

Mr Keep  
Richard Keep Architects  
32 Laurier Road  
LONDON  
NW5 1SJ

Case Officer: Matthew Harding  
Direct Dial: 01730 234233  
Our Ref: 25536/004  
Your Ref:  
Date: 19 July 2023  
email: Matthew.Harding@easthants.gov.uk

Dear Sir/Madam

**Proposal: Application to determine if prior approval is required for a change of use from an agricultural building to one dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion.**

**Site Address:** Dell House Farm, Hawthorn Road, Four Marks, Alton, GU34 3ER

I am pleased to enclose the Notice of the Council's formal decision in relation to the above application. **Before proceeding please read the following important information which affects this Notice.**

All the conditions of the Notice are legally binding, failure to comply may invalidate the permission and result in the Council taking action against you. Please check the Notice to see if there are any conditions which require discharge/approval before works commence. Some conditions may require further details or samples to be submitted for approval. If this is the case a **fee of £116 is payable with the request for discharge/approval**. If you are unclear about the procedures, the fee required or how to pay, then please contact our Customer Service Centre 01730 234246. The fee can be paid by cheque made payable to EHDC or phone 01730 234246, in either case please quote the **planning no: 25536/004, site address and "fee payment for discharge of planning conditions"**.

Before the development or change in the use is started **please complete the tear-off section below** and return to Planning Compliance who will then check the details of the consent, **no fee required**. Failure to do so could result in difficulties or delays when the property is sold. Please also note that once work has commenced on site, developers should apply for addresses to the East Hampshire District Council street naming and numbering department.

Yours faithfully



Natalie Meagher  
Director of Regulation and Enforcement

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**No fee required with the return of this slip.** Please return to: 25536/004  
Planning Compliance Name: \_\_\_\_\_  
East Hampshire District Council Address: \_\_\_\_\_  
Penns Place, Petersfield \_\_\_\_\_  
Hants GU31 4EX Email/Tel No: \_\_\_\_\_  
I anticipate that the works/use will begin on \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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Dear Sir/Madam

**Town and Country Planning (General Permitted Development) Order 2015  
Schedule 2, Part 3, Class Q**

**Proposal:** Application to determine if prior approval is required for a change of use from an agricultural building to one dwellinghouse (Use Class C3) and for building operations reasonably necessary for the conversion.

**Site:** Dell House Farm, Hawthorn Road, Four Marks, Alton, GU34 3ER

I refer to your notification dated 06 June 2023 with regard to the above proposal and write to advise you that:

A - Prior Approval is REQUIRED

B - Prior Approval is GRANTED subject to the following standard conditions and any other conditions referred to in this notice.

Development must be completed within a period of 3 years starting with the prior approval date.

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

Application Form  
Location Plan  
Drg. 170A\_1101A - Existing Plans  
Drg. 170A\_1102A - Proposed Plans

Reason - To ensure provision of a satisfactory development.

- 2 Before the development hereby permitted is occupied, provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To make provision for off street parking for the purpose of highway safety.

**Reference No:** 25536/004

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3 **No development shall commence on site until** the following details have been submitted to, and approved in writing by, the Local 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 Local 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 Local 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.

The above reports should be completed by a competent person, as stipulated in the National Planning Policy Framework, Annex 2, and site works should be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and BS10175:2011 Investigation of potentially contaminated sites - Code of practice.

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. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

- 4 **Before any part of the development is first occupied or brought into use** (unless otherwise first agreed in writing by the Local 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 Local Planning Authority.

The verification report and completion certificate shall be submitted 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.

- 5 No development shall commence on site until details of a scheme for foul and surface water drainage has been submitted to, and approved in writing by, the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to prevent surface water from discharging onto the highway and should be based on site investigation and percolation tests. The development shall be carried out in accordance with the approved details before any part of the development is first occupied and shall be retained thereafter.

Reason - To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

Note: The applicant is requested to contact the Council's Drainage Consultant as soon as possible to discuss the details required for the discharge of the above condition.

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.

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

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 **Environmental Health**. An investigation and risk assessment should then be undertaken by competent persons and in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings, to include a remediation statement, should then be forwarded to the Local Planning Authority for appraisal. Following completion of remedial measures a verification report should be prepared that demonstrates the effectiveness of the remediation carried out. It is recommended that no part of the development be occupied until all remedial and validation works are complete and a Completion Certificate has been issued. This would ensure that no future investigation is required under Part2A of the Environmental Protection Act 1990.

In accordance with paragraphs 38 and 39 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- offering a pre-application advice service,
- updating applicant/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance, the application was acceptable as submitted and no further assistance was required.

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2019 and birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). All work must stop immediately if evidence of bat or nesting bird presence (e.g. droppings, bat carcasses or insect remains, recent nesting materials), are encountered at any point during building demolition. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (as amended)

In accordance with CIL Regulation 65, East Hampshire District Council will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which planning permission first permits development. Further details on the Council's CIL process can be found on the East Hampshire District Council website:

<https://cdn.easthants.gov.uk/public/documents/Infrastructure%20Funding%20State%20ment%20IFS%202021.pdf>

Yours faithfully

A handwritten signature in blue ink, appearing to read 'N Meagher', written in a cursive style.

Natalie Meagher  
Director of Regulation and Enforcement