, and to ensure no adverse impact on the Solent Complex from pollution within the construction process

- 4 No structures shall be demolished until a method statement for the demolition and how the retained building will be made good has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure the historic fabric of the heritage asset is protected during the course of the works and that the significance of the heritage asset.
- 5 Before demolition or construction commences on site a Biodiversity and Habitat Creation Management and Monitoring Strategy will be submitted to and agreed in writing by the Local Planning Authority. The strategy should include details of protecting bats and slow worms and their habitat on site, enhancements to green infrastructure to be delivered on site, how habitats are to be created and/or enhanced for biodiversity. This section should include a planting schedule short, medium and long term management of the green infrastructure for biodiversity. A monitoring schedule for the first 10 years shall be submitted on an annual basis. The development shall accord with this approved strategy. Reason: To ensure the site and the fauna it contains are protected and enhanced as part of the development
- 6 Before commencement of development, all buildings and trees possessing bat roosts or potential that will be impacted directly or indirectly by the development during the construction or operational phases will be resurveyed to ascertain the location of additional roosts and provide information for the bat mitigation strategy. If further roosts are found then appropriate mitigation, in accordance with an agreed methodology with the local planning authority, will be provided for all roosts to be lost or indirectly impacted. Reason: To ensure roosting bats are protected from harm and appropriate mitigation is provided
- 7 No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the

presence of any contamination on the site, whether or not it originates on the site. In the event that contamination is found, or is considered likely, a scheme containing remediation proposals designed to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure a safe living/working environment

- 8 No construction development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- 9 No external lighting shall be installed until full details have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Reason: To safeguard the amenities of the area and protect roosts and foraging corridors of bats.
- 10 The development hereby permitted shall not be occupied until full details of hard and soft landscape works and a programme of implementation, maintenance and management have been submitted to and approved in writing by the Local Planning Authority. Details shall include a soft landscaping specification, hard surfacing materials; minor artefacts and structures (e.g. refuse or other storage units); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); and retained historic landscape features. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The approved works shall be carried out in accordance with the approved details and the programme of implementation, maintenance and management. Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area
- 11 The development must accord with the arboricultural report produced by Camps Environmental Services dated February 2018 and revised August 2018. No excavation, demolition or development related works shall commence until evidence has been submitted to and approved in writing by the LPA that the tree protection measures have been installed, as detailed in the tree protection plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

- 12 No development related works shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority for each phase of the development. Work cannot commence until the Local Planning Authority officer has inspected and approved the proposed tree protection. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monthly monitoring and compliance by the pre-appointed tree specialist during construction. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 13 All hard & soft landscaping, tree planting and boundary treatments shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
- 14 No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.
- 15 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.
- 16 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

This application has been referred to Committee for completeness because a related application for the redevelopment of some of the adjoining site for residential is before the committee for a decision.

Introduction

1. This is a full application for the demolition of non-original single storey former extensions and warehouse building followed by the construction of a single storey rear extension; a flat roofed glazed atrium extension, new external wrought iron staircase with railing and new raised terrace with a low level wall. The scheme also proposes to rebuild the historic wall to raised garden along with landscaping the frontage of the site. Various alterations are proposed to existing openings and windows to return the listed building to its original appearance. Works are also proposed to remove some internal non-original partition walls and formation of an internal spiral staircase, changing cubicles and false ceiling over toilet block
2. Sydney Lodge sits within the grounds of the GE Aviation Campus to which there is no public access. The building is a Grade II* Listed Building dating back to late 18th Century and is subject to a separate application for Listed Building consent, which is also on the agenda for consideration.
3. A separate listed building application for consent to undertake works to a listed building has been submitted which will be considered against relevant national and local policies that seek to protect heritage assets.

The site and its surroundings

4. Sydney Lodge, adjoining outbuildings and stable block are situated within the central third of the site and to the eastern side of the GE Aviation campus. The house is roughly square in plan and is of two storeys with a hipped roof recessed behind a blocking course and concealed gutter. The main entrance faces north west and there is a large bowed projection to the south east, garden front, rising through two storeys. To the north side of the house a more modern set of extensions have been added and adapted including a two storey stable block adjoining to the north east.
5. The property and the grounds remained virtually unchanged until 1936 when purchased by British Marine / Folland Aircraft Ltd (later Hawker Siddeley Aviation Ltd) and went through significant changes to the parkland and surrounding landscape occurring with the establishment of a major aircraft works and ancillary housing in the late 1930s. During the 1936 - 1945 era, the company used the house and buildings at Sydney Lodge as headquarters with administrative offices for the management of the business and the estate at large. The only elements of the original grounds and setting of Sydney Lodge to survive this period of redevelopment are essentially those which remain today, namely the enclosed formal gardens with their sunk bedding and part of the former *wilderness* garden to the east of the balustrade.
6. In the 1950s Sydney Lodge underwent changes including the demolition of the small east range of the stable yard and extension of the stable block to the south east with a large single storey structure of roughly the same footprint as the main building. The stable block extension was further enlarged after 1957 so that by

1964 the stable courtyard had been completely infilled. A new link building between the house and ancillary ranges was also erected between 1957 and 1964. With extensive development on the factory complex itself, the only elevation that remains unimpeded by modern factory buildings is the principal west façade.

7. The land comprising the Sydney Lodge application site falls wholly within the historic curtilage of Sydney Lodge comprising the listed building's immediate setting and part of the associated ornamental grounds. The site is situated to the south of King's Avenue whilst the garden backs on a to mature tree line beyond which are the residential properties within Yorke Way. The frontage of Sydney Lodge is dominated by the main access road to the GE Campus and car parking with an area of grass land dissected by paths and secondary roads.

Relevant planning history

8. Apart from the significant alterations and adoptions referenced above there have been no significant planning applications submitted on Sydney Lodge. There have been modest developments undertaken including alterations to heating systems and rewiring (1988).
9. The Local Planning Authority (LPA) are currently considering an outline planning application for the construction of up to 148 residential units on land to the north and northwest of Sydney Lodge. This scheme includes realigning the main campus access with Hamble Lane and moving the estate road west away from the frontage of Sydney Lodge allowing for the frontage to be landscaped providing an improved setting to the Grade II* Listed Building. The scheme also proposes the demolition of industrial buildings to the northwest of Sydney Lodge.

Representations received to the planning application

10. No representations received on this planning application.

Consultation responses (Summarised)

11. **Heritage Officer** – No objection. The setting of this important Grade II* listed building by the internationally renowned architect Sir John Soane has suffered significant damage to both its setting and unsightly accretions to the rear of the ancillary range. Clearance of the majority of nearby industrial type buildings and removal of the 'warehouse', now gym building attached to the back of the service wing together with the reinvigoration of the landscaping will greatly improve the setting of this most important heritage asset. The currently proposed roads (on the Outline application) are a vast improvement on previous incarnations, keeping them away from the frontage on approximately the original drive route, to give the building a more serene and garden/park.
12. Not only is the setting improved at the front but the approach from the rear by foot from the new car park, carefully landscaped to minimise the visual intrusion, leads one through the informal garden that masks the destination to only be fully revealed as one comes closer to the building in classic fashion. The setting from

the front and the aspect from the south-western face of the building could perhaps be enhanced by the addition of some planting to the south-west of the formal lawn on the GE side to mask, if not hide, the remaining close industrial building.

13. Externally, opportunity is being taken to correct some unfortunate ad-hoc openings and brick-up some extra windows that cause imbalance to the original carefully considered elevation. The replacement brickwork in the female wc/showers could include a blank window to balance the existing one but in the absence of compelling evidence of a window here originally, no amendments are sought. The eastern wing of this service courtyard which terminated to the east of this building is long lost but the proposal to form a new room in this position to match the western side will balance the elevation and produce an elegant north façade apart from the main entrance which feels uncharacteristically over wide for a building of this age. On the eastern elevation, the matching brick arcade with matching arched windows gives the impression of an orangery and leads well into the modern glazed screens and overhanging flat roof of the courtyard infill area at a slightly higher level which virtually achieves symmetry in itself but given the solid to void ratio and backdrop of roofs which do not, is of no concern in this instance. The nature of these extensions is subservient to the original buildings yet modern in concept to leave no one in future in any doubt as to the historical development of the structure.
14. Internally, the removal of the modern first floor stud partitions in the main building is to be commended. The additional staircase to the attic floor was a sensible extra sensitively executed that facilitates full use of the building which is the best thing for its future health. While retention of the attic bathroom falls into a similar category to the extra attic stairs, the new doorway (1950's/60's) from the entrance to Room 1 is more than neutral in its intrusion interrupting the flow of movement through and up to the hall at semi piano nobile level, upsetting the essential symmetry of the first space one enters which also acts as a draught lobby to the whole house.
15. **HCC Archaeology** – no objection. While this site is located in an area with some archaeological this particular proposal is limited in scale, while the footprint occupied by the buildings proposed for demolition is likely to have been heavily impacted by this modern development and it is unlikely that any archaeological features and/or deposits survive here. No archaeological issues in this particular instance are raised. As regards to the impact of the development upon Sydney Lodge (a Grade II* Listed Building), I would defer to any advice offered in this matter by the Borough Council Conservation Officer.
16. **Borough ecologist** – views awaited.
17. **The Garden Trust** – No comment received.
18. **Historic England** – No comment received on this application received. On the redevelopment of adjoining land for residential purposes Historic England raised no objection advising there is potential to make significant improvements to the setting and significance of Sydney Lodge through the removal of some modern

extensions and buildings which creates the opportunity to restore elements of the immediate setting of the house. This would be a heritage benefit. No objection is raised to the principle of demolition of later extensions to Sydney Lodge.

19. **Hamble Parish Council** – No objection. The removal of the additional structures will help to create a fitting setting for the building. The current configuration is detrimental to the appearance of the building, the setting and its wider surroundings. In addition, the internal changes and steps to safeguard the fabric of the building are welcome and the Council seeks reassurance that enforcement action will be pursued should the wider GE planning application not be approved. The Council would like to see conditions attached to any consent to ensure that there is wider public access to the building, the gardens and the grounds that form a part of Hamble's history.

Policy context: designation applicable to site

- Within Built-Up Area Boundary
- Adjacent Established Residential Area
- Grade II* (Sydney Lodge)
- Historic Park & Garden

Assessment of proposal: Development plan and / or legislative background

Policy Context:

Eastleigh Borough Local Plan Review 2001-2011 ("saved policies")

20. This site is fully within the urban edge and within an established employment site within the current adopted Local Plan 2001-2011. The most relevant saved policies are as follows:

- 25.NC – promotion of biodiversity
- 26.NC – protection of wildlife network
- 32.ES– pollution control
- 59.BE - seeks to ensure the high quality and appropriate design
- 104.T – parking provision
- 118.E – Non employment uses on allocated / approved employment site
- 168.LB – archaeology
- 174.LB – alteration of extension of listed building

Hampshire Minerals and Waste Plan 2013

21. The site lies within the mineral and waste consultation area (MWCA) – Minerals section and Policy 15: Safeguarding – mineral resources of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) is relevant. However, due to the very modest scale of development there are no mineral implications raised as a result of this development.

Submitted Eastleigh Borough Local Plan 2011-2029

22. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

The Submitted Eastleigh Borough Local Plan 2016-2036

23. Following *The Submitted Eastleigh Borough Local Plan 2011-2029* being found unsound, the Council has prepared *the Eastleigh Borough Local Plan 2016-2036*. The Plan has been subject to public consultation (Regulation 19), the period for which ran from 25 June until 8 August 2018, and has subsequently been submitted to the Secretary of State for examination (on 31 October 2018) with hearings scheduled to take place in the autumn 2019

24. The relevant Development Management policies that are relevant to this scheme are;

- DM1 (General criteria for new development)
- DM8 (Pollution)
- DM12 (Heritage)
- DM14 (Parking)
- DM15 (Safeguarding employment sites)

Supplementary Planning Documents (Material Planning Considerations)

- Quality Places (November 2011)
- Environmentally Sustainable Development (March 2009)
- Biodiversity (December 2009)

Other Relevant Documents

- Not applicable

National Planning Policy Framework (NPPF) revised 2019

25. At a national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The NPPF states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

26. The three identified dimensions of sustainability should to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic

environment) whilst local circumstances should also be taken into account, so that development appropriately responds to the different opportunities for achieving sustainable development in different areas.

27. In determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 192). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 194).

Policy Practice Guidance

28. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications. This guidance has been adopted in support of the NPPF. Chapter 16: "Conserving and enhancing the historic environment" reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

Assessment of Proposal

29. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a local planning authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013.
30. In terms of emerging policy, extremely little weight can be given to the Submitted Eastleigh Local Plan 2011-2029 (comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 – 2029 which the Local Plan Inspector recommended non-adoption on the basis of the plan being unsound, largely due to its inadequate provision for new housing.
31. The Submitted Eastleigh Local Plan 2016 – 2036 and the policies within are yet to be tested at the Local Plan Hearings, but they represent the Council's latest position on development within the borough and have been formed based on up to date evidence, as such they can be afforded some weight.
32. Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states "In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Principle, Design and Heritage

33. The site lies falls within an established employment site and within the urban edge within the adopted Eastleigh Borough Local Plan Review (2001-2011). General development saved policy (59.BE) is criteria based policy supporting development that is appropriate to the character of area, which protects the amenity of adjoining land uses, activities and features of nature conservation interest. Saved policy 118.E supports the redevelopment or change of use of an existing employment site for uses other than B1, B2 or B8 employment purposes if it does not, either by itself or cumulatively with other changes on the same employment site adversely affect the employment base or it would result in land use, amenity or environmental benefits sufficient to outweigh any material harm to the employment base of the Borough.
34. Sydney Lodge sits entirely within GE campus and is used as offices, presentation rooms and storage in conjunction with the wider manufacturing process on the site. A large area of the ground floor is given over to changing facilities, toilets and a gym attached to which is the large warehouse building. Whilst a significant amount of floor space (870sqm) would be demolished this principally comprises of the warehouse building, the appearance of which is entirely unsympathetic to character and appearance of the original building. As part of the rationalisation of economic activities on site GE Aviation have confirmed this building is no longer required and its removal would not undermine the commercial activities on site. The retained building remains predominantly within an office use with flexible conference / group fitness space with enhanced gym, changing facilities and ancillary storage areas. The scheme propose a modern facility that represents a significant improvement on the rather tired facilities currently offered in support of the wider employment activities and staff welfare, as well as ensure Sydney Lodge returns to a form and appearance more aligned to its original pre-1930s form. As such the proposal is not contrary to Saved policy 118.BE
35. Whilst minimal external changes are proposed to the main lodge itself, the proposed extensions to the rear of the stable block (east) have been sympathetically designed combining both crispy, light and modern designs (conference suite) with the more traditional extensions constructed of buff brick and bath stone under a slate roof, drawing on the original design features of the former stable block. The external areas have been well considered comprising a dual levelled terrace stepping down 1m in to the walled formal garden, with proposals to restore the formal areas to their former glory.
36. The formal gardens to the south and east of Sydney Lodge will be retained and ultimately refurbished as part of the long term improvements to the campus and office hub / training suite accommodated within the listed building. The removal of the 1950s warehouse extension and landscaped enclosure of the car park to the east of the latter will provide a significant buffer of open green space to the formal garden side of the listed building. To the west and north of Sydney Lodge, and forming part of the larger outline development, the resiting of the main campus road, large expanses of lawn interspersed with specimen trees would

complement and enhance the principal setting and appearance of Sydney Lodge and allow greater public views of this Grade 2* Listed Building.

37. In regards to heritage matters, saved Policy 174.LB states the alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting. Saved Policy 177.LB states development which would be detrimental to or adversely affect the character, appearance, features or setting of an historic park or garden, will not be permitted.
38. Whilst the impact on, and benefits to the listed building is set out in greater detail in the officer's report on the Listed Building Application, the proposed development would remove modern unsympathetic extensions considered harmful to the building's significance, and its immediate and wider setting. The overall impact of the works would be highly beneficial in terms of the building's more immediate setting and appearance. The removal of these extensions would substantially address the historic development of the site substantial degrading of Sydney Lodge since 1936 to the detriment of its outstanding heritage values. Overall, the scheme is compliant with Saved policies 59.BE, 174.LB and 177.LB of the adopted Local Plan.

Ecology

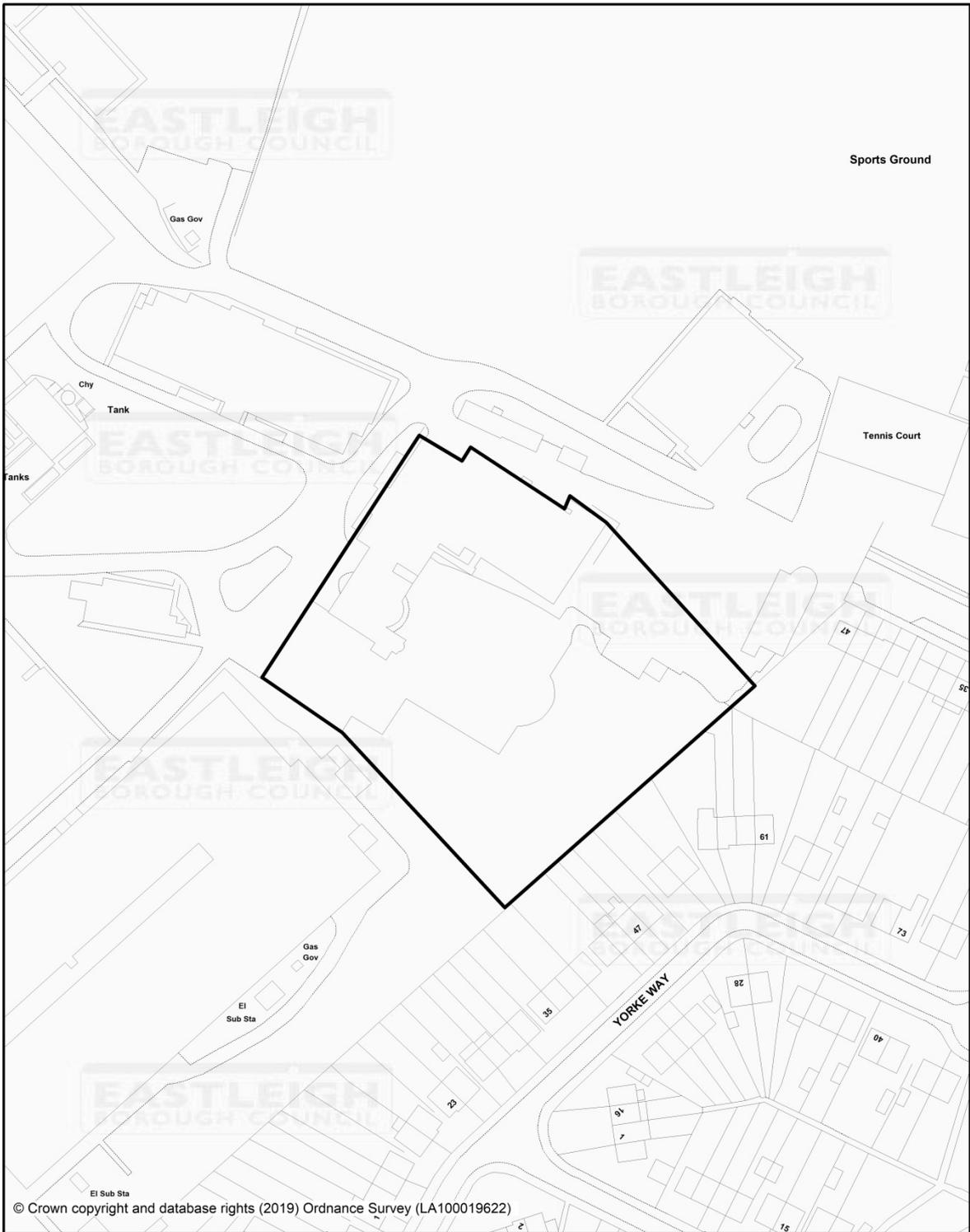
39. The outline planning application is supported by a suite of ecological reports, including preliminary bat roost assessment of buildings and trees, bat activity surveys and assessments of habitats for their potential to be suitable for dormice and reptiles (slow worms). Significant bat activity was monitored around the wider site, including along the tree lines and buildings that fall within Sydney Lodge curtilage. Evidence of a Brown Long Eared (BLE) bat roost was identified within the basement of Sydney Lodge whilst opportunities for bats to enter both the lodge and warehouse, which is to be demolished, were noted. The report advises the BLE bat roost is likely to be a night roost given the limited number of droppings and the design of the structure and internal conditions. Internal conditions are considered to be unsuitable for hibernation due to the draughty conditions and likely fluctuations in temperature. Conditions are recommended to secure additional surveys where works are likely to disturb bats or destroy a roost, which this development could. These surveys will gather sufficient information on the presence of bats in the building and will be required prior to any works commencing on the building.
40. The Borough ecologist has been consulted on the works to Sydney Lodge and a response is expected prior to the committee which Members will be updated on.
41. The site supports a medium population of Slow Worms, concentrated around the northern and southern boundaries, including within the grounds of Sydney Lodge. With large areas of existing landscaping to be retained it is not anticipated that works to Sydney Lodge the gardens are likely to cause harm to slow worms subject to full details of habitat being set out within a Biodiversity Management and Enhancement Plan (BMEP).

Other matters

42. As a refurbishment project to a listed building with significant demolition and extensions, the proposals is not required meet the higher standards for energy and water efficiencies sought by Saved Policies 34.ES and 37.ES of the local plan and Environmentally Sustainable Development SPD.
43. The parking proposed on the wider outline scheme, including the new spaces dedicated to the activities at Sydney Lodge to the east, fall outside of the application site boundary for the Sydney Lodge application. However, the car parking will inevitably be used in conjunction with the uses within Sydney Lodge and there is no anticipated unacceptable highway impacts resulting from proposed extensions and continued use of the site for employment and ancillary leisure uses.
44. There is a significant cost to the packet of refurbishment works to Sydney Lodge (circa £1.15m) and whilst this may impact on the wider viability of the residential proposals GE Aviation have not sought to promote the residential development as “enabling works” to fund the restoration of the Listed Building.

Conclusion

45. Section 38(6) of the Act states a scheme contrary to the development plan should be refused unless material considerations indicate otherwise. The NPPF is a strong material consideration as are Saved policies 59.BE (general development) and 118.E (employment sites). Also material are policies that seek to protect heritages assets (174.LB and 177.LB)
46. The demolition of the modern unsympathetic extensions to the Grade II* Listed Building have the full support of the LPA, the Parish Council and English Heritage with clear heritage benefits secured both in terms of the appearance and setting of Sydney Lodge. The proposed extensions and elevational alterations are appropriate in form, design and materials whilst the external hard and soft landscaping are respectful to the overall appearance of the buildings and will see the site returned to its pre-1930s appearance.
47. Whilst the site provides suitable habitat and foraging areas for bats and slow worms, through suitably worded conditions these protected species and their habitat would be preserved and protected to ensure favourable conditions remain on site. The views of the Borough ecologist are awaited on this issue.
48. Overall, the proposal is welcomed and, subject to consideration of the final comments of the Borough ecologist and the recommended conditions, planning permission is recommended to be granted.



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